



PLANNING DEPARTMENT
 1243 NATIONAL CITY BOULEVARD
 NATIONAL CITY, CA 91950
 (619) 336-4310

**Discretionary
 Approval
 Applications**

	Amendment – General Plan, Specific Plan, Coastal Plan	Annexation	Certificate of Compliance	Coastal Development Permit	Code Amendment	Conditional Use Permit ¹	Consistency Review	Historic Site Designation	Minor Use Permit	Planned Development	Request to Initiate	Site Plan Review	Specific Plan	Street or Alley Vacation	Substantial Conformance	Tentative Parcel Map	Tentative Subdivision Map	Variance	Zone Map Change
Pre-application Meeting	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Application	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Storm Water BMP Requirements Applicability Form (BMP “I” Form)				X		X	X		X	X			X	X		X	X	X	X
Environmental Assessment Form	X			X		X	X			X			X	X		X	X	X	X
Grant Deed & Preliminary Title Report		X	X	X		X	X	X	X	X			X	X	X	X	X	X	X
Mailing Labels				X		X	X		X	X			X	X	X	X	X	X	X
Site Photos	X	X	X	X		X	X	X	X	X		X	X	X	X	X	X	X	X
Site Plan	X	X		X		X	X		X	X	X	X	X	X	X	X	X	X	X
Architectural and Floor Plans				X		X	X			X		X	X		X	X	X	X	
Conceptual Landscape Plan				X		X	X			X		X	X		X	X	X	X	
Grading & Drainage Plan				X		X				X			X			X	X		
Plat Map			X								X			X		X	X		
Tentative Map																X	X		
Historic Study								X											
Digital Files (CD)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Fees	See fee list on reverse side																		

X = Required

¹ Applications for alcoholic beverage sales have additional submittal requirements (see separate handout).

PLANNING

Development		
#	Description	Fee
1	Annexation	\$4,500.00
2	Coastal Dev Permit with Public Hearing	\$3,350.00
3	Coastal Dev Permit without Public Hearing	\$750.00
4	Code Amendment	\$5,500.00
5	Conditional Use Permit (CUP)	\$3,700.00
6	Consistency Review	\$3,700.00
7	General Plan Amendment	\$5,500.00
8	Historic Site Designation	\$1,500.00
9	Initial Study	\$1,100.00
10	Local Coastal Program (LCP) Amendment	\$5,500.00
11	Minor Use Permit	\$650.00
12	Planned Development Permit (PD)	\$3,700.00
13	Preliminary Site Plan Review (per review)	\$600.00
14	Request to Initiate General Plan/Specific Plan/Zoning Amendment	\$1,000.00
15	Specific Plan	\$6,650.00
16	Specific Plan Amendment	\$5,500.00
17	Substantial Conformance - Council, Commission	\$750.00
18	Substantial Conformance - Staff Review	\$500.00
19	Time Extension with Public Hrg (CUP, PD, Variance)	\$1,100.00
20	Time Extension without Public Hrg (CUP, PD, Variance)	\$400.00
21	Variance	\$3,700.00
22	Zone Map Change	\$5,500.00
Subdivision		
1	Certificate of Compliance	\$800.00
2	Lot Merger	\$600.00
3	Street Vacation	\$4,000.00
4	Street Vacation Initiation	\$1,000.00
5	Tentative Parcel Map	\$3,000.00
6	Tentative Subdivision Map	\$4,000.00
7	Time Extension, Tentative Parcel Map	\$1,000.00
8	Time Extension, Tentative Subdivision	\$1,000.00
Miscellaneous		
1	Appeal, Project Processing (non- refundable) Project	\$1,000.00
2	Home Occupation Permit	\$100.00
3	Large Family Day Care	\$100.00
4	Mills Act Application	\$2,207.00
5	Research Fee (per hour)	Actual Cost
6	Zoning/Rebuild Letters	\$80.00
7	Interim Use Permit	\$1,500.00
8	General Update Fee	5% of the Development and Subdivision application fee
9	Scanning Fee (fee to scan file content once approved)	\$2.50

Signs		
1	Banners, Administrative Fee	\$60.00
2	Banners, Processing (reimbursable)	\$500.00
3	Painted Wall Sign	\$60.00
4	Reface Sign	\$60.00

___ 1. PRE-APPLICATION MEETING

A pre-application meeting is highly encouraged before submitting an application. Contact Planning Department staff to schedule an appointment for a pre-application meeting via phone at (619) 336-4310 or via email at planning@nationalcityca.gov.

