

CITY OF SANTEE

PRIORITY DEVELOPMENT PROJECT (PDP) STORM WATER QUALITY MANAGEMENT PLAN (SWQMP)

FOR
[INSERT PROJECT NAME]
[INSERT PERMIT APPLICATION NUMBERS]

[INSERT PROJECT ADDRESS]
[INSERT PROJECT CITY, STATE ZIP CODE]

ASSESSOR'S PARCEL NUMBER(S):
[INSERT APN(S)]
ENGINEER OF WORK:

[INSERT CIVIL ENGINEER'S NAME AND PE NUMBER HERE, PROVIDE WET SIGNATURE AND STAMP
ABOVE LINE]

PREPARED FOR:

[INSERT APPLICANT NAME]
[INSERT ADDRESS]
[INSERT CITY, STATE ZIP CODE]
[INSERT TELEPHONE NUMBER]

PDP SWQMP PREPARED BY:

[INSERT COMPANY NAME]
[INSERT ADDRESS]
[INSERT CITY, STATE ZIP CODE]
[INSERT TELEPHONE NUMBER]

DATE OF SWQMP:

[INSERT MONTH, DAY, YEAR]

PLANS PREPARED BY:

[INSERT CIVIL ENGINEER OR ARCHITECT]
[INSERT ADDRESS]
[INSERT CITY, STATE ZIP CODE]
[INSERT TELEPHONE NUMBER]

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ACRONYMS

APN	Assessor's Parcel Number
BMP	Best Management Practice
HMP	Hydromodification Management Plan
HSG	Hydrologic Soil Group
MS4	Municipal Separate Storm Sewer System
N/A	Not Applicable
NRCS	Natural Resources Conservation Service
PDP	Priority Development Project
PE	Professional Engineer
SC	Source Control
SD	Site Design
SDRWQCB	San Diego Regional Water Quality Control Board
SIC	Standard Industrial Classification
SWQMP	Storm Water Quality Management Plan

SWQMP PREPARER'S CERTIFICATION PAGE

Project Name: [Insert Project Name]

Permit Application Number: [Insert Permit Application Number]

PREPARER'S CERTIFICATION

I hereby declare that I am the Engineer in Responsible Charge of design of storm water best management practices (BMPs) for this project, and that I have exercised responsible charge over the design of the BMPs as defined in Section 6703 of the Business and Professions Code, and that the design is consistent with the PDP requirements of the [INSERT AGENCY NAME] BMP Design Manual, which is a design manual for compliance with local [INSERT AGENCY NAME] and regional MS4 Permit (California Regional Water Quality Control Board San Diego Region Order No. R9-2015-0100) requirements for storm water management.

I have read and understand that the [City Engineer] has adopted minimum requirements for managing urban runoff, including storm water, from land development activities, as described in the BMP Design Manual. I certify that this PDP SWQMP has been completed to the best of my ability and accurately reflects the project being proposed and the applicable BMPs proposed to minimize the potentially negative impacts of this project's land development activities on water quality. I understand and acknowledge that the plan check review of this PDP SWQMP by the [City Engineer] is confined to a review and does not relieve me, as the Engineer in Responsible Charge of design of storm water BMPs for this project, of my responsibilities for project design.

Engineer of Work's Signature, PE Number & Expiration Date

Print Name

Company

Date

Engineer's Seal:

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SWQMP PROJECT OWNER'S CERTIFICATION PAGE

Project Name: [Insert Project Name]

Permit Application Number: [Insert Permit Application Number]

PROJECT OWNER'S CERTIFICATION

This PDP SWQMP has been prepared for [INSERT PROJECT OWNER'S COMPANY NAME] by [INSERT SWQMP PREPARER'S COMPANY NAME]. The PDP SWQMP is intended to comply with the PDP requirements of the [INSERT AGENCY NAME] BMP Design Manual, which is a design manual for compliance with local [INSERT AGENCY NAME] and regional MS4 Permit (California Regional Water Quality Control Board San Diego Region Order No. R9-2015-0100) requirements for storm water management.

The undersigned, while it owns the subject property, is responsible for the implementation of the provisions of this plan. Once the undersigned transfers its interests in the property, its successor-in-interest shall bear the aforementioned responsibility to implement the best management practices (BMPs) described within this plan, including ensuring on-going operation and maintenance of structural BMPs. A signed copy of this document shall be available on the subject property into perpetuity.

Project Owner's Signature

Print Name

Company

Date

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SUBMITTAL RECORD

Use this Table to keep a record of submittals of this PDP SWQMP. Each time the PDP SWQMP is re-submitted, provide the date and status of the project. In column 4 summarize the changes that have been made or indicate if response to plancheck comments is included. When applicable, insert response to plancheck comments behind this page.

