

APPENDIX H
Storm Water Standards Questionnaire



STORM WATER STANDARDS QUESTIONNAIRE E-34

Development Services
Land Development Engineering
1635 Faraday Avenue
(760) 602-2750
www.carlsbadca.gov

INSTRUCTIONS:

To address post-development pollutants that may be generated from development projects, the city requires that new development and significant redevelopment priority projects incorporate Permanent Storm Water Best Management Practices (BMPs) into the project design per Carlsbad BMP Design Manual (BMP Manual). To view the BMP Manual, refer to the Engineering Standards (Volume 5).

This questionnaire must be completed by the applicant in advance of submitting for a development application (subdivision, discretionary permits and/or construction permits). The results of the questionnaire determine the level of storm water standards that must be applied to a proposed development or redevelopment project. Depending on the outcome, your project will either be subject to **'STANDARD PROJECT'** requirements or be subject to **'PRIORITY DEVELOPMENT PROJECT' (PDP)** requirements.

Your responses to the questionnaire represent an initial assessment of the proposed project conditions and impacts. City staff has responsibility for making the final assessment after submission of the development application. If staff determines that the questionnaire was incorrectly filled out and is subject to more stringent storm water standards than initially assessed by you, this will result in the return of the development application as incomplete. In this case, please make the changes to the questionnaire and resubmit to the city.

If you are unsure about the meaning of a question or need help in determining how to respond to one or more of the questions, please seek assistance from Land Development Engineering staff.

A completed and signed questionnaire must be submitted with each development project application. Only one completed and signed questionnaire is required when multiple development applications for the same project are submitted concurrently.

PROJECT INFORMATION

PROJECT NAME: 3 ON GARFIELD CONDOMINIUMS	PROJECT ID: PRE 2020-0024 (DEV2020-0205)
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ADDRESS: 2685-2689 GARFIELD STREET	APN: 203-141-27-01,02,03
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The project is (check one): New Development Redevelopment

The total proposed disturbed area is: 7,000 ft² (0.16) acres

The total proposed newly created and/or replaced impervious area is: 3,032 ft² (0.070) acres

If your project is covered by an approved SWQMP as part of a larger development project, provide the project ID and the SWQMP # of the larger development project:

Project ID _____ SWQMP #: _____

Then, go to Step 1 and follow the instructions. When completed, sign the form at the end and submit this with your application to the city.

**STEP 1
TO BE COMPLETED FOR ALL PROJECTS**

To determine if your project is a "development project", please answer the following question:

	YES	NO
Is your project LIMITED TO routine maintenance activity and/or repair/improvements to an existing building or structure that do not alter the size (See Section 1.3 of the BMP Design Manual for guidance)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you answered "yes" to the above question, provide justification below then **go to Step 5**, mark the third box stating "my project is **not a 'development project'** and not subject to the requirements of the BMP manual" and complete applicant information.

Justification/discussion: (e.g. the project includes only interior remodels within an existing building):

If you answered "no" to the above question, the project is a 'development project', **go to Step 2**.

**STEP 2
TO BE COMPLETED FOR ALL DEVELOPMENT PROJECTS**

To determine if your project is exempt from PDP requirements pursuant to MS4 Permit Provision E.3.b.(3), please answer the following questions:

Is your project LIMITED to one or more of the following:	YES	NO
1. Constructing new or retrofitting paved sidewalks, bicycle lanes or trails that meet the following criteria: a) Designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas; b) Designed and constructed to be hydraulically disconnected from paved streets or roads; c) Designed and constructed with permeable pavements or surfaces in accordance with USEPA Green Streets guidance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Retrofitting or redeveloping existing paved alleys, streets, or roads that are designed and constructed in accordance with the USEPA Green Streets guidance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Ground Mounted Solar Array that meets the criteria provided in section 1.4.2 of the BMP manual?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you answered "yes" to one or more of the above questions, provide discussion/justification below, then **go to Step 5**, mark the second box stating "my project is **EXEMPT** from PDP ..." and complete applicant information.

Discussion to justify exemption (e.g. the project redeveloping existing road designed and constructed in accordance with the USEPA Green Street guidance):

If you answered "no" to the above questions, your project is not exempt from PDP, **go to Step 3**.

