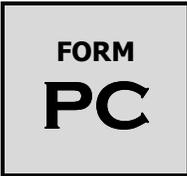




STORMWATER PLANNING PROGRAM PRIORITY PROJECT CHECKLIST



Project Name	Owner Name	Developer Name
Project Address	Owner Address	Developer Address
Plan Check #	Owner Phone	Developer Phone

TYPE OF PROJECT

Does the proposed project fall into one of the following categories? Please check Yes/No	YES	NO
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PRIORITY PROJECTS

1. A new project equal to 1 acre or greater of disturbed area and adding more than 10,000 square feet of impervious* surface area		
2. A new industrial park with 10,000 square feet or more of surface area		
3. A new commercial mall with 10,000 square feet or more surface area		
4. A new retail gasoline outlet with 5,000 square feet or more of surface area		
5. A new restaurant (SIC 5812) with 5,000 square feet or more of surface area		
6. A new parking lot with either 5,000 ft ² or more of impervious* surface or with 25 or more parking spaces		
7. A new automotive service facility (SIC 5013, 5014, 5511, 5541, 7532-7534 and 7536-7539) with 5,000 square feet or more of surface area		
8. Projects located in or directly adjacent to, or discharging directly to a Significant Ecological Area (SEA)*, where the development will: <ul style="list-style-type: none"> a. Discharge stormwater runoff that is likely to impact a sensitive biological species or habitat; and b. Create 2,500 square feet or more of impervious surface area 		
9. Redevelopment*		

SPECIAL PROVISION PROJECTS

10. Green street* project		
11. Single family hillside* home		

If checked YES, numerical criteria will apply to items 1,2,6-9 and items 3-5 (for project areas of 5,000 ft² or more of surface area.) If any of the boxes are checked YES, this project will require the preparation of a Low Impact Development (LID) Plan and a Maintenance Agreement Transfer*

* Defined on back.

Applicant Name

Applicant Signature

Applicant Title

Date

DEFINITIONS:

Impervious are those surfaces that do not allow stormwater runoff to percolate into the ground. Typical impervious surfaces include: concrete, asphalt, roofing materials, etc. However, some specially designed concrete/asphalt do allow water to percolate (pervious).

Hillside means property where the slope is 25% or greater and where grading contemplates cut or fill slopes. Single family hillside homes will require a less extensive plan. During the construction of a single-family hillside home, the following measures are implemented:

- a. Conserve natural areas
- b. Protect slopes and channels
- c. Provide storm drain system stenciling and signage
- d. Divert roof runoff to vegetated areas before discharge unless the diversion would result in slope instability
- e. Direct surface flow to vegetated areas before discharge unless the diversion would result in slope instability.

Green Streets means any street and road construction of 10,000 square feet or more of impervious surface area

- a. These projects will follow an approved green streets manual to the maximum extent practicable. Street and road construction applies to standalone streets, roads, highways, and freeway projects, and also applies to streets within larger projects. Stormwater mitigation measures must be in compliance with the approved green streets manual requirements.

Redevelopment means land-disturbing activities that result in the creation, addition, or replacement of 5,000 ft² or more of impervious surface area on an already developed site.

Redevelopment does not include routine maintenance activities that are conducted to maintain the original line and grade, hydraulic capacity, or original purpose of facility, nor does it include modifications to existing single family structures, or emergency construction activities required to immediately protect public health and safety.

Significant Ecological Area means an area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and would be disturbed or degraded by human activities and developments. Also, an area designated by the City as approved by the Regional Water Quality Control Board.

Maintenance Agreement and Transfer: All developments subject to LID and site specific plan requirements provide verification of maintenance provisions for Structural and Treatment Control BMPs, including but not limited to legal agreements, covenants, CEQA mitigation requirements, and/or conditional use permits. Verification at a minimum shall include:

- The developer's and/or owner's signed statement accepting responsibility for maintenance until the responsibility is legally transferred; and
- A signed statement from the public entity assuming responsibility for Structural or Treatment Control BMP maintenance and conduct a maintenance inspection at least once a year; or
- Written conditions in the sales or lease agreement, which requires the recipient to assume responsibility for maintenance and conduct a maintenance inspection at least once a year; or
- Written text in project conditions, covenants and restrictions (CCRs) for residential properties assigning maintenance responsibilities to the Home Owners Association for maintenance of the Structural and Treatment Control BMPs; or
- Any other legally enforceable agreement that assigns responsibility for the maintenance of post-construction Structural or Treatment Control BMPs.