Submittal Number	Date	Project Status	Summary of Changes
1		<input type="checkbox"/> Preliminary Design / Planning/ CEQA <input type="checkbox"/> Final Design	Initial Submittal
2		<input type="checkbox"/> Preliminary Design / Planning/ CEQA <input type="checkbox"/> Final Design	
3		<input type="checkbox"/> Preliminary Design / Planning/ CEQA <input type="checkbox"/> Final Design	
4		<input type="checkbox"/> Preliminary Design / Planning/ CEQA <input type="checkbox"/> Final Design	

PROJECT VICINITY MAP

Project Name: [Insert Project Name]

Permit Application Number: [Insert Permit Application Number]

[Insert Project Vicinity Map here]

Applicability of Permanent, Post-Construction Storm Water BMP Requirements (Storm Water Intake Form for all Development Permit Applications)		Form I-1 Model BMP Design Manual [August 31, 2015]
Project Identification		
Project Name:		
Permit Application Number:		Date:
Project Address:		
Determination of Requirements		
<p>The purpose of this form is to identify permanent, post-construction requirements that apply to the project. This form serves as a short <u>summary</u> of applicable requirements, in some cases referencing separate forms that will serve as the backup for the determination of requirements.</p> <p>Answer each step below, starting with Step 1 and progressing through each step until reaching "Stop". Upon reaching a Stop, do not complete further Steps beyond the Stop.</p> <p>Refer to BMP Design Manual sections and/or separate forms referenced in each step below.</p>		
Step	Answer	Progression
Step 1: Is the project a "development project"? See Section 1.3 of the BMP Design Manual for guidance.	<input type="checkbox"/> Yes	Go to Step 2.
	<input type="checkbox"/> No	Stop. Permanent BMP requirements do not apply. No SWQMP will be required. Provide discussion below.
Discussion / justification if the project is <u>not</u> a "development project" (e.g., the project includes <i>only</i> interior remodels within an existing building):		
Step 2: Is the project a Standard Project, Priority Development Project (PDP), or exception to PDP definitions? To answer this item, see Section 1.4 of the BMP Design Manual <i>in its entirety</i> for guidance, AND complete Form I-2, Project Type Determination.	<input type="checkbox"/> Standard Project	Stop. <u>Only</u> Standard Project requirements apply, including <u>Standard Project SWQMP</u> .
	<input type="checkbox"/> PDP	<u>Standard and PDP</u> requirements apply, including <u>PDP SWQMP</u> . Go to Step 3.
	<input type="checkbox"/> Exception to PDP definitions	Stop. <u>Standard Project</u> requirements apply, <u>and any additional requirements specific to the type of project</u> . Provide discussion and list any additional requirements below. Prepare <u>Standard Project SWQMP</u> .

[Step 2 Continued from Page 1] Discussion / justification, and additional requirements for exceptions to PDP definitions, if applicable:

Step 3 (PDPs only). Is the project subject to earlier PDP requirements due to a prior lawful approval? See Section 1.10 of the BMP Design Manual for guidance.	<input type="checkbox"/> Yes	Consult the [City Engineer] to determine requirements. Provide discussion and identify requirements below. Go to Step 4.
	<input type="checkbox"/> No	BMP Design Manual PDP requirements apply. Go to Step 4.

Discussion / justification of prior lawful approval, and identify requirements (*not required if prior lawful approval does not apply*):

Step 4 (PDPs only). Do hydromodification control requirements apply? See Section 1.6 of the BMP Design Manual for guidance.	<input type="checkbox"/> Yes	PDP structural BMPs required for pollutant control (Chapter 5) and hydromodification control (Chapter 6). Go to Step 5.
	<input type="checkbox"/> No	Stop. PDP structural BMPs required for pollutant control (Chapter 5) only. Provide brief discussion of exemption to hydromodification control below.

Discussion / justification if hydromodification control requirements do not apply:

Step 5 (PDPs subject to hydromodification control requirements only). Does protection of critical coarse sediment yield areas apply based on review of WMAA Potential Critical Coarse Sediment Yield Area Map? See Section 6.2 of the BMP Design Manual for guidance.	<input type="checkbox"/> Yes	Management measures required for protection of critical coarse sediment yield areas (Chapter 6.2). Stop.
	<input type="checkbox"/> No	Management measures not required for protection of critical coarse sediment yield areas. Provide brief discussion below. Stop.