___ 2. APPLICATION

The application form shall be completed and signed by the applicant and property owner.

___ 3. STORM WATER BMP REQUIREMENTS APPLICABILITY FORM

- a) A Storm Water BMP Requirements Applicability Form (attached) must be submitted with all applications to determine if a Storm Water Quality Management Plan (SWQMP) and Hydrology Study/Drainage Analysis must be prepared.
- b) If required by above (a), submit a Storm Water Quality Management Plan and Hydrology Study/Drainage Analysis and a deposit to the Engineering Department. This study must be submitted prior to a Discretionary Permit application.

___ 4. ENVIRONMENTAL ASSESSMENT FORM (INITIAL STUDY)

An Environmental Assessment Form shall be submitted for all discretionary projects to determine the potential environmental impacts of the proposed project. If it is determined that the proposal may have a significant impact, an Environmental Impact Report (EIR) or Negative Declaration/Mitigated Negative Declaration would be required in accordance with the "National City Environmental Guidelines."

___ 5. GRANT DEED AND TITLE REPORT

The application shall include one copy of the grant deed and preliminary title report for the property.

___ 6. SITE PLAN

The applicant shall submit a site plan drawn to scale in the following quantities and sizes:

- (3) Three sets of full size D Sheets (folded and stapled to 8½" x 11")
- (5) Five sets of 11" x 17" sheets (folded and stapled to 8½" x 11")
- (1) One 8½" x 11" reduced set. Plans must be legible, drawn to scale, and accurately show what is proposed.

___ 7. ARCHITECTURAL PLANS AND FLOOR PLANS

The applicant shall submit architectural plans and floor plans (when necessary). Architectural plans may substituted by photos for existing developments when no exterior construction is proposed.

___ 8. CONCEPTUAL LANDSCAPE PLAN

The application shall include two (2) copies of a conceptual landscape plan. The plan should indicate a plant palette. A final landscape and irrigation plan will be required to be submitted with building permit. For further information on landscaping requirements, please consult the Land Use Code (NCMC 18.44).

___ 9. GRADING AND DRAINAGE PLAN

The application shall include two (2) copies of a conceptual grading and drainage plan for all new construction accurately drawn to scale and prepared by a registered civil engineer or licensed architect. If a grading plan is not required, provide a letter from a registered civil engineer.

___ 10. TENTATIVE MAP / PLAT MAP

Tentative maps and plat maps are representations of tracts of land prepared by a licensed surveyor or registered civil engineer. Tentative maps are required when creating a new lot; whereas, plat maps are necessary when adjusting existing lots.

___ 11. HISTORIC STUDY

(For Mills Act applications) Historic studies demonstrate historic significance of a building.

___ 12. SITE PHOTOS

Provide photos of the project site and surrounding area to document existing site conditions.

___ 13. MAILING LABELS

The applicant shall provide a certified mailing list that includes all property owners and occupants within 300 feet (100 feet for street vacation requests) of the exterior boundaries of the property where the permit is proposed. The list must be provided on 8-1/2 inch by 11-inch paper (formatted as labels—Avery 5260 layout) and include the following:

Property Owners:

- Assessor's Parcel Number
- First and Last Name of Owner
- Mail Address – Street number, Street name, City, State and Zip

Occupants:

- Assessor's Parcel Number
- "Occupant"
- Site Address – Street number, Street name, City, State and Zip

___ 14. DIGITAL FILES

All applications shall include a CD or flash drive with PD or JPEG copies of all plans and photos submitted.



