

CITY OF SOLANA BEACH

Checklist for Determination of Project Category

Based on Federal, State, and local regulations, all project applicants must submit stormwater documentation for all proposed development or redevelopment projects. Responses to the checklist represent an initial assessment of the proposed project conditions and impacts. City of Solana Beach (City) staff will confirm this checklist based on assessment of the development application and/or project plans. Results of the checklist will classify a project as one of the following: Priority Development Project (PDP), Standard Project, or Non-development Project. If additional information is needed while completing this checklist, please refer to the City's *BMP Design Manual*.

Project Information

Project Name:

Project Address:

Project APN:

Prepared by:

Prepared for:

SECTION 1: POST CONSTRUCTION STORMWATER REQUIREMENT EXEMPTIONS

*This section determines whether your project is exempt from post-construction BMP requirements and would be classified as a **Non-Development Project**. Please check "YES" or "NO" after every question.*

YES	NO
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Will the work involve the replacement of impervious surfaces that are part of a routine maintenance activity, such as:

- Replacing roof material on an existing building
- Rebuilding a structure to original design after damage from earthquake, fire or similar disasters
- Restoring pavement or other surface materials affected by trenches from utility work
- Resurfacing existing roads and parking lots, including slurry, overlay and restriping
- Routine replacement of damaged pavement, including full depth replacement, if the sole purpose is to repair the damage
- Resurfacing existing sidewalk, pedestrian ramps or bike lanes on existing roads (within existing street right-of-way)
- Restoring a historic building to its original historic design
- Routine replacement of damaged pavement, such as pothole repair

Note: Work that creates impervious surface outside of the existing impervious footprint is not considered routine maintenance.

Will the work involve the repair or improvements to an existing building or structure that does not alter the size:

- Plumbing, electrical and HVAC work
- Interior alterations including major interior remodels and tenant build-out within an existing commercial building
- Exterior alterations that do not change the general dimensions and structural framing of the building (does not include building additions or projects where the existing building is demolished)

If you answered YES to either question above, your project is considered a Non-Development Project, and post construction BMP requirements do not apply. Please proceed to Section 4 and check the Non-Development Project box. If you answered NO, please proceed to Section 2.

SECTION 2: PRIORITY DEVELOPMENT PROJECT DETERMINATION

This section determines whether your project is a Priority Development Project (PDP) or a Standard Project. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. The following types of projects are defined as PDPs:

YES

NO

For additional information see Section 1.4 of the Solana Beach BMP Design Manual.

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.

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).

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:

- 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.
- Hillside development projects on any natural slope that is twenty-five percent or greater.
- Parking lots for the temporary parking or storage of motor vehicles.
- Streets, roads, highways, freeways, and driveways.

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 discharge directly to an Environmentally Sensitive Area (ESA) or Water Quality Sensitive Area (WQSA). "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).

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:

- Automotive repair shops.
- Retail gasoline outlets. This category includes Retail gasoline outlets that meet the following criteria: (a) 5,000 square feet or more or (b) a projected Average Daily Traffic of 100 or more vehicles per day.

New or redevelopment projects that result in the disturbance of one or more acres of land and are expected to generate pollutants post construction. This means any activity that moves soils or substantially alters the pre-existing vegetated or man-made cover of any land. This includes, but is not limited to the following:

- Grading, digging, cutting, scraping, stockpiling, pavement removal, and exterior construction;
- Substantial removal of vegetation where soils are disturbed including but not limited to removal by clearing or grubbing; or
- Any activity which bares soil or rock or involves streambed alterations or the diversion or piping of any watercourse.

If you answered YES to any of the categories above, your project is considered a PDP. Please proceed to section 3 and check the Priority Development Project Box in Section 4.

If you answer NO, then your project is considered a Standard Project. Please proceed to Section 4 and check the Standard Project Box.

SECTION 3: SPECIAL CONSIDERATIONS FOR REDEVELOPMENT PROJECTS

This section determines additional considerations required for Redevelopment PDPs.

YES NO

Will redevelopment result in the creation or replacement of impervious surface in an amount of more than 50 percent of the surface area of the previously existing development? See calculation of the ratio of impervious surface below.

These requirements for managing storm water on an entire redevelopment project site are commonly referred to as the "50 Percent Rule".

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

The total proposed newly created or replaced impervious area: _____ 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 a PDP** (check NO in the right column)

OR

greater than fifty (50%) – **the entire project is considered a PDP** (check YES in the right column)

For example, a 10,000 square foot development proposes replacement of 4,000 square feet of impervious area. The treated area is less than 50 percent of the total development area and only the 4,000 square foot area is required to be treated.

If instead, the development proposes replacement of 6,000 square feet of impervious area. The treated is greater than 50 percent of the total and the entire 10,000 square foot area is required to be treated.

SECTION 4: FINAL DETERMINATION

Based On The Information Provided In Sections 1-3, This Project Is Determined To Be A:

- Priority Development Project.** Priority requirements apply and a PDP Storm Water Quality Management Plan (SWQMP) must be submitted at the time of application.
 - This Is a redevelopment project subject to the 50 percent rule.
 - This Is Not a redevelopment project subject to the 50 percent rule.
- Standard Project.** Standard requirements apply and applicable sections of a Standard SWQMP must be submitted at the time of application.
- Non-Development Project.**

Applicant Information and Signature Box

Applicant Name:	Applicant Title:
Applicant Signature:	Date:

Supporting discussion for this checklist, as well as BMP requirements for Priority Development Projects and Standard Projects, is provided in the City of Solana Beach's *BMP Design Manual*.