Project Information

Project Name:

Permit Application Number:	Date:
----------------------------	-------

Project Address:

Project Type Determination: Standard Project or Priority Development Project (PDP)

The project is (select one): New Development Redevelopment

The total proposed newly created or replaced impervious area is: _____ ft² (_____) acres

Is the project in any of the following categories, (a) through (f)?

Yes <input type="checkbox"/>	No <input type="checkbox"/>	(a)	New development projects that create 10,000 square feet or more of impervious surfaces (collectively over the entire project site). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.
Yes <input type="checkbox"/>	No <input type="checkbox"/>	(b)	Redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface (collectively over the entire project site on an existing site of 10,000 square feet or more of impervious surfaces). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.
Yes <input type="checkbox"/>	No <input type="checkbox"/>	(c)	<p>New and redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface (collectively over the entire project site), and support one or more of the following uses:</p> <ul style="list-style-type: none"> (i) Restaurants. This category is defined as a facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) code 5812). (ii) Hillside development projects. This category includes development on any natural slope that is twenty-five percent or greater. (iii) Parking lots. This category is defined as a land area or facility for the temporary parking or storage of motor vehicles used personally, for business, or for commerce. (iv) Streets, roads, highways, freeways, and driveways. This category is defined as any paved impervious surface used for the transportation of automobiles, trucks, motorcycles, and other vehicles.

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Yes <input type="checkbox"/>	No <input type="checkbox"/>	(d)	<p>New or redevelopment projects that create and/or replace 2,500 square feet or more of impervious surface (collectively over the entire project site), and discharging directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).</p> <p><i>Note: ESAs are areas that include but are not limited to all Clean Water Act Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the State Water Board and San Diego Water Board; State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Board and San Diego Water Board; and any other equivalent environmentally sensitive areas which have been identified by the Copermitttees. See BMP Design Manual Section 1.4.2 for additional guidance.</i></p>
Yes <input type="checkbox"/>	No <input type="checkbox"/>	(e)	<p>New development projects, or redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface, that support one or more of the following uses:</p> <p>(i) Automotive repair shops. This category is defined as a facility that is categorized in any one of the following SIC codes: 5013, 5014, 5541, 7532-7534, or 7536-7539.</p> <p>(ii) 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.</p>
Yes <input type="checkbox"/>	No <input type="checkbox"/>	(f)	<p>New or redevelopment projects that result in the disturbance of one or more acres of land and are expected to generate pollutants post construction.</p> <p><i>Note: See BMP Design Manual Section 1.4.2 for additional guidance.</i></p>

Does the project meet the definition of one or more of the Priority Development Project categories (a) through (f) listed above?

- No – the project is not a Priority Development Project (Standard Project).
- Yes – the project is a Priority Development Project (PDP).

The following is for redevelopment PDPs only:

The area of existing (pre-project) impervious area at the project site is: _____ ft² (A)

The total proposed newly created or replaced impervious area is _____ ft² (B)

Percent impervious surface created or replaced (B/A)*100: _____%

The percent impervious surface created or replaced is (select one based on the above calculation):

- less than or equal to fifty percent (50%) – only new impervious areas are considered PDP

OR

- greater than fifty percent (50%) – the entire project site is a PDP

**Site Design Checklist
For PDPs**

Form I-3B (PDPs)
Model BMP Design Manual
[August 31, 2015]

Project Summary Information

Project Name	
Project Address	
Assessor's Parcel Number(s) (APN(s))	
Permit Application Number	
Project Hydrologic Unit	Select One: <input type="checkbox"/> Santa Margarita 902 <input type="checkbox"/> San Luis Rey 903 <input type="checkbox"/> Carlsbad 904 <input type="checkbox"/> San Dieguito 905 <input type="checkbox"/> Penasquitos 906 <input type="checkbox"/> San Diego 907 <input type="checkbox"/> Pueblo San Diego 908 <input type="checkbox"/> Sweetwater 909 <input type="checkbox"/> Otay 910 <input type="checkbox"/> Tijuana 911
Project Watershed (Complete Hydrologic Unit, Area, and Subarea Name with Numeric Identifier)	
Parcel Area (total area of Assessor's Parcel(s) associated with the project)	_____ Acres (_____ Square Feet)
Area to be Disturbed by the Project (Project Area)	_____ Acres (_____ Square Feet)
Project Proposed Impervious Area (subset of Project Area)	_____ Acres (_____ Square Feet)
Project Proposed Pervious Area (subset of Project Area)	_____ Acres (_____ Square Feet)
Note: Proposed Impervious Area + Proposed Pervious Area = Area to be Disturbed by the Project. This may be less than the Parcel Area.	