PLANNING DEPARTMENT
 1243 NATIONAL CITY BOULEVARD
 NATIONAL CITY, CA 91950
 (619) 336-4310
planning@nationalcityca.gov

STAFF ONLY	
Case Number	_____
Filing Fee \$	_____ Receipt No. _____
Date Received	_____ By _____
Zoning Designation	_____ U.G. _____
New or Modification	_____
Related Cases	_____
E.A.F. Required	_____ Fee _____

DISCRETIONARY PERMIT APPLICATION

- | | |
|---|--|
| <input type="checkbox"/> Annexation
<input type="checkbox"/> Appeal
<input type="checkbox"/> Certificate of Compliance
<input type="checkbox"/> Coastal Development Permit
<input type="checkbox"/> Code Amendment
<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Consistency Review
<input type="checkbox"/> General Plan Amendment
<input type="checkbox"/> Historic Site Designation/Mills Act
<input type="checkbox"/> Interim Use Permit
<input type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Planned Development Permit
<input type="checkbox"/> Preliminary Site Plan Review
<input type="checkbox"/> Request to Initiate
<input type="checkbox"/> Specific Plan
<input type="checkbox"/> Street/Alley Vacation
<input type="checkbox"/> Substantial Conformance
<input type="checkbox"/> Tentative Parcel Map
<input type="checkbox"/> Tentative Subdivision Map
<input type="checkbox"/> Variance
<input type="checkbox"/> Zone Map Change
<input type="checkbox"/> Other |
|---|--|

SUBJECT PROPERTY ADDRESS:

Address: _____ APN: _____

APPLICANT:

Name: _____ Signature: _____ Date: _____
 (Please type or print)

Address: _____

Phone No. _____ Fax No. _____ Email: _____

PROPERTY OWNER(S):

Name: _____ Signature: _____ Date: _____
 (Please type or print)

Address: _____

Phone No. _____ Fax No. _____ Email: _____

I certify that the attached document is a complete list of all property owner and occupant mailing addresses within 300 feet of the exterior boundaries of the property described in the application Case File Number: _____.

This list was taken from the latest adopted San Diego County Tax Roll maintained in the office of the San Diego County Tax Assessor on _____.

Signature _____

Date _____



ENVIRONMENTAL ASSESSMENT FORM (TO BE COMPLETED BY APPLICANT)

The information you provide in this form will be used to determine what type of environmental document will be prepared for the project. To avoid unnecessary project delays, the information you provide should be complete, accurate and unbiased.

The State of California requires cities to assess the environmental impact of all development projects before permits for such action are issued. The attached form will assist you in presenting the environmental effects of your project. The form includes information about the project and an assessment of the potential environmental. You may be asked to answer other questions and submit additional information to determine whether an Environmental Impact Report (EIR) is required for the project.

This form shall be accompanied by a set of the SITE PLANS, ARCHITECTURAL PLANS (if appropriate), and a PROJECT SCHEDULE.

Date Filed: _____ Project No.: _____

GENERAL INFORMATION

1. Applicant: _____

Address: _____

Phone # _____ Fax # _____ E-Mail: _____

2. Property Owner: _____

Address: _____

Phone # _____ Fax # _____ E-Mail: _____

3. Project Manager (if different from above) _____

Address: _____

Phone # _____ Fax # _____ E-Mail: _____

PROJECT DESCRIPTION

4. Project Site Address: _____

5. APN(s): _____

6. Description of the Project/Proposed Use(s) (i.e. Dwelling Units/Type of Building/Square-Footage):

7. Other Related Permits (List and describe any other related permits and other public approvals required for this project including those required by City, Regional, State and Federal agencies.):

8. Does the project involve funding from State and/or Federal agency. If so, which one(s)?

9. Describe anticipated phasing of development or if the project is part of a larger project:

10. Zoning Designation: _____

11. Site Size: _____

12. Square-Footage of Structure(s): _____ square-feet

13. No. of Floors of Structure(s): _____

14. No. Off-Street Parking Spaces: _____

- 15. Square-Footage of Parking Lot and/or Impervious Surface Area _____ square-feet.
- 16. Estimated Amount of Grading: _____ cubic yards
- 17. Maximum heights of manufactured slopes: _____
- 18. Residential: Number of Units: _____ Unit Sizes: _____
 Range of sale prices or rents: _____ Expected Household size: _____
- 19. Commercial: Type of Use: _____ Square-Footage: _____
 Loading Facilities: _____
- 20. Industrial: Type of Use: _____ Square-Footage: _____
 Loading Facilities: _____ No. of Employees: _____
- 21. Institutional: Type of Use: _____ Square-Footage: _____
 Loading Facilities: _____ No. of Employees: _____
- 22. If the project involves a VARIANCE, CONDITIONAL USE PERMIT, GENERAL PLAN AMENDMENT, REZONE, SPECIFIC PLAN, COASTAL DEVELOPMENT PERMIT, indicate clearly why the application is required.

