



CHECKLIST FOR NEW DEVELOPMENT AND REDEVELOPMENT

Project Name: _____

Project Location: _____

INSTRUCTIONS

To address pollutants that may be generated from development, the City requires that new development and redevelopment projects incorporate permanent Stormwater Best Management Practices (BMPs) into the project design, which are described in the City’s Standard Urban Storm Water Mitigation Plan (SUSMP).

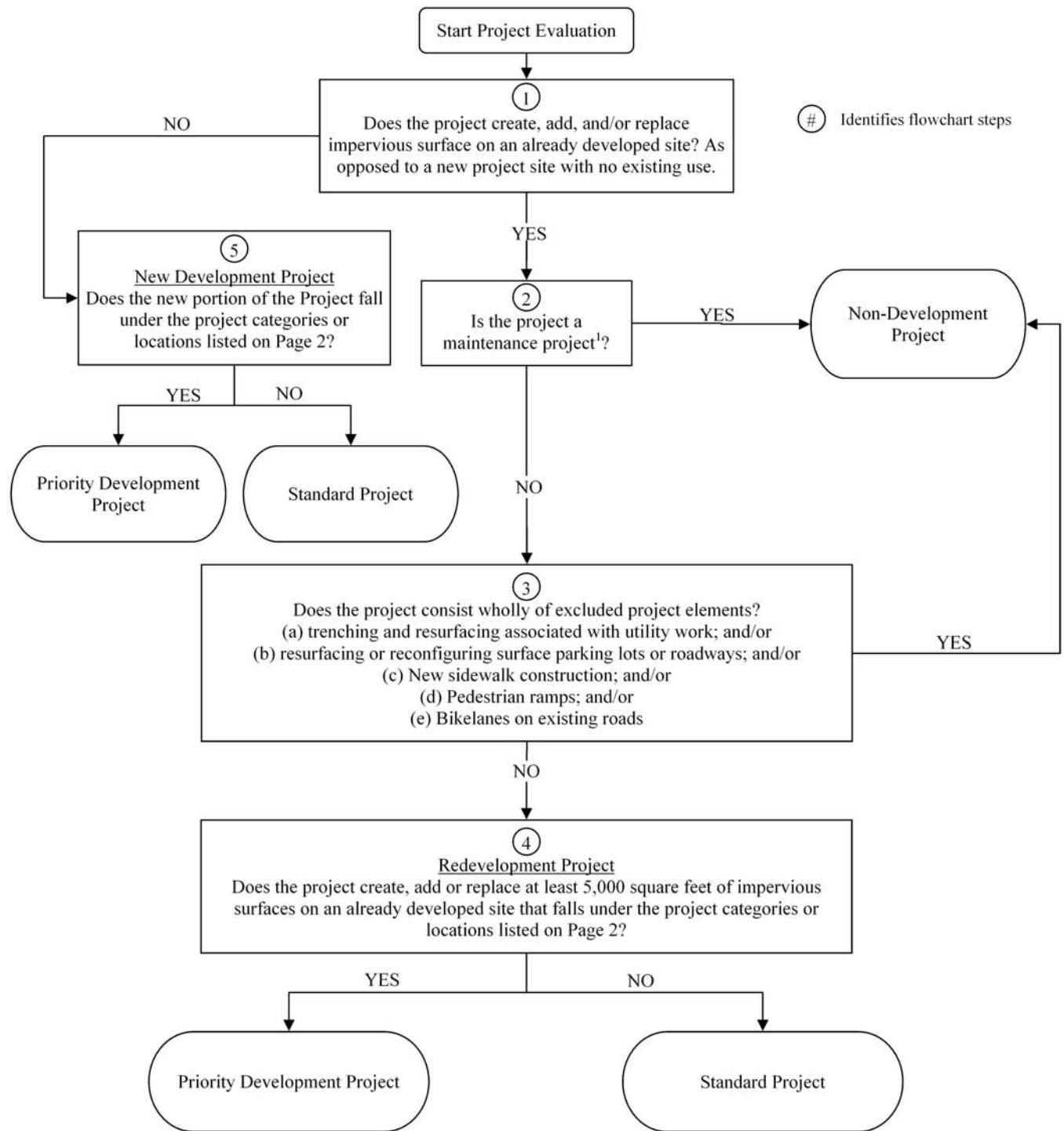
This checklist must be completed by applicant in advance of submitting a development application (subdivision and land use planning approvals and construction permits). The results of the checklist determine the level of stormwater pollution prevention standards and permanent BMPs required for the proposed development or redevelopment project. Many aspects of project site design are dependent upon these standards and requirements for a project.

