

Applicability of Construction (Temporary) and Permanent (Post-Construction) Stormwater BMP Requirements for Standard and Priority Development Projects (PDP)	Form I-3
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Project Information

Project Name:

Brief Description of Work Proposed:

The project is (select one): New Development (on undeveloped land)
 Redevelopment (on land that has existing improvements; defined below)
Redevelopment is the creation and/or replacement of impervious surface on an already developed site. Examples include the expansion of a building footprint, road widening, 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; resurfacing existing roadways, sidewalks, pedestrian ramps, or bike lanes on existing roads; and routine replacement of damaged pavement, such as pothole repair.

Project total disturbed area: _____ ft² (Note: 1 acre = 43,560 ft²)

Total proposed newly created or replaced impervious area: _____ ft²
(Impervious area includes rooftops and impermeable pavement, such as concrete or asphalt).

Step 1. Identify Applicable Project Categories

Mark each of the following "Yes" or "No" as it relates to your project.

This is a new development project that creates 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"/>
This is a redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the entire project site on an existing site with 10,000 square feet or more of impervious surface).	Yes <input type="checkbox"/>	No <input type="checkbox"/>
This is a new development or redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the entire project site), and includes one or more of the following uses or characteristics: (i) Restaurants (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 (land area or facility for the temporary parking or storage of motor vehicles). (iv) Streets, roads, highways, freeways, and driveways (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"/>

For additional information and to review the BMP Design Manual, visit
<http://www.lemongrove.ca.gov/departments/development-services/stormwater>.

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<p>This is a new development project (of any size) or redevelopment project (that creates and/or replaces 5,000 square feet or more of impervious surface), that includes one or more of the following uses or characteristics:</p> <ul style="list-style-type: none"> (i) Automotive repair shops (a facility that is categorized in any one of the following SIC codes: 5013, 5014, 5541, 7532-7534, or 7536-7539). (ii) Retail gasoline outlets (RGOs) of at least 5,000 square feet or more (total project footprint, including both pervious and impervious area) or with a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. 	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<p>This is a new development or redevelopment project that results in the disturbance of one or more acres of land and is 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. See BMP Design Manual Section 1.4.2 for additional guidance.</i></p>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<p>Explanation, 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 below.</p> <p><input type="checkbox"/> No – The project is <u>not</u> a Priority Development Project (PDP). Incorporate Construction Stormwater BMP Notes and Standard Project Stormwater BMP Notes onto site plan.</p>			

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Step 2. Priority Development Project Exemptions		
<i>Does the project consist exclusively of either of the activity types below?</i>		
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.	<input type="checkbox"/> Yes. The project is <u>not</u> a PDP. Incorporate Construction Stormwater BMP Notes and Standard Project Stormwater BMP Notes onto site plan.	
	<input type="checkbox"/> No. Answer the question below.	
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. The project is <u>not</u> a PDP but must meet Green Streets standards. Contact Development Services Department Staff for details before proceeding with project design.	
	<input type="checkbox"/> No. The project is a PDP*. Go to Step 3.	
Step 3. Special Sizing for Redevelopment (Redevelopment Priority Development Projects only)		
Is the project a redevelopment project (defined on page 1)?	<input type="checkbox"/> Yes. Answer the question below.	
	<input type="checkbox"/> No. Go to Step 4.	
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 = _____ % (C)	<input type="checkbox"/> Check if "C" is less than or equal to 50%. Only created/replaced impervious areas are considered PDP*. Go to Step 4.	
	<input type="checkbox"/> Check if "C" is greater than 50%. The entire project site is a PDP*. Go 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.

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Step 4. Hydromodification Requirements (Priority Development Projects only)		
<p>Note: At this time, projects in the City of Lemon Grove are not eligible for any exemptions from hydromodification management. All projects must meet numeric sizing standards for pollutant control and for hydromodification (flow) control.</p>		
<p>Does protection of critical coarse sediment yield areas apply based on review of the Potential Critical Coarse Sediment Yield Area Map? See the map on the City’s Storm Water webpage or at the Development Services Counter.</p>	<input type="checkbox"/> Yes.	<p>Stop. The project is a PDP*. Prepare and submit an SWQMP**, including analysis of potential critical coarse sediment yield areas and associated management measures. See BMP Design Manual Section 6.2.</p>
	<input type="checkbox"/> No.	<p>No additional management measures required to protect critical coarse sediment yield areas. Stop. The project is a PDP*. Prepare and submit an SWQMP**.</p>

* If the project does not require a grading permit, a “Construction BMP Plan for Priority Development Projects without Grading Permits” is required.

** A Storm Water Quality Management Plan (SWQMP) template is available at <http://www.lemongrove.ca.gov/departments/development-services/stormwater>.

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Construction BMP Plan for Priority Development Projects without Grading Permits

Project Name or Address: _____ **Permit Application No.:** _____

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.

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<i>Legend/ Standard Symbols</i>						
—FR— Fiber roll	I	Inlet protection	WM	Waste storage area	SP	Stockpile
—GB— Gravel bag berm	CW	Concrete washout	E/E	Stabilized entrance/exit	→	Flow direction
—SF— Silt fence						

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