- 23. Does the project involve a density bonus request? If so, provide discussion of exceptions requested.

- 24. Has a Phase I Environmental Assessment been prepared or is one being considered for this project. If one has been prepared, provide a copy for review.

ARE THE FOLLOWING ITEMS APPLICABLE TO THE PROEJCT OR ITS EFFECTS?

All questions answered with a **YES** shall include a discussion on a separate sheet(s) of paper.

	Yes	No
26. Change in existing features or any bays, tidelands, beaches, lakes, hills or substantial alternation of ground contours.		
27. Change in scenic views or vistas from existing residential area or public lands or roads.	—	—
28. Change in pattern, scale or character of general area of project.	—	—
29. Significant amounts of solid waste or litter.	—	—
30. Changes in dust, ash, smoke, fumes or odors in vicinity.	—	—
31. Change in ocean, bay, lake, stream, or ground water quality or alteration of existing drainage patterns, including drainage into an Environmental Sensitive Area (ESA).	—	—
32. Substantial change in existing noise or vibration levels in the vicinity.	—	—
33. Site on filled land or on slope of 10% or more.	—	—
34. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	—	—
35. Substantial change in demand for municipal services (police, fire, water, sewage, parks, schools, etc.)	—	—
36. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.)	—	—
37. Relationship to a larger project or series of projects.	—	—
38. Has a prior Environmental Impact Report (EIR) been prepared for a program, plan, policy or ordinance consistent with this project?	—	—
39. If you answered yes to question 38, may this project cause significant effects on the environment that were not examined in the prior EIR.	—	—

ENVIRONMENTAL SETTING:

40. Describe the project site as it exists before the project, including information on topography (including distinguishing natural and manmade characteristics), soil stability, plants and animals, and any cultural, historical, or scenic aspects. Describe any existing structures on the site and the use of the structures. Please include photographs of the project site.

41. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.) intensity of land use (single-family, apartment, shops, etc.) and scale of development (height, frontage, set-back, rear-yard, etc.) Please include photographs of the vicinity.

CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability and that the facts, statements, and information presented are true and correct to the best of my knowledge and behalf.

PRINT NAME of Person Who Completed Application

SIGNATURE

DATE

PRINT NAME

SIGNATURE of Applicant (if different than above)

DATE



**City of National City
Engineering**

Storm Water BMP Requirements Applicability Form (Storm Water Intake Form for all Development Permit Applications)		Form I-1	
Project Information			
Project Title:			
Project Address/Location:			
Brief Description of Work Proposed:			
Determination of Requirements			
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.			
Step	Answer	Progression	
Step 1: Does the project consist exclusively of one or both of the activity types below? <ul style="list-style-type: none"> Project with no soil disturbance or change to building general exterior dimensions or structural framing. <i>Examples:</i> interior remodeling, electrical work, HVAC work, plumbing, etc. Routine maintenance. <i>Examples:</i> roof repairs, pavement repairs or resurfacing, resurfacing or repairing existing sidewalks or pedestrian ramps, trenching and resurfacing associated with utility work, or rebuilding a structure to its original design after a fire or natural disaster. 	<input type="checkbox"/> Yes	STOP. Project is <u>Exempt</u> No permanent storm water BMP plan is required. <ul style="list-style-type: none"> Interior projects are not subject storm water requirements. Outdoor, routine maintenance projects not requiring a grading plan must include the standard "Construction Storm Water BMP Notes" on their site plans. 	
	<input type="checkbox"/> No	Go to Step 2.	
Step 2: Does the project create or replace <u>less</u> than 2,500 square feet of impervious area (rooftop or pavement, including roads, sidewalks, parking lots, concrete patios, etc.) <u>AND</u> is also not an automotive repair shop or a retail gasoline outlet?	<input type="checkbox"/> Yes	STOP. Project is a <u>Standard Project</u> Incorporate "Permanent Storm Water BMP Notes" into site plan. If no grading plan is required also include "Construction Storm Water BMP Notes."	
	<input type="checkbox"/> No	Complete and attach Form I-2.	
Certification			
Name of Person Completing Form			
Role	Phone		
Company	Email		
Signature			Date
Owner Contact Information (if different from above signatory)			
Name			
Email			
Company	Phone		