Applicant responses to the checklist represent an initial assessment of the proposed project conditions and impacts. City Land Development staff have the responsibility for making the final assessment after submission of the development application. City staff determination that the development application is subject to more stringent stormwater standards than initially assessed by the applicant, will result in the return of the development application as incomplete.

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

A separate completed and signed checklist must be submitted for each application submittal. Only one completed and signed checklist is required when multiple development applications for the same project are submitted concurrently. In addition to this checklist, applicants for construction permits must also complete, sign and submit an Urban Runoff Threat Assessment Questionnaire for Construction Activity.

This checklist should be used to categorize new development and redevelopment projects as priority, standard or non-development projects, to determine if a project is subject to SUSMP requirements. The following flowchart, Figure 1, may assist the project applicant in categorizing the proposed project.



Project Type Determination Flowchart

¹Maintenance projects are defined as those where impervious surfaces may be removed, however the underlying soils are not exposed and/or routine replacement of damaged pavement, such as pothole repair

SECTION 1 – Redevelopment Determination Part I

| REDEVELOPMENT – PART I | YES | NO |
|--|-----|----|
| <p>1. Is your project a Redevelopment Project?</p> <p><i>Redevelopment is defined as the creation, addition or replacement of at least 5,000 square feet of impervious surface on an <u>already developed site which falls under the project categories listed in Table 1 in Section 4 below</u></i></p> <p><i>Examples of Redevelopment include, but are not limited to: the expansion of a building footprint; road widening; addition to or replacement of a structure and creation or addition of impervious surfaces; Replacement of impervious surfaces includes any activity that is not part of a routine maintenance activity where impervious material(s) are removed, exposing underlying soil during construction.</i></p> <p><i>Redevelopment does not include trenching and resurfacing associated with utility work; resurfacing and reconfiguring surface parking lots and existing roadways; new sidewalk construction, pedestrian ramps, or bike lane on existing roads; and routine replacement of damaged pavement, such as pothole repair.</i></p> <p><i>If the Redevelopment results in an increase of less than fifty percent of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the numeric sizing criteria discussed in the City's SUSMP and R-9 Order 2007-0001 NPDES CAS0108758 Section D.1.d.applies only to the addition, and not to the entire development. Conversely, if the redevelopment results in an increase of greater than or equal to 50% of the impervious surfaces of a previously existing development, the criteria apply to the entire project.</i></p> | | |
| <p>If you answered YES, your project is considered redevelopment. Please proceed to Section 2.</p> <p>If you answer NO, then your project is not considered redevelopment. Please proceed to Section 4.</p> | | |

SECTION 2 – Maintenance Projects Determination

| MAINTENANCE PROJECTS | YES | NO |
|--|-----|----|
| <p>1. Is your project a Maintenance Project?</p> <p><i>Maintenance Projects are defined as those projects where impervious surfaces may be removed, however the underlying soils are not exposed and/or routine replacement of damaged pavement, such as pothole repair or street overlay projects.</i></p> | | |
| <p>If you answered YES, your project is considered a Maintenance Project, and it is considered a Non-Development Project, and post construction requirements do not apply. Please proceed to Section 5 and check the Non-Development Project box.</p> <p>If you answered NO, please proceed to Section 3.</p> | | |

SECTION 3 – Redevelopment Determination Part II

| REDEVELOPMENT – PART II | YES | NO |
|---|-----|----|
| 1. Is your project an addition to an existing priority project type? <i>Priority projects are defined in Table 1, Section 4.</i> | | |
| <p>If you answered YES, please proceed to Question 2 of this section.</p> <p>If you answered NO, then your project is not considered redevelopment and is not subject to priority project requirements, only standard requirements. Please proceed to Section 5 and check the Standard Project box.</p> | | |
| 2. Does your project consist wholly of one or more of the following: | | |
| a. Trenching and resurfacing associated with utility work? | | |
| b. Resurfacing and reconfiguring surface parking lots? | | |
| c. New sidewalk construction, pedestrian ramps, or bike lanes on public and/or private existing roads? | | |
| d. Replacement of damaged pavement? | | |
| <p>If you answered NO to ALL of the questions, please proceed to Question 3.</p> <p>If you answered YES to ONE OR MORE of the questions then your project is not a redevelopment project and is not subject to priority or standard project requirements. Please proceed to Section 5 and check the Non-Development Project box.</p> | | |
| 3. Will the development create, add or replace at least 5,000 ft ² of impervious surfaces on an existing development? | | |
| <p>If you answered YES, your project is considered a Priority Redevelopment Project and you are subject to priority project requirements. Please proceed to Section 5 and check the Priority Development or Redevelopment Project box.</p> <p>If you answered NO, then your project is NOT considered a Priority Redevelopment Project and is NOT subject to priority project requirements, only standard requirements. Please proceed to Section 5 and check the Standard Project box.</p> | | |