Description of Existing Site Condition

Current Status of the Site (select all that apply):

- Existing development
- Previously graded but not built out
- Demolition completed without new construction
- Agricultural or other non-impervious use
- Vacant, undeveloped/natural

Description / Additional Information:

Existing Land Cover Includes (select all that apply):

- Vegetative Cover
- Non-Vegetated Pervious Areas
- Impervious Areas

Description / Additional Information:

Underlying Soil belongs to Hydrologic Soil Group (select all that apply):

- NRCS Type A
- NRCS Type B
- NRCS Type C
- NRCS Type D

Approximate Depth to Groundwater (GW):

- GW Depth < 5 feet
- 5 feet < GW Depth < 10 feet
- 10 feet < GW Depth < 20 feet
- GW Depth > 20 feet

Existing Natural Hydrologic Features (select all that apply):

Watercourses

Seeps

Springs

Wetlands

None

Description / Additional Information:

Description of Existing Site Drainage Patterns

How is storm water runoff conveyed from the site? At a minimum, this description should answer:

- (1) whether existing drainage conveyance is natural or urban;
- (2) Is runoff from offsite conveyed through the site? if yes, quantify all offsite drainage areas, design flows, and locations where offsite flows enter the project site, and summarize how such flows are conveyed through the site;
- (3) Provide details regarding existing project site drainage conveyance network, including any existing storm drains, concrete channels, swales, detention facilities, storm water treatment facilities, natural or constructed channels; and
- (4) Identify all discharge locations from the existing project site along with a summary of conveyance system size and capacity for each of the discharge locations. Provide summary of the pre-project drainage areas and design flows to each of the existing runoff discharge locations.

Describe existing site drainage patterns:

Description of Proposed Site Development

Project Description / Proposed Land Use and/or Activities:

List/describe proposed impervious features of the project (e.g., buildings, roadways, parking lots, courtyards, athletic courts, other impervious features):

List/describe proposed pervious features of the project (e.g., landscape areas):

Does the project include grading and changes to site topography?

Yes

No

Description / Additional Information:

Description of Proposed Site Drainage Patterns

Does the project include changes to site drainage (e.g., installation of new storm water conveyance systems)?

- Yes
- No

If yes, provide details regarding the proposed project site drainage conveyance network, including storm drains, concrete channels, swales, detention facilities, storm water treatment facilities, natural or constructed channels, and the method for conveying offsite flows through or around the proposed project site. Identify all discharge locations from the proposed project site along with a summary of the conveyance system size and capacity for each of the discharge locations. Provide a summary of pre- and post-project drainage areas and design flows to each of the runoff discharge locations. Reference the drainage study for detailed calculations.

Describe proposed site drainage patterns::

Identify whether any of the following features, activities, and/or pollutant source areas will be present (select all that apply):

- On-site storm drain inlets
- Interior floor drains and elevator shaft sump pumps
- Interior parking garages
- Need for future indoor & structural pest control
- Landscape/Outdoor Pesticide Use
- Pools, spas, ponds, decorative fountains, and other water features
- Food service
- Refuse areas
- Industrial processes
- Outdoor storage of equipment or materials
- Vehicle and Equipment Cleaning
- Vehicle/Equipment Repair and Maintenance
- Fuel Dispensing Areas
- Loading Docks
- Fire Sprinkler Test Water
- Miscellaneous Drain or Wash Water
- Plazas, sidewalks, and parking lots

Description / Additional Information:

Identification and Narrative of Receiving Water and Pollutants of Concern

Describe flow path of storm water from the project site discharge location(s), through urban storm conveyance systems as applicable, to receiving creeks, rivers, and lagoons as applicable, and ultimate discharge to the Pacific Ocean (or bay, lagoon, lake or reservoir, as applicable):

List any 303(d) impaired water bodies within the path of storm water from the project site to the Pacific Ocean (or bay, lagoon, lake or reservoir, as applicable), identify the pollutant(s)/stressor(s) causing impairment, and identify any TMDLs and/or Highest Priority Pollutants from the WQIP for the impaired water bodies:

303(d) Impaired Water Body	Pollutant(s)/Stressor(s)	TMDLs / WQIP Highest Priority Pollutant

Identification of Project Site Pollutants*

***Identification of project site pollutants is only required if flow-thru treatment BMPs are implemented onsite in lieu of retention or biofiltration BMPs (note the project must also participate in an alternative compliance program unless prior lawful approval to meet earlier PDP requirements is demonstrated)**

Identify pollutants expected from the project site based on all proposed use(s) of the site (see BMP Design Manual Appendix B.6):

Pollutant	Not Applicable to the Project Site	Expected from the Project Site	Also a Receiving Water Pollutant of Concern
Sediment			
Nutrients			
Heavy Metals			
Organic Compounds			
Trash & Debris			
Oxygen Demanding Substances			
Oil & Grease			
Bacteria & Viruses			
Pesticides			

Hydromodification Management Requirements

Do hydromodification management requirements apply (see Section 1.6 of the BMP Design Manual)?