The following construction BMP notes shall be added to the site plan as determined in the



completion of forms I-1 and I-2:

Construction Storm Water BMP Notes

1. All applicable construction BMPs and non-storm water discharge BMPs shall be implemented in accordance with the City of National City minimum BMP requirements included in the National City Municipal Code and the City of National City Jurisdictional Runoff Management Program (JRMP). All storm water BMPs shall be maintained for the duration of the project.
2. Erosion control BMPs shall be implemented for all portions of the project area in which no work has been done or is planned to be done over a period of 14 or more days. All onsite drainage pathways that convey concentrated flows shall be stabilized to prevent erosion.
3. Run-on from areas outside the project area shall be diverted around work areas to the extent feasible. Run-on that cannot be diverted shall be managed using appropriate erosion and sediment control BMPs.
4. Sediment control BMPs shall be implemented, including providing fiber rolls, gravel bags, or other equally effective BMPs around the perimeter of the project to prevent transport of soil and sediment offsite. Any sediment tracked onto offsite paved areas shall be removed via sweeping at least daily. All BMPs shall be installed and maintained in accordance with the applicable CASQA fact sheets.
5. Trash and other construction wastes shall be placed in a designated area at least daily and shall be disposed of in accordance with applicable requirements.
6. Materials shall be stored to avoid being transported in storm water runoff and non-storm water discharges. Concrete washout shall be directed to a washout area designed in accordance with CASQA standards; concrete shall not be washed out to the ground.
7. Stockpiles and other sources of pollutants shall be covered when the chance of rain within the next 48 hours is at least 50%.

The following post-construction (permanent) BMP notes listed shall be added to the site plan for all Standard Projects, except where not applicable and feasible as determined by the City of National City.

Permanent Storm Water BMP Notes

1. Landscaped areas shall be designed in accordance with Water Efficient Landscape Ordinance requirements.
2. Roof drainage shall be directed to landscaped areas or rain barrels.
3. Walkways shall be designed to drain to adjacent landscaped or natural areas or constructed using permeable materials.
4. Streets, sidewalks, and parking lot aisles shall be constructed to the minimum width necessary, provided public safety is not compromised.
5. Existing trees and natural areas, including but not limited to natural water bodies and natural storage reservoirs or drainage corridors (e.g., topographic depressions, natural swales, and areas of naturally permeable soils), shall be conserved or otherwise protected to the extent feasible.



City of National City Engineering

6. The impervious footprint, including roofed areas and paved areas, of the project shall be minimized to the extent applicable and feasible.
7. Dumpsters, other trash receptacles, and waste cooking oil containers shall be stored inside buildings or in four-sided enclosures with a structural overhead canopy designed to prevent precipitation from contacting materials stored in the enclosure.
8. Onsite storm drains shall be stenciled or otherwise permanently labeled with “No Dumping, Drains to Ocean” or other equivalent language approved by the City.
9. Outdoor material storage areas and outdoor work areas shall be protected from rainfall, run-on, and wind dispersal.



Storm Water BMP Requirements for Standard and Priority Development Projects		Form I-2
Project Information		
Project Title:		
Project Address/Location:		
The project is (select one): <input type="checkbox"/> New Development <input type="checkbox"/> Redevelopment [†]		
Project total disturbed area: _____ ft ² (Note: 1 acre = 43,560 ft ²)		
Total proposed newly created or replaced impervious area: _____ ft ² (Impervious area includes rooftops and impermeable pavement, such as concrete or asphalt).		
Step 1. Identify Applicable Project Categories		
Mark whether each of the following categories describes the proposed project by indicating "Yes" or "No".		
1.1) 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"/>
1.2) 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"/>
1.3) 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: (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. <i>Note that this does not include routine maintenance projects as noted on Form I-1 and defined in more detail in Chapter 1 of the BMP Design Manual.</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>

