

PCR Tier	Requirements
Tier 1	Performance Requirement 1 – Site Design & Runoff Reduction
Projects that create or replace 2,500 sq. ft. or more of impervious surface, including detached single-family home projects.	<p>Implement site design and runoff reduction measures:</p> <ul style="list-style-type: none"> • Limit disturbance of creeks and natural drainage features. • Minimize compaction of highly permeable soils. • Limit clearing and grading of native vegetation to the minimum area necessary. • Minimize impervious surfaces. • Minimize runoff by incorporating permeable surfaces and directing runoff toward permeable areas or to rain barrels for reuse.
Tier 2	Performance Requirement 2 – Water Quality Treatment
Projects, except detached single-family homes, with 5,000 sq. ft. or more of net impervious surface*. (Detached single-family home projects with 15,000 sq. ft. or more of net impervious surface*.)	<p>Tier 1 performance requirements, plus:</p> <ul style="list-style-type: none"> • Treat stormwater runoff using one or more onsite systems, including low impact development treatment systems, biofiltration treatment systems, and non-retention based treatment systems. • Project applicant must submit a Stormwater Control Plan to the City that sufficiently demonstrates that the project design meets performance requires of PCR Tier 2.
Tier 3	Performance Requirement 3 – Runoff Retention
Projects, except detached single-family homes, that create or replace 15,000 sq. ft. or more of impervious surface. (Detached single-family home projects with 15,000 sq. ft. or more of net impervious surface*.)	<p>Tier 2 performance requirements, plus:</p> <ul style="list-style-type: none"> • Use low impact development standards to prevent offsite discharge of runoff from events up to the 95th percentile rainfall event. • Where technical infeasibility prevents full onsite retention requirements, retention-based stormwater control measures shall be provided for no less than 10 percent of the project's impervious surface area. • Project applicant must submit a Stormwater Control Plan to the City that sufficiently demonstrates that the project design meets performance requires of PCR Tier 3.
Tier 4	Performance Requirement 4 – Peak Management
Projects that create and/or replace 22,500 sq. ft. or more of impervious surface in Watershed Management Zone 1.	<p>Tier 3 performance requirements, plus:</p> <ul style="list-style-type: none"> • Control peak flows to not exceed pre-project flows for the 2-year through 10-year storm event. • Project applicant must submit a Stormwater Control Plan to the City that sufficiently demonstrates that the project design meets performance requires of PCR Tier 4. • Submit an Operations and Maintenance Plan for structural stormwater control measures to the City of Watsonville for review and approval prior to final construction sign-off.

* Net impervious area equals new and replaced impervious area minus the total pre-project-to-post-project reduction in impervious area.

Source: Ordinance No. 1299-14 (CM).