SECTION 4 – New Development Determination

| NEW DEVELOPMENT | YES | NO |
|---|-----|----|
| <p>1. Is your project a New Development Project?</p> <p><i>New Development projects are defined as those projects listed in categories A-K in Table 1 below per R-9 Order 2007-0001 NPDES CAS0108758 Section D.1.d that are not part of an already developed site.</i></p> | | |

Table 1 Is the project in any of these categories?

| Yes <input type="checkbox"/> | No <input type="checkbox"/> | | |
|---------------------------------|--------------------------------|---|--|
| <input type="checkbox"/> | <input type="checkbox"/> | A | Housing subdivisions of 10 or more dwelling units. Examples: single-family homes, multi-family homes, condominiums, and apartments. |
| <input type="checkbox"/> | <input type="checkbox"/> | B | Commercial—greater than one acre. Any development other than heavy industry or residential. Examples: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities. |
| <input type="checkbox"/> | <input type="checkbox"/> | C | Heavy industry—greater than one acre. Examples: manufacturing plants, food processing plants, metal working facilities, printing plants, and fleet storage areas (bus, truck, etc.). |
| <input type="checkbox"/> | <input type="checkbox"/> | D | Automotive repair shops. A facility categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539. |
| <input type="checkbox"/> | <input type="checkbox"/> | E | Restaurants. Any facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for structural treatment BMP and numeric sizing criteria requirements and hydromodification requirements. |
| <input type="checkbox"/> | <input type="checkbox"/> | F | Hillside development greater than 5,000 square feet. Any development that creates 5,000 square feet of impervious surface and is located in an area with known erosive soil conditions, where the development will grade on any natural slope that is twenty-five percent or greater. |
| <input type="checkbox"/> | <input type="checkbox"/> | G | Environmentally Sensitive Areas (ESAs). ¹ All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands. |
| <input type="checkbox"/> | <input type="checkbox"/> | H | Parking lots 5,000 square feet or more or with 15 or more parking spaces and potentially exposed to urban runoff. |
| <input type="checkbox"/> | <input type="checkbox"/> | I | Street, roads, highways, and freeways. Any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles. |
| <input type="checkbox"/> | <input type="checkbox"/> | J | Retail Gasoline Outlets (RGOs) that are: (a) 5,000 square feet or more or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. |
| <input type="checkbox"/> | <input type="checkbox"/> | K | Development Projects—greater than one acre. Any development projects that result in the disturbance of one acre or more of land. |

¹Environmentally Sensitive Areas include but are not limited to all Clean Water Act Section 303(d) impaired waterbodies; 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); waterbodies 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; and any other equivalent environmentally sensitive areas which have been identified by the Copermitees.

²"Directly adjacent" means situated within 200 feet of the environmentally sensitive area.

³"Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flow from adjacent lands.

If you checked **YES** for **ANY** of the categories above, the proposed project is a priority project and priority project requirements apply. Please proceed with Section 5 and check the **Priority Development** box.

If you checked **NO** for **ALL** of the categories above, then the project is a non priority project and standard project requirements apply. Please proceed with Section 5 and check the **Standard Project** box.

If your project is **NOT** new development but may be considered redevelopment, then please return to Section 3 if you have not already done so

SECTION 5 – Final Determination

Based on the information provided in Sections 1-4, this project is determined to be a:

- PRIORITY DEVELOPMENT OR REDEVELOPMENT PROJECT.** PRIORITY REQUIREMENTS APPLY AND A WATER QUALITY TECHNICAL REPORT (WQTR) MUST BE SUBMITTED AT THE TIME OF APPLICATION.
- STANDARD PROJECT.** STANDARD REQUIREMENTS APPLY AND APPLICABLE SECTIONS OF A WATER QUALITY TECHNICAL REPORT (WQTR) MUST BE SUBMITTED AT THE TIME OF APPLICATION.
- NON DEVELOPMENT PROJECT.**

Applicant Information and Signature Box

| | | | |
|----------------------|--|------------------|--|
| Address: | | APN(s) | |
| Applicant Name: | | Applicant Title: | |
| Applicant Signature: | | Date: | |

City use only

| | | |
|-------------|-----|----|
| Concur: | Yes | No |
| By: | | |
| Date: | | |
| Land Dev #: | | |

This information is available in alternate format by request to Joan Turley at (760) 639-6100