

Lean Threshold Matrix

Threshold Name	1A	1B	1C	2A	2B	2C	3A	3B	3C	4A	4B	4C
Site Size	0-1 acres	0-1 acres	0-1 acres	1-3 acres	1-3 acres	1-3 acres	3-6 acres	3-6 acres	3-6 acres	>6 acres	>6 acres	>6 acres
Development Characteristics	Adaptive reuse with no added floor area	<800 SF ground floor area addition, two story max	All Other	Adaptive reuse with no added floor area	<1,200 SF ground floor area addition, two story max	All Other	Adaptive reuse with no added floor area	<1,200 SF ground floor area addition, two story max	All Other	Adaptive reuse with no added floor area	<1,200 SF addition, two story max	All Other
Dedication Right-of-Way per Network Plan	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required
Build Street Frontage Improvements per Network Plan	Trees only	Trees only	Trees, Parking, and Sidewalks	Trees only	Trees only	Trees, Parking, Sidewalks, Curbs and Lanes	Trees only	Trees and Parking	Trees, Parking, Sidewalks, Curbs and Lanes	Trees only	Trees and Parking	Trees, Parking, Sidewalks, Curbs and Lanes
Build New Public Streets Required by this Chapter, in Addition to the Network Plan	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Per This Chapter	n/a	n/a	Per This Chapter
Stormwater Quality Best Management Practices	Per MS4	Per MS4	Per MS4	Per MS4	Per MS4	Per MS4	Per MS4	Per MS4	Per MS4	Per MS4	Per MS4	Per MS4
Peak Stormwater Release Rate	<= Pre-Dev. (or Fee in Lieu)	<= Pre-Dev. (or Fee in Lieu)	<= Pre-Dev.	<= Pre-Dev. (or Fee in Lieu)	<= Pre-Dev.	10% Less than Pre-Dev.	<= Pre-Dev. (or Fee in Lieu)	10% Less than Pre-Dev.	20% Less than Pre-Dev.	<= Pre-Dev. (or Fee in Lieu)	20% Less than Pre-Dev.	30% Less than Pre-Dev.
Sewer Main to Site	n/a* except per County req.	n/a* except per County req.	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required
Storm Inlets and Pipe to Site	n/a	n/a	Required	n/a	Required	Required	n/a	Required	Required	n/a	Required	Required
Water Main Upsizing to Site	Per TVWD	Per TVWD	Per TVWD	Per TVWD	Per TVWD	Per TVWD	Per TVWD	Per TVWD	Per TVWD	Per TVWD	Per TVWD	Per TVWD
Traffic Study	n/a, except where drive-thru	n/a, except where drive-thru	n/a, except where drive-thru	n/a where ITE estimate < 1,000 new trips	n/a where ITE estimate < 1,000 new trips	n/a where ITE estimate < 1,000 new trips	n/a where ITE estimate < 1,000 new trips	Traffic Study Required	Traffic Study Required	n/a where ITE estimate < 1,000 new trips	Traffic Study Required	Traffic Study Required
Parking Spaces	Per This Chapter	Per This Chapter	Per This Chapter	Per This Chapter	Per This Chapter	Per This Chapter	Per This Chapter	Per This Chapter	Per This Chapter	Per This Chapter	Per This Chapter	Per This Chapter
Parking in Pedestrian Street Frontage	No More than 50% of Frontage	No More than 50% of Frontage	Per This Chapter	No More than 50% of Frontage; No cars backing out onto Arterials or Collectors	No More than 50% of Frontage; No cars backing out onto Arterials or Collectors	Per This Chapter	No Additional, No More than 50% of Frontage; No cars backing out onto Arterials or Collectors	No Additional, No More than 50% of Frontage; No cars backing out onto Arterials or Collectors; Street Screen Required	Per This Chapter	Street Screen Required	Street Screen Required	Per This Chapter
Parking in Access Street Frontage	n/a	n/a	Per This Chapter	n/a	n/a	Per This Chapter	n/a	Street Screen Required	Per This Chapter	n/a	Street Screen Required	Per This Chapter
Review Fees												
Mitigation Fees												