- Yes, hydromodification management flow control structural BMPs required.
- No, the project will discharge runoff directly to existing underground storm drains discharging directly to water storage reservoirs, lakes, enclosed embayments, or the Pacific Ocean.
- No, the project will discharge runoff directly to conveyance channels whose bed and bank are concrete-lined all the way from the point of discharge to water storage reservoirs, lakes, enclosed embayments, or the Pacific Ocean.
- No, the project will discharge runoff directly to an area identified as appropriate for an exemption by the WMAA for the watershed in which the project resides.

Description / Additional Information (to be provided if a 'No' answer has been selected above):

Critical Coarse Sediment Yield Areas*

***This Section only required if hydromodification management requirements apply**

Based on the maps provided within the WMAA, do potential critical coarse sediment yield areas exist within the project drainage boundaries?

- Yes
- No, No critical coarse sediment yield areas to be protected based on WMAA maps

If yes, have any of the optional analyses presented in Section 6.2 of the BMP Design Manual been performed?

- 6.2.1 Verification of Geomorphic Landscape Units (GLUs) Onsite
- 6.2.2 Downstream Systems Sensitivity to Coarse Sediment
- 6.2.3 Optional Additional Analysis of Potential Critical Coarse Sediment Yield Areas Onsite
- No optional analyses performed, the project will avoid critical coarse sediment yield areas identified based on WMAA maps

If optional analyses were performed, what is the final result?

- No critical coarse sediment yield areas to be protected based on verification of GLUs onsite
- Critical coarse sediment yield areas exist but additional analysis has determined that protection is not required. Documentation attached in Attachment 2.b of the SWQMP.
- Critical coarse sediment yield areas exist and require protection. The project will implement management measures described in Sections 6.2.4 and 6.2.5 as applicable, and the areas are identified on the SWQMP Exhibit.

Discussion / Additional Information:

Flow Control for Post-Project Runoff*

***This Section only required if hydromodification management requirements apply**

List and describe point(s) of compliance (POCs) for flow control for hydromodification management (see Section 6.3.1). For each POC, provide a POC identification name or number correlating to the project's HMP Exhibit and a receiving channel identification name or number correlating to the project's HMP Exhibit.

Has a geomorphic assessment been performed for the receiving channel(s)?

- No, the low flow threshold is 0.1Q2 (default low flow threshold)
- Yes, the result is the low flow threshold is 0.1Q2
- Yes, the result is the low flow threshold is 0.3Q2
- Yes, the result is the low flow threshold is 0.5Q2

If a geomorphic assessment has been performed, provide title, date, and preparer:

Discussion / Additional Information: (optional)

Other Site Requirements and Constraints

When applicable, list other site requirements or constraints that will influence storm water management design, such as zoning requirements including setbacks and open space, or local codes governing minimum street width, sidewalk construction, allowable pavement types, and drainage requirements.

Optional Additional Information or Continuation of Previous Sections As Needed

This space provided for additional information or continuation of information from previous sections as needed.

Source Control BMP Checklist for All Development Projects (Standard Projects and Priority Development Projects)		Form I-4 Model BMP Design Manual [August 31, 2015]	
Project Identification			
Project Name			
Permit Application Number			
Source Control BMPs			
All development projects must implement source control BMPs SC-1 through SC-6 where applicable and feasible. See Chapter 4 and Appendix E of the Model BMP Design Manual for information to implement source control BMPs shown in this checklist.			
Answer each category below pursuant to the following.			
<ul style="list-style-type: none"> • "Yes" means the project will implement the source control BMP as described in Chapter 4 and/or Appendix E of the Model BMP Design Manual. Discussion / justification is not required. • "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided. • "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided. 			
Source Control Requirement		Applied?	
SC-1 Prevention of Illicit Discharges into the MS4		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Discussion / justification if SC-1 not implemented:			
SC-2 Storm Drain Stenciling or Signage		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Discussion / justification if SC-2 not implemented:			
SC-3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Discussion / justification if SC-3 not implemented:			
SC-4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Discussion / justification if SC-4 not implemented:			

