



<p style="text-align: center;">CITY OF IMPERIAL BEACH</p> <p style="text-align: center;">STANDARD (MINOR) DEVELOPMENT PROJECT STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR [INSERT PROJECT NAME] [INSERT PERMIT APPLICATION NUMBERS]</p> <p style="text-align: center;">[INSERT PROJECT ADDRESS] [INSERT PROJECT CITY, STATE ZIP CODE]</p> <p style="text-align: center;">ASSESSOR'S PARCEL NUMBER(S): [INSERT APN(S)]</p>

PREPARED FOR:

[INSERT APPLICANT NAME]
[INSERT ADDRESS]
[INSERT CITY, STATE ZIP CODE]
[INSERT TELEPHONE NUMBER]

STANDARD PROJECT SWQMP PREPARED BY:

[INSERT COMPANY NAME]
[INSERT ADDRESS]
[INSERT CITY, STATE ZIP CODE]
[INSERT TELEPHONE NUMBER]

DATE OF SWQMP:

[INSERT MONTH, DAY, YEAR]

PLANS PREPARED BY:

[INSERT CIVIL ENGINEER OR ARCHITECT]
[INSERT ADDRESS]
[INSERT CITY, STATE ZIP CODE]
[INSERT TELEPHONE NUMBER]

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Attachment 1: Copy of Plan Sheets Showing Permanent Storm Water BMPs

ACRONYMS

APN	Assessor's Parcel Number
BMP	Best Management Practice
HMP	Hydromodification Management Plan
HSG	Hydrologic Soil Group
MS4	Municipal Separate Storm Sewer System
N/A	Not Applicable
NRCS	Natural Resources Conservation Service
PDP	Priority Development Project
PE	Professional Engineer
SC	Source Control
SD	Site Design
SDRWQCB	San Diego Regional Water Quality Control Board
SIC	Standard Industrial Classification
SWQMP	Storm Water Quality Management Plan

STANDARD PROJECT SWQMP PROJECT OWNER'S CERTIFICATION PAGE

Project Name: [Insert Project Name]

Permit Application Number: [Insert Permit Application Number]

PROJECT OWNER'S CERTIFICATION

This Standard Project SWQMP has been prepared for [INSERT PROJECT OWNER'S COMPANY NAME] by [INSERT SWQMP PREPARER'S COMPANY NAME]. The Standard Project SWQMP is intended to comply with the Standard Project requirements of the [INSERT AGENCY NAME] BMP Design Manual, which is a design manual for compliance with local [INSERT AGENCY NAME] and regional MS4 Permit (California Regional Water Quality Control Board San Diego Region Order No. 2013-0001, as amended by Order No. R9-2015-0001) requirements for storm water management.

The undersigned, while it owns the subject property, is responsible for the implementation of the provisions of this plan. Once the undersigned transfers its interests in the property, its successor-in-interest shall bear the aforementioned responsibility to implement the best management practices (BMPs) described within this plan. A signed copy of this document shall be available on the subject property into perpetuity.

Project Owner's Signature

Print Name

Company

Date

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SUBMITTAL RECORD

Use this Table to keep a record of submittals of this Standard Project SWQMP. Each time the Standard Project SWQMP is re-submitted, provide the date and status of the project. In column 4 summarize the changes that have been made or indicate if response to plancheck comments is included. When applicable, insert response to plancheck comments behind this page.

Submittal Number	Date	Project Status	Summary of Changes
1		<input type="checkbox"/> Preliminary Design / Planning/ CEQA <input type="checkbox"/> Final Design	Initial Submittal
2		<input type="checkbox"/> Preliminary Design / Planning/ CEQA <input type="checkbox"/> Final Design	
3		<input type="checkbox"/> Preliminary Design / Planning/ CEQA <input type="checkbox"/> Final Design	
4		<input type="checkbox"/> Preliminary Design / Planning/ CEQA <input type="checkbox"/> Final Design	

PROJECT VICINITY MAP

Project Name: [Insert Project Name]

Permit Application Number: [Insert Permit Application Number]

[Insert Project Vicinity Map here]

Applicability of Permanent, Post-Construction Storm Water BMP Requirements (Storm Water Intake Form for all Development Permit Applications)		Form I-1 Model BMP Design Manual [May, 2018]
Project Identification		
Project Name:		
Permit Application Number:		Date:
Project Address:		
Determination of Requirements		
<p>The purpose of this form is to identify permanent, post-construction requirements that apply to the project. This form serves as a short <u>summary</u> of applicable requirements, in some cases referencing separate forms that will serve as the backup for the determination of requirements.</p> <p>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.</p> <p>Refer to BMP Design Manual sections and/or separate forms referenced in each step below.</p>		
Step	Answer	Progression
Step 1: Is the project a "development project"? See Section 1.3 of the BMP Design Manual for guidance.	<input type="checkbox"/> Yes	Go to Step 2.
	<input type="checkbox"/> No	Stop. Permanent BMP requirements do not apply. No SWQMP will be required. Provide discussion below.
Discussion / justification if the project is <u>not</u> a "development project" (e.g., the project includes <i>only</i> interior remodels within an existing building):		
Step 2: Is the project a Standard Project, Priority Development Project (PDP), or exception to PDP definitions? To answer this item, see Section 1.4 of the BMP Design Manual <i>in its entirety</i> for guidance, AND complete Form I-2, Project Type Determination.	<input type="checkbox"/> Standard Project	Stop. <u>Only Standard Project requirements apply, including Standard Project SWQMP.</u>
	<input type="checkbox"/> PDP	<u>Standard and PDP requirements apply, including PDP SWQMP.</u> Go to Step 3.
	<input type="checkbox"/> Exception to PDP definitions	Stop. <u>Standard Project requirements apply, and any additional requirements specific to the type of project.</u> Provide discussion and list any additional requirements below. Prepare <u>Standard Project SWQMP.</u>

