



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:	PROJECT ID:
ADDRESS:	APN:
The project is (check one): <input type="checkbox"/> New Development <input type="checkbox"/> Redevelopment	
The total proposed disturbed area is: _____ ft ² (_____) acres	
The total proposed newly created and/or replaced impervious area is: _____ ft ² (_____) 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)?

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?

2. Retrofitting or redeveloping existing paved alleys, streets, or roads that are designed and constructed in accordance with the USEPA Green Streets guidance?

3. Ground Mounted Solar Array that meets the criteria provided in section 1.4.2 of the BMP manual?

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 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 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 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 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 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 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 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 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 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 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 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: _____ Applicant Title: _____

Applicant Signature: _____ Date: _____

* 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: _____		