Source Control Requirement	Applied?		
SC-5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Discussion / justification if SC-5 not implemented:			
SC-6 Additional BMPs Based on Potential Sources of Runoff Pollutants (must answer for each source listed below)			
<input type="checkbox"/> On-site storm drain inlets	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> Interior floor drains and elevator shaft sump pumps	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> Interior parking garages	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> Need for future indoor & structural pest control	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> Landscape/Outdoor Pesticide Use	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> Pools, spas, ponds, decorative fountains, and other water features	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> Food service	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> Refuse areas	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> Industrial processes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> Outdoor storage of equipment or materials	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> Vehicle and Equipment Cleaning	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> Vehicle/Equipment Repair and Maintenance	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> Fuel Dispensing Areas	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> Loading Docks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> Fire Sprinkler Test Water	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> Miscellaneous Drain or Wash Water	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> Plazas, sidewalks, and parking lots	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

Discussion / justification if SC-6 not implemented. Clearly identify which sources of runoff pollutants are discussed. Justification must be provided for all "No" answers shown above.

Site Design BMP Checklist for All Development Projects (Standard Projects and Priority Development Projects)	Form I-5 Model BMP Design Manual [August 31, 2015]
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Project Identification

Project Name

Permit Application Number

Site Design BMPs

All development projects must implement site design BMPs SD-1 through SD-8 where applicable and feasible. See Chapter 4 and Appendix E of the Model BMP Design Manual for information to implement site design BMPs shown in this checklist.

Answer each category below pursuant to the following.

- "Yes" means the project will implement the site design BMP as described in Chapter 4 and/or Appendix E of the Model BMP Design Manual. Discussion / justification is not required.
- "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided.
- "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project site has no existing natural areas to conserve). Discussion / justification may be provided.

Site Design Requirement	Applied?		
SD-1 Maintain Natural Drainage Pathways and Hydrologic Features	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Discussion / justification if SD-1 not implemented:			
SD-2 Conserve Natural Areas, Soils, and Vegetation	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Discussion / justification if SD-2 not implemented:			
SD-3 Minimize Impervious Area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Discussion / justification if SD-3 not implemented:			
SD-4 Minimize Soil Compaction	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Discussion / justification if SD-4 not implemented:			
SD-5 Impervious Area Dispersion	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Discussion / justification if SD-5 not implemented:			

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Site Design Requirement	Applied?		
SD-6 Runoff Collection	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Discussion / justification if SD-6 not implemented:			
SD-7 Landscaping with Native or Drought Tolerant Species	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Discussion / justification if SD-7 not implemented:			
SD-8 Harvesting and Using Precipitation	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Discussion / justification if SD-8 not implemented:			

(Page reserved for continuation of description of general strategy for structural BMP implementation at the site)

(Continued from page 1)

Structural BMP Summary Information
(Copy this page as needed to provide information for each individual proposed structural BMP)

Structural BMP ID No.	
Construction Plan Sheet No.	
Type of structural BMP: <input type="checkbox"/> Retention by harvest and use (HU-1) <input type="checkbox"/> Retention by infiltration basin (INF-1) <input type="checkbox"/> Retention by bioretention (INF-2) <input type="checkbox"/> Retention by permeable pavement (INF-3) <input type="checkbox"/> Partial retention by biofiltration with partial retention (PR-1) <input type="checkbox"/> Biofiltration (BF-1) <input type="checkbox"/> Biofiltration with Nutrient Sensitive Media Design (BF-2) <input type="checkbox"/> Proprietary Biofiltration (BF-3) meeting all requirements of Appendix F <input type="checkbox"/> Flow-thru treatment control with prior lawful approval to meet earlier PDP requirements (provide BMP type/description in discussion section below) <input type="checkbox"/> Flow-thru treatment control included as pre-treatment/forebay for an onsite retention or biofiltration BMP (provide BMP type/description and indicate which onsite retention or biofiltration BMP it serves in discussion section below) <input type="checkbox"/> Flow-thru treatment control with alternative compliance (provide BMP type/description in discussion section below) <input type="checkbox"/> Detention pond or vault for hydromodification management <input type="checkbox"/> Other (describe in discussion section below)	
Purpose: <input type="checkbox"/> Pollutant control only <input type="checkbox"/> Hydromodification control only <input type="checkbox"/> Combined pollutant control and hydromodification control <input type="checkbox"/> Pre-treatment/forebay for another structural BMP <input type="checkbox"/> Other (describe in discussion section below)	
Who will certify construction of this BMP? Provide name and contact information for the party responsible to sign BMP verification forms if required by the [City Engineer] (See Section 1.12 of the BMP Design Manual)	
Who will be the final owner of this BMP?	
Who will maintain this BMP into perpetuity?	
What is the funding mechanism for maintenance?	