[†] Redevelopment is any land-disturbing activity that results in the creation, addition, or replacement of exterior impervious surface on a site on which some past development has occurred. Examples include the expansion of a building footprint, road widening, and the addition to or replacement of a structure. Replacement of impervious surfaces includes any activity where impervious material(s) are removed, exposing underlying soil during construction. Redevelopment does not include routine maintenance activities, such as trenching, and resurfacing associated with utility work; pavement grinding and resurfacing of existing roadways; construction of new sidewalk, pedestrian ramps, or bike lanes on existing roadways; or routine replacement of damaged pavement such as pothole repair.



Storm Water BMP Requirements for Standard and Priority Development Projects		Form I-2	
<p>1.4) New or redevelopment projects that create 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: a map of ESAs identified in the City of National City is available at the Engineering Counter and on the City’s storm water website. See manual Section 1.4.2 for additional guidance.</i></p>	Yes	No	
<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>			
<p>1.5) New development projects of any size, 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 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	No	
<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>			
<p>1.6.a) New or redevelopment projects that result in the disturbance of one or more acres of land and are expected to generate pollutants after the completion of construction.</p> <p><i>Note: most projects are expected to generate pollutants after the completion of construction. If your project is at least one acre but you believe it will not generate pollutants after the completion of construction, include an explanation below in box 1.6.b. See BMP Design Manual Section 1.4.2 for additional guidance.</i></p>	Yes	No	
<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>			
<p>1.6.b) <u>Explanation</u>, if marked “No” and project is at least one acre :</p> 			
<p>Are any of the categories above marked as “Yes”?</p> <p><input type="checkbox"/> Yes – Complete Step 2.</p> <p><input type="checkbox"/> No – STOP. The project is a <u>Standard Project</u>. Incorporate Permanent Storm Water BMP Notes into site plan. If no grading plan is required also include “Construction Storm Water BMP Notes.”</p>			



Stormwater BMP Requirements for Standard and Priority Development Projects		Form I-2
Step 2. Priority Development Project (PDP) Exemptions		
<i>Does the project consist exclusively of either of the activity types below?</i>		
2.1) New or retrofit paved sidewalks, bicycle lanes, or trails that meet any of the following criteria: (i) Designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas (ii) Designed and constructed to be hydraulically disconnected from paved streets or roads (iii) Designed and constructed with permeable pavements or surfaces. <i>(Routine maintenance is always exempt, see form I-1)</i>	<input type="checkbox"/> Yes – STOP. The project is a <u>Standard Project</u> . Incorporate Construction Storm Water BMP Notes and Permanent Storm Water BMP Notes into site plan.	
	<input type="checkbox"/> No. Answer box 2.2 below.	
2.2) Retrofitting or redevelopment of existing paved alleys, streets or roads that are designed and constructed in accordance with the USEPA Green Streets guidance (see BMP Design Manual for details).	<input type="checkbox"/> Yes – STOP. The project is <u>not</u> a PDP but must meet Green Streets standards. Contact Engineering staff for details before proceeding with project design.	
	<input type="checkbox"/> No. The project is a <u>PDP*</u> . Go to Step 3.	
Step 3. Special Sizing for Redevelopment (Redevelopment Priority Development Projects only)		
3.1) Is the project a redevelopment project?	<input type="checkbox"/> Yes. Complete box 3.2 below.	
	<input type="checkbox"/> No. Go to Step 4.	
3.2) The area of existing (pre-project) impervious area at the project site is: _____ ft ² (A) The total proposed newly created or replaced impervious area is _____ ft ² (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):	<input type="checkbox"/> less than or equal to 50%. Only created/replaced impervious areas are considered <u>PDP*</u> . Continue to Step 4.	
	<input type="checkbox"/> greater than 50%. The entire project site is a <u>PDP*</u> . Continue to Step 4.	

* If the project does not require a grading permit, a "Construction BMP Plan for Priority Development Projects without Grading Permits" is required. Construction BMP Plan must also include the "Construction Storm Water BMP Notes."



