



PRIORITIZATION FOR NEW DEVELOPMENT AND SIGNIFICANT REDEVELOPMENT PROJECTS

INSTRUCTIONS: Fill in the project address and project description and answer items 1 through 9. If you answer "YES" to any items listed below, the project is considered a "Priority Project" as defined in the Model Water Quality Management Plan (WQMP) adopted by the Santa Ana Regional Water Quality Control Board and implemented by the City of Irvine on August 17, 2011. All Priority Projects will require a final WQMP, which, when implemented, will minimize the effects of urbanization on site hydrology, runoff flow rates or velocities, and pollutant loads.

ADDRESS	CITY	STATE	ZIP
PROJECT DESCRIPTION			
THE PROPOSED PROJECT INCLUDES			
1. Significant redevelopment, where significant redevelopment is defined as the addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Redevelopment does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the facility, or emergency redevelopment activity required to protect public health and safety.			<input type="checkbox"/> YES <input type="checkbox"/> NO
If the redevelopment results in the addition or replacement of less than 50 percent of the impervious area on-site, and the existing development was not subject to WQMP requirements, the numeric sizing criteria discussed below only applies to the addition or replacement area, and not to the entire developed site. If the addition or replacement accounts for 50 percent or more of the impervious area, the Project WQMP requirements apply to the entire development.			
2. New development that creates 10,000 square feet or more of impervious surface. This category includes commercial, industrial, residential housing subdivisions, mixed use, and public projects on private or public property that falls under the planning and building authority of the City of Irvine.			<input type="checkbox"/> YES <input type="checkbox"/> NO
3. Automotive repair shops. This applies to facilities that are categorized in any one of the following Standard Industrial Classification (SIC) Codes: 5013, 5014, 5541, 7532-7534, and 7536-7539.			<input type="checkbox"/> YES <input type="checkbox"/> NO
4. Restaurants where land area of development is 5,000 square feet or more including parking area. This category is defined as facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared food and drinks for immediate consumption (SIC Code 5812).			<input type="checkbox"/> YES <input type="checkbox"/> NO
5. Hillside development greater than 5,000 square feet. Hillside development is defined as any development which is located in an area with known erosive soil conditions or where the natural slope is 25 percent greater.			<input type="checkbox"/> YES <input type="checkbox"/> NO
6. Impervious surface of 2,500 square feet or more located within, directly adjacent to (within 200 feet), or discharging directly into receiving waters with Environmentally Sensitive Areas (ESAs).			<input type="checkbox"/> YES <input type="checkbox"/> NO
7. Parking lots of 5,000 square feet or more including associated drive aisle, potentially exposed to urban stormwater runoff. A parking lot is defined as land area or facility for the temporary storage of motor vehicles used personally, for a business, or for commerce.			<input type="checkbox"/> YES <input type="checkbox"/> NO
8. Streets, roads, highways and freeways. This category includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles and other vehicles. Such projects shall incorporate United States Environmental Protection Agency (US EPA) guidance, "Managing Wet Weather with Green Infrastructure: Green Streets" in a manner consistent with the maximum practicable standard.			<input type="checkbox"/> YES <input type="checkbox"/> NO
9. Retail Gasoline Outlets (RGOs). This category includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.			<input type="checkbox"/> YES <input type="checkbox"/> NO