Structural BMP ID No.

Construction Plan Sheet No.

Discussion (as needed):

ATTACHMENT 1 BACKUP FOR PDP POLLUTANT CONTROL BMPS

This is the cover sheet for Attachment 1.

Indicate which Items are Included behind this cover sheet:

Attachment Sequence	Contents	Checklist
Attachment 1a	DMA Exhibit (Required) See DMA Exhibit Checklist on the back of this Attachment cover sheet.	<input type="checkbox"/> Included
Attachment 1b	Tabular Summary of DMAs Showing DMA ID matching DMA Exhibit, DMA Area, and DMA Type (Required)* *Provide table in this Attachment OR on DMA Exhibit in Attachment 1a	<input type="checkbox"/> Included on DMA Exhibit in Attachment 1a <input type="checkbox"/> Included as Attachment 1b, separate from DMA Exhibit
Attachment 1c	Form I-7, Harvest and Use Feasibility Screening Checklist (Required unless the entire project will use infiltration BMPs) Refer to Appendix B.3-1 of the BMP Design Manual to complete Form I-7.	<input type="checkbox"/> Included <input type="checkbox"/> Not included because the entire project will use infiltration BMPs
Attachment 1d	Form I-8, Categorization of Infiltration Feasibility Condition (Required unless the project will use harvest and use BMPs) Refer to Appendices C and D of the BMP Design Manual to complete Form I-8.	<input type="checkbox"/> Included <input type="checkbox"/> Not included because the entire project will use harvest and use BMPs
Attachment 1e	Pollutant Control BMP Design Worksheets / Calculations (Required) Refer to Appendices B and E of the BMP Design Manual for structural pollutant control BMP design guidelines	<input type="checkbox"/> Included

Use this checklist to ensure the required information has been included on the DMA Exhibit:

The DMA Exhibit must identify:

- Underlying hydrologic soil group
- Approximate depth to groundwater
- Existing natural hydrologic features (watercourses, seeps, springs, wetlands)
- Critical coarse sediment yield areas to be protected
- Existing topography and impervious areas
- Existing and proposed site drainage network and connections to drainage offsite
- Proposed demolition
- Proposed grading
- Proposed impervious features
- Proposed design features and surface treatments used to minimize imperviousness
- Drainage management area (DMA) boundaries, DMA ID numbers, and DMA areas (square footage or acreage), and DMA type (i.e., drains to BMP, self-retaining, or self-mitigating)
- Potential pollutant source areas and corresponding required source controls (see Chapter 4, Appendix E.1, and Form I-3B)
- Structural BMPs (identify location, type of BMP, and size/detail)

ATTACHMENT 2

BACKUP FOR PDP HYDROMODIFICATION CONTROL MEASURES

This is the cover sheet for Attachment 2.

- Mark this box if this attachment is empty because the project is exempt from PDP hydromodification management requirements.

Indicate which Items are Included behind this cover sheet:

Attachment Sequence	Contents	Checklist
Attachment 2a	Hydromodification Management Exhibit (Required)	<input type="checkbox"/> Included See Hydromodification Management Exhibit Checklist on the back of this Attachment cover sheet.
Attachment 2b	Management of Critical Coarse Sediment Yield Areas (WMAA Exhibit is required, additional analyses are optional) See Section 6.2 of the BMP Design Manual.	<input type="checkbox"/> Exhibit showing project drainage boundaries marked on WMAA Critical Coarse Sediment Yield Area Map (Required) Optional analyses for Critical Coarse Sediment Yield Area Determination <input type="checkbox"/> 6.2.1 Verification of Geomorphic Landscape Units Onsite <input type="checkbox"/> 6.2.2 Downstream Systems Sensitivity to Coarse Sediment <input type="checkbox"/> 6.2.3 Optional Additional Analysis of Potential Critical Coarse Sediment Yield Areas Onsite
Attachment 2c	Geomorphic Assessment of Receiving Channels (Optional) See Section 6.3.4 of the BMP Design Manual.	<input type="checkbox"/> Not performed <input type="checkbox"/> Included <input type="checkbox"/> Submitted as separate stand-alone document
Attachment 2d	Flow Control Facility Design, including Structural BMP Drawdown Calculations and Overflow Design Summary (Required) See Chapter 6 and Appendix G of the BMP Design Manual	<input type="checkbox"/> Included <input type="checkbox"/> Submitted as separate stand-alone document
Attachment 2e	Vector Control Plan (Required when structural BMPs will not drain in 96 hours)	<input type="checkbox"/> Included <input type="checkbox"/> Not required because BMPs will drain in less than 96 hours