Stormwater BMP Requirements for Standard and Priority Development Projects		Form I-2
Step 4. Hydromodification Requirements (Priority Development Projects only)		
<p>4.1) Does the project discharge storm water runoff to any of the following?</p> <p>(i) Existing underground storm drains discharging directly to water storage reservoirs, lakes, enclosed embayments (including San Diego Bay), or the Pacific Ocean</p> <p>(ii) Conveyance channels whose bed and bank are concrete lined all the way from the point of discharge to water storage reservoirs, lakes, enclosed embayments (including San Diego Bay), or the Pacific Ocean</p> <p>(iii) Existing underground storm drains or conveyance channels whose bed and bank are concrete lined all the way from the point of discharge to the Sweetwater River. <i>This exemption cannot be claimed until the San Diego Bay WQIP has been approved. Check with Engineering staff for details.</i></p>	<p><input type="checkbox"/> Yes – STOP. The project is a <u>PDP*</u> that is exempt from hydromodification (flow) control requirements. Prepare and submit SWQMP documenting project compliance with numeric sizing standards for pollution control requirements.</p> <p><input type="checkbox"/> No. Project is a <u>PDP*</u>. Answer the question in box 4.2 below to determine applicability of additional requirements. (At a minimum the project must meet numeric sizing standards for pollutant control and hydromodification (flow) control.)</p>	
<p>4.2 Does protection of critical coarse sediment yield areas apply based on review of the Potential Critical Coarse Sediment Yield Area Map? <i>See the map on the City's Storm Water web page and at the Engineering Counter.</i></p>	<p><input type="checkbox"/> Yes – STOP. The project is a <u>PDP*</u>. Prepare and submit a SWQMP that meets sizing standards for pollutant control, hydromodification (flow) control and analysis of potential critical coarse sediment yield areas and associated management measures. See BMP Design Manual Section 6.2.</p> <p><input type="checkbox"/> No – STOP. The project is a <u>PDP*</u>. Prepare and submit a SWQMP that meets sizing standards for pollutant control, and hydromodification (flow) control.</p>	

* If the project does not require a grading permit, a "Construction BMP Plan for Priority Development Projects without Grading Permits" is required. Construction BMP Plan must also include the "Construction Storm Water BMP Notes."