**STEP 3
TO BE COMPLETED FOR ALL NEW OR REDEVELOPMENT PROJECTS**

To determine if your project is a PDP, please answer the following questions (MS4 Permit Provision E.3.b.(1)):

	YES	NO
1. Is your project a new development that creates 10,000 square feet or more of impervious surfaces collectively over the entire project site? <i>This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is your project a redevelopment project creating and/or replacing 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 surface? <i>This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is your project a new or redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surface collectively over the entire project site and supports a restaurant? A restaurant is 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).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Is your project a new or redevelopment project that creates 5,000 square feet or more of impervious surface collectively over the entire project site and supports a hillside development project? A hillside development project includes development on any natural slope that is twenty-five percent or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is your project a new or redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surface collectively over the entire project site and supports a parking lot? A parking lot is a land area or facility for the temporary parking or storage of motor vehicles used personally for business or for commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is your project a new or redevelopment project that creates and/or replaces 5,000 square feet or more of impervious street, road, highway, freeway or driveway surface collectively over the entire project site? <i>A street, road, highway, freeway or driveway is any paved impervious surface used for the transportation of automobiles, trucks, motorcycles, and other vehicles.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is your project a new or redevelopment project that creates and/or replaces 2,500 square feet or more of impervious surface collectively over the entire site, and discharges directly to an Environmentally Sensitive Area (ESA)? <i>"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).*</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Is your project a new development or redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surface that supports an automotive repair shop? <i>An automotive repair shop is a facility that is categorized in any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 7532-7534, or 7536-7539.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Is your project a new development or redevelopment project that creates and/or replaces 5,000 square feet or more of impervious area that supports a retail gasoline outlet (RGO)? <i>This category includes RGO's that meet the following criteria: (a) 5,000 square feet or more or (b) a project Average Daily Traffic (ADT) of 100 or more vehicles per day.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Is your project a new or redevelopment project that results in the disturbance of one or more acres of land and are expected to generate pollutants post construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Is your project located within 200 feet of the Pacific Ocean and (1) creates 2,500 square feet or more of impervious surface or (2) increases impervious surface on the property by more than 10%? (CMC 21.203.040)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you answered "yes" to one or more of the above questions, your project is a **PDP**. If your project is a redevelopment project, **go to step 4**. If your project is a new project, **go to step 5**, check the first box stating "My project is a **PDP** ..." and complete applicant information.

If you answered "no" to all of the above questions, your project is a '**STANDARD PROJECT**.' **Go to step 5**, check the second box stating "My project is a '**STANDARD PROJECT**'..." and complete applicant information.

**STEP 4
TO BE COMPLETED FOR REDEVELOPMENT PROJECTS THAT ARE PRIORITY DEVELOPMENT PROJECTS (PDP)
ONLY**

Complete the questions below regarding your redevelopment project (MS4 Permit Provision E.3.b.(2)): YES NO

Does the redevelopment project result in the creation or replacement of impervious surface in an amount of less than 50% of the surface area of the previously existing development? Complete the percent impervious calculation below: Existing impervious area (A) = _____ sq. ft. Total proposed newly created or replaced impervious area (B) = _____ sq. ft. Percent impervious area created or replaced (B/A)*100 = _____ %	<input type="checkbox"/>	<input type="checkbox"/>
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If you answered "yes", the structural BMPs required for PDP apply only to the creation or replacement of impervious surface and not the entire development. **Go to step 5**, check the first box stating "My project is a PDP ..." and complete applicant information.

If you answered "no," the structural BMP's required for PDP apply to the entire development. **Go to step 5**, check the check the first box stating "My project is a PDP ..." and complete applicant information.

