Definitions:

Pervious surfaces are those that allow storm water runoff to percolate through. Typical pervious surfaces include: grass, gravel, concrete pavers, and some specially designed asphalts.

Hillside means property located in an area with known erosive soil conditions, where the development contemplates grading on any natural slope that is twenty-five percent or greater and where grading contemplates cut or fill slopes.

Redevelopment means, on an already existing developed site, the creation or addition of at least 5,000 square feet of impervious surfaces. Redevelopment includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and disturbing activities related with structural or impervious surfaces. It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, nor does it include emergency construction activities required to immediately protect public health and safety.

Environmentally Sensitive Areas (ESAs) means an area in which plant or animal life or their habitats are either rare or especially valuable because of the special nature or role in an ecosystem and which would be easily disturbed or degraded by human activities and developments (California Public Resources Code § 30107.5) Areas subject to storm water mitigation requirements are: areas designated as significant ecological areas by the County of Los Angeles (Los Angeles County Significant Areas Study, Los Angeles County Department of Regional Planning (1976) and amendments); an area designated as a significant natural area by the California Department of Fish and Game’s Significant Natural Areas Program, provided that area has been filed verified by the Department of Fish and Game; an area listed in the Basin Plan as supporting the “Rare, Threatened, or Endangered Species (RARE)” beneficial use; and an area identified by a permittee as environmentally sensitive.

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

- The developer’s signed statement accepting responsibility for maintenance until the responsibility is legally transferred; and either
- If the land has been legally transferred to a public entity, a signed statement from the public entity assuming responsibility for Structural and Treatment Control BMP maintenance and that it meets all local agency design standards; or
- Written conditions in the sales or lease agreement, which require 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 and Treatment Control BMPs.
## STORM WATER PLANNING PROGRAM
### PRIORITY PROJECT CHECKLIST

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<th>Project Name</th>
<th>Owner Name</th>
<th>Developer Name</th>
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<th>Project Address</th>
<th>Owner Address</th>
<th>Developer Address</th>
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<tr>
<th>Check/Tract Number</th>
<th>Owner Phone</th>
<th>Developer Phone</th>
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### Applicability to Project (1)

**Does project disturb/add 5000 sq.ft. or increase by 50% impervious area on property presently developed?**

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<th>Yes</th>
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### Part A - Proposed Project (1) is:

1. A 43,560+ square foot commercial/industrial development
2. An automotive repair shop (SIC 5013, 5014, 5541, 7532-7534, 7536-7539 and 7549)
3. A retail gasoline outlet
4. A restaurant (SIC 5812) or food handling establishment, liquor stores exempt
5. A 10 or more unit homes (including single family, multifamily homes, condominiums and apartments
6. Location adjoining to, bisected by, or directly discharging to a designated environmentally sensitive area where development will: (a) discharge stormwater and urban runoff that is likely to impact a sensitive biological species or habitat; and (b) create 2,500 sq. ft. or more of impervious area.
7. Parking lots with 25 or more spaces?
8. Redevelopment projects in subject categories that meet redevelopment thresholds
9. A single family dwelling located in the Hillside Zone (≥ 25% slope)

### Part B - Project (1) Characteristics:

1. Vehicle or equipment fueling areas?
2. Vehicle or equipment maintenance areas, including washing?
3. Commercial or industrial waste handling or storage, excluding typical office or household waste?
4. Outdoor handling or storage of hazardous materials or wastes?
5. Outdoor work areas for activities such as, but not limited to: welding; cutting; metal fabrication; assembly; application of paints, coatings, or finishes; pre-cast concrete fabrication; etc.?
6. Outdoor animal care confinement (kennels, stables, etc.) or slaughter?
7. Outdoor food handling or processing?
8. Outdoor horticulture activities?
9. Located in the Coastal Zone and not exempt from the requirement to obtain Coastal Development Permit?

If any box in Part A is checked "Yes", this project will require the preparation of a Standard Urban Storm Water Mitigation Plan (SUSMP).

If any box in Part B is checked "Yes", this project will require the preparation of a Site Specific Urban Storm Water Mitigation Plan (SSUSMP).

(1) On previously developed property the project is not required to prepare a USMP if less than 5000 sq. ft. of impervious area is disturbed/added or if more than 50% of additional impervious area is created. These limits do not apply to Part B (9) projects.

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**Applicant Signature**

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**cc: One copy to Engineering and Building Services Department**