Construction BMP Plan for Priority Development Projects without Grading Permits

Project Name or Address: _____ **Permit ID:** _____

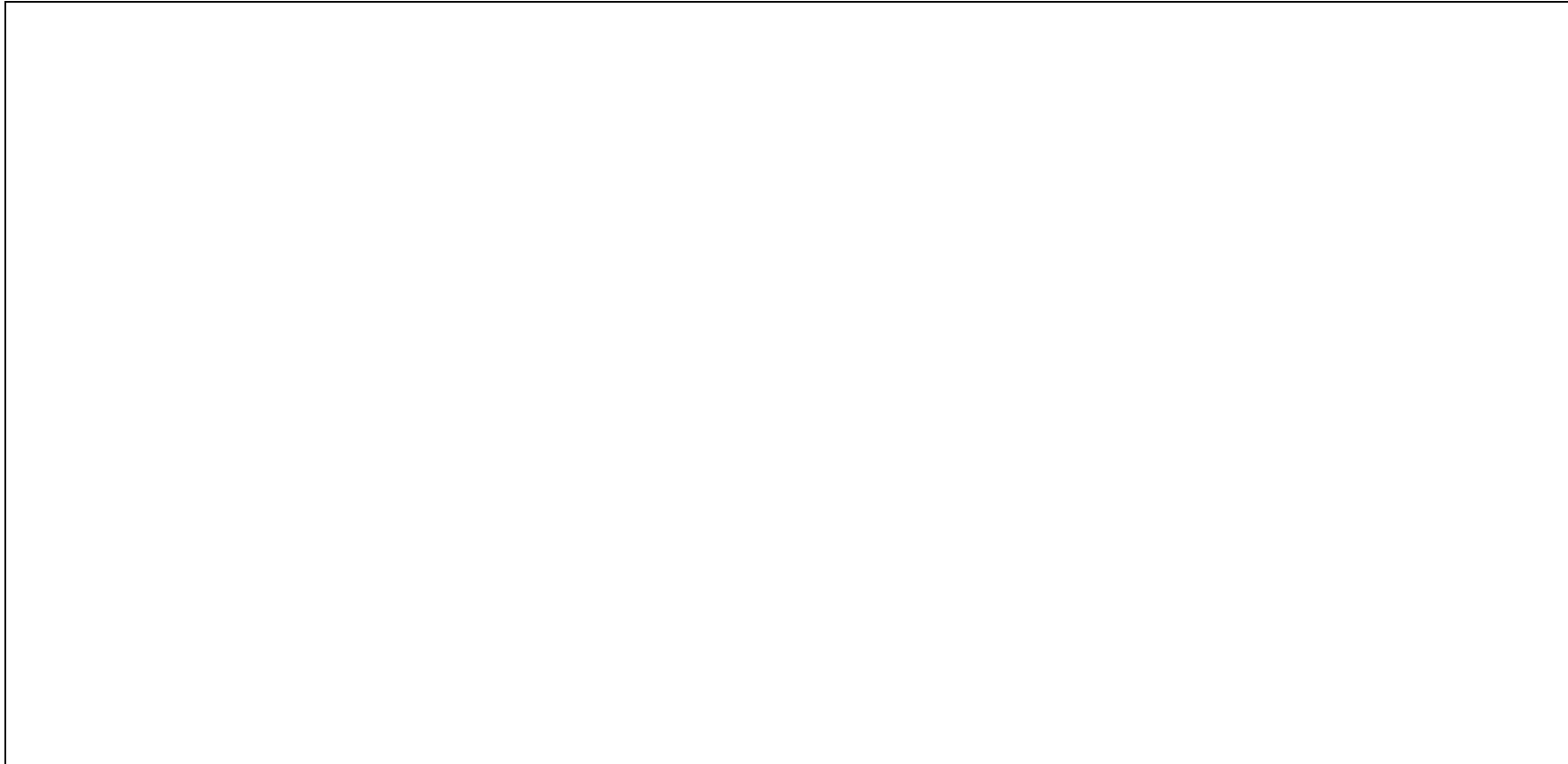
Describe proposed BMPs below, and indicate where they will be used on the "Project Construction BMP Exhibit" on the next page.

BMP Category	BMP Description¹	Proposed? (Y/N/NA)	Description of How This BMP Will Be Used at the Project, or, if Not Applicable, Explain Why
Perimeter Protection	Install BMPs around the perimeter of the work area to prevent dirt from leaving. Common BMPs used include fiber rolls, gravel bags, and silt fence.		
Erosion Control	Divert run-on from surrounding areas from running through disturbed areas, e.g., by using gravel bags or fiber rolls. Stabilize disturbed drainage pathways that run through the site where applicable.		
Inlet Protection	Install gravel bags or equivalent around onsite storm drains. ²		
Waste Management	Collect and properly store trash and other waste materials at least daily. Regularly and properly dispose of wastes.		
Concrete Waste Management	Direct concrete washout to a designated washout area. ³ Discharge to the ground is not allowed.		
Material Storage	Cover materials that could be transported by runoff from rain. Use secondary containment for liquids. Provide fiber roll or equivalent around perimeter of stockpiles, and cover (e.g., with plastic sheeting) before storms.		
Sediment Tracking	Sweep paved areas adjacent to work area as necessary, at least daily, to remove accumulated or tracked sediment. If vehicles will enter the work area, install a stabilized construction entrance.		
Discharge Prevention	Do not allow any water other than rain water to discharge from the site. Maintain appropriate materials to address spills that may occur. Use drip pans to catch leaks from vehicles and equipment.		







1. This table is a simplified description of required BMPs intended for smaller projects that are completed relatively quickly. The City reserves the right to require additional BMPs in accordance with the Municipal Code and Section 2.1 of Appendix B of the City's JRMP where necessary.
2. See CASQA BMP SE-10.
3. See CASQA BMP WM-8.
4. See CASQA BMP TC-1.

For additional information please visit:

<http://www.nationalcityca.gov/index.aspx?page=568>



Legend/ Standard Symbols

—FR— Fiber roll		Inlet protection		Waste storage area		Stockpile
—GB— Gravel bag berm		Concrete washout		Stabilized entrance/exit		Flow direction
—SF— Silt fence						