Use this checklist to ensure the required information has been included on the Hydromodification Management Exhibit:

The Hydromodification Management Exhibit must identify:

- Underlying hydrologic soil group
- Approximate depth to groundwater
- Existing natural hydrologic features (watercourses, seeps, springs, wetlands)
- Critical coarse sediment yield areas to be protected
- Existing topography
- Existing and proposed site drainage network and connections to drainage offsite
- Proposed grading
- Proposed impervious features
- Proposed design features and surface treatments used to minimize imperviousness
- Point(s) of Compliance (POC) for Hydromodification Management
- Existing and proposed drainage boundary and drainage area to each POC (when necessary, create separate exhibits for pre-development and post-project conditions)
- Structural BMPs for hydromodification management (identify location, type of BMP, and size/detail)

ATTACHMENT 3
Structural BMP Maintenance Information

This is the cover sheet for Attachment 3.

Indicate which Items are Included behind this cover sheet:

Attachment Sequence	Contents	Checklist
Attachment 3a	Structural BMP Maintenance Thresholds and Actions (Required)	<input type="checkbox"/> Included See Structural BMP Maintenance Information Checklist on the back of this Attachment cover sheet.
Attachment 3b	Draft Maintenance Agreement (when applicable)	<input type="checkbox"/> Included <input type="checkbox"/> Not Applicable

Use this checklist to ensure the required information has been included in the Structural BMP Maintenance Information Attachment:

Preliminary Design / Planning / CEQA level submittal:

Attachment 3a must identify:

- Typical maintenance indicators and actions for proposed structural BMP(s) based on Section 7.7 of the BMP Design Manual

Attachment 3b is not required for preliminary design / planning / CEQA level submittal.

Final Design level submittal:

Attachment 3a must identify:

- Specific maintenance indicators and actions for proposed structural BMP(s). This shall be based on Section 7.7 of the BMP Design Manual and enhanced to reflect actual proposed components of the structural BMP(s)
- How to access the structural BMP(s) to inspect and perform maintenance
- Features that are provided to facilitate inspection (e.g., observation ports, cleanouts, silt posts, or other features that allow the inspector to view necessary components of the structural BMP and compare to maintenance thresholds)
- Manufacturer and part number for proprietary parts of structural BMP(s) when applicable
- Maintenance thresholds specific to the structural BMP(s), with a location-specific frame of reference (e.g., level of accumulated materials that triggers removal of the materials, to be identified based on viewing marks on silt posts or measured with a survey rod with respect to a fixed benchmark within the BMP)
- Recommended equipment to perform maintenance
- When applicable, necessary special training or certification requirements for inspection and maintenance personnel such as confined space entry or hazardous waste management

Attachment 3b: For private entity operation and maintenance, Attachment 3b shall include a draft maintenance agreement in the local jurisdiction's standard format (PDP applicant to contact the [City Engineer] to obtain the current maintenance agreement forms).

ATTACHMENT 4

Copy of Plan Sheets Showing Permanent Storm Water BMPs

This is the cover sheet for Attachment 4.

Use this checklist to ensure the required information has been included on the plans:

The plans must identify:

- Structural BMP(s) with ID numbers matching Form I-6 Summary of PDP Structural BMPs
- The grading and drainage design shown on the plans must be consistent with the delineation of DMAs shown on the DMA exhibit
- Details and specifications for construction of structural BMP(s)
- Signage indicating the location and boundary of structural BMP(s) as required by the [City Engineer]
- How to access the structural BMP(s) to inspect and perform maintenance
- Features that are provided to facilitate inspection (e.g., observation ports, cleanouts, silt posts, or other features that allow the inspector to view necessary components of the structural BMP and compare to maintenance thresholds)
- Manufacturer and part number for proprietary parts of structural BMP(s) when applicable
- Maintenance thresholds specific to the structural BMP(s), with a location-specific frame of reference (e.g., level of accumulated materials that triggers removal of the materials, to be identified based on viewing marks on silt posts or measured with a survey rod with respect to a fixed benchmark within the BMP)
- Recommended equipment to perform maintenance
- When applicable, necessary special training or certification requirements for inspection and maintenance personnel such as confined space entry or hazardous waste management
- Include landscaping plan sheets showing vegetation requirements for vegetated structural BMP(s)
- All BMPs must be fully dimensioned on the plans
- When proprietary BMPs are used, site-specific cross section with outflow, inflow, and model number shall be provided. Photocopies of general brochures are not acceptable.