**STEP 5
CHECK THE APPROPRIATE BOX AND COMPLETE APPLICANT INFORMATION**

- My project is a PDP and must comply with PDP stormwater requirements of the BMP Manual. I understand I must prepare a Storm Water Quality Management Plan (SWQMP) for submittal at time of application.
 - My project is a 'STANDARD PROJECT' OR EXEMPT from PDP and must only comply with 'STANDARD PROJECT' stormwater requirements of the BMP Manual. As part of these requirements, I will submit a "Standard Project Requirement Checklist Form E-36" and incorporate low impact development strategies throughout my project.
- Note:** For projects that are close to meeting the PDP threshold, staff may require detailed impervious area calculations and exhibits to verify if 'STANDARD PROJECT' stormwater requirements apply.
- My Project is NOT a 'development project' and is not subject to the requirements of the BMP Manual.

Applicant Information and Signature Box

Applicant Name: Rence Waites Applicant Title: Owner / Trustee

Applicant Signature: *Rence Waites* Date: 11/4/2021

* Environmentally Sensitive Areas 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 Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Multi Species Conservation Program within the Cities and County of San Diego; Habitat Management Plan; and any other equivalent environmentally sensitive areas which have been identified by the City.

This Box for City Use Only

	YES	NO
City Concurrence:	<input type="checkbox"/>	<input type="checkbox"/>
By: _____		
Date: _____		
Project ID: _____		



STANDARD PROJECT REQUIREMENT CHECKLIST E-36

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Land Development Engineering
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Project Information

Project Name: 3 ON GARFIELD CONDOMINIUMS

Project ID: PRE 2020-0024 (DEV2020-0205)

DWG No. or Building Permit No.:

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.1 of the BMP Design Manual (Volume 5 of City Engineering Standards) for information to implement source control BMPs shown in this checklist.

Answer each category below pursuant to the following.

- "Yes" means the project will implement the source control BMP as described in Chapter 4 and/or Appendix E.1 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. Please add attachments if more space is needed.
- "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 Discussion/justification if SC-1 not implemented:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
SC-2 Storm Drain Stenciling or Signage Discussion/justification if SC-2 not implemented: NO STORM DRAIN INLET ON-SITE	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
SC-3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal Discussion/justification if SC-3 not implemented:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

Source Control Requirement (continued)	Applied?		
SC-4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Discussion/justification if SC-4 not implemented:			
SC-5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input checked="" 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 and identify additional BMPs. (See Table in Appendix E.1 of BMP Manual for guidance).			
<input type="checkbox"/> On-site storm drain inlets	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> Interior floor drains and elevator shaft sump pumps	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> Interior parking garages	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> Need for future indoor & structural pest control	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> Landscape/Outdoor Pesticide Use	<input checked="" 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 checked="" type="checkbox"/> N/A
<input type="checkbox"/> Food service	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> Refuse areas	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> Industrial processes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> Outdoor storage of equipment or materials	<input checked="" 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 checked="" type="checkbox"/> N/A
<input type="checkbox"/> Vehicle/Equipment Repair and Maintenance	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> Fuel Dispensing Areas	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> Loading Docks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> Fire Sprinkler Test Water	<input checked="" 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 checked="" type="checkbox"/> N/A
<input type="checkbox"/> Plazas, sidewalks, and parking lots	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
For "Yes" answers, identify the additional BMP per Appendix E.1. Provide justification for "No" answers.			

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.2 thru E.6 of the BMP Design Manual (Volume 5 of City Engineering Standards) 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 BMPs as described in Chapter 4 and/or Appendix E.2 thru E.6 of the Model BMP Design Manual. Discussion / justification is not required.
- "No" means the BMPs is applicable to the project but it is not feasible to implement. Discussion/justification must be provided. Please add attachments if more space is needed.
- "N/A" means the BMPs is not applicable at the project site because the project does not include the feature that is addressed by the BMPs (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 Discussion/justification if SD-1 not implemented:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
SD-2 Conserve Natural Areas, Soils, and Vegetation Discussion/justification if SD-2 not implemented:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
SD-3 Minimize Impervious Area Discussion/justification if SD-3 not implemented:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
SD-4 Minimize Soil Compaction Discussion/justification if SD-4 not implemented:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
SD-5 Impervious Area Dispersion Discussion/justification if SD-5 not implemented:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

Site Design Requirement (continued)	Applied?		
SD-6 Runoff Collection	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> N/A
Discussion/justification if SD-8 not implemented: NO RAIN BARRELS OR CISTERN PROPOSED			