Form I-1 Page 2, Form Template Date: May, 2018

[Step 2 Continued from Page 1] Discussion / justification, and additional requirements for exceptions to PDP definitions, if applicable:

Step 3 (PDPs only). Is the project subject to earlier PDP requirements due to a prior lawful approval? See Section 1.10 of the BMP Design Manual for guidance.	<input type="checkbox"/> Yes	Consult the [City Engineer] to determine requirements. Provide discussion and identify requirements below. Go to Step 4.
	<input type="checkbox"/> No	BMP Design Manual PDP requirements apply. Go to Step 4.

Discussion / justification of prior lawful approval, and identify requirements (*not required if prior lawful approval does not apply*):

Step 4 (PDPs only). Do hydromodification control requirements apply? See Section 1.6 of the BMP Design Manual for guidance.	<input type="checkbox"/> Yes	PDP structural BMPs required for pollutant control (Chapter 5) and hydromodification control (Chapter 6). Go to Step 5.
	<input type="checkbox"/> No	Stop. PDP structural BMPs required for pollutant control (Chapter 5) only. Provide brief discussion of exemption to hydromodification control below.

Discussion / justification if hydromodification control requirements do not apply:

Step 5 (PDPs subject to hydromodification control requirements only). Does protection of critical coarse sediment yield areas apply based on review of WMAA Potential Critical Coarse Sediment Yield Area Map? See Section 6.2 of the BMP Design Manual for guidance.	<input type="checkbox"/> Yes	Management measures required for protection of critical coarse sediment yield areas (Chapter 6.2). Stop.
	<input type="checkbox"/> No	Management measures not required for protection of critical coarse sediment yield areas. Provide brief discussion below. Stop.

Project Type Determination Checklist		Form I-2 Model BMP Design Manual [May, 2018]	
Project Information			
Project Name:			
Permit Application Number:		Date:	
Project Address:			
Project Type Determination: Standard Project or Priority Development Project (PDP)			
The project is (select one): <input type="checkbox"/> New Development <input type="checkbox"/> Redevelopment			
The total proposed newly created or replaced impervious area is: _____ ft ² (_____) acres			
Is the project in any of the following categories, (a) through (f)?			
Yes <input type="checkbox"/>	No <input type="checkbox"/>	(a)	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"/>	(b)	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"/>	(c)	<p>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:</p> <ul style="list-style-type: none"> (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.

Form I-2 Page 2 of 2, Form Template Date: May, 2018

Yes <input type="checkbox"/>	No <input type="checkbox"/>	(d)	<p>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 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: ESAs are areas that 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 Board and San Diego Water Board; State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Board and San Diego Water Board; and any other equivalent environmentally sensitive areas which have been identified by the Copermittees. See BMP Design Manual Section 1.4.2 for additional guidance.</i></p>
Yes <input type="checkbox"/>	No <input type="checkbox"/>	(e)	<p>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:</p> <ul style="list-style-type: none"> (i) Automotive repair shops. This category is defined as 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). 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.
Yes <input type="checkbox"/>	No <input type="checkbox"/>	(f)	<p>New or redevelopment projects that result in the disturbance of one or more acres of land and are expected to generate pollutants post construction.</p> <p><i>Note: See BMP Design Manual Section 1.4.2 for additional guidance.</i></p>

Does the project meet the definition of one or more of the Priority Development Project categories (a) through (f) listed above?

- No – the project is not a Priority Development Project (Standard Project).
- Yes – the project is a Priority Development Project (PDP).

The following is for redevelopment PDPs only:

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

The total proposed newly created or replaced impervious area is _____ 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 PDP
- OR
- greater than fifty percent (50%) – the entire project site is a PDP

Site Information Checklist For Standard Projects		Form I-3A (Standard Projects) Model BMP Design Manual [May, 2018]
Project Summary Information		
Project Name		
Project Address		
Assessor's Parcel Number(s) (APN(s))		
Permit Application Number		
Project Hydrologic Unit	Select One: <input type="checkbox"/> Santa Margarita 902 <input type="checkbox"/> San Luis Rey 903 <input type="checkbox"/> Carlsbad 904 <input type="checkbox"/> San Dieguito 905 <input type="checkbox"/> Penasquitos 906 <input type="checkbox"/> San Diego 907 <input type="checkbox"/> Pueblo San Diego 908 <input type="checkbox"/> Sweetwater 909 <input type="checkbox"/> Otay 910 <input type="checkbox"/> Tijuana 911	
Project Watershed (Complete Hydrologic Unit, Area, and Subarea Name with Numeric Identifier)		
Parcel Area (total area of Assessor's Parcel(s) associated with the project)	_____ Acres (_____ Square Feet)	
Area to be Disturbed by the Project (Project Area)	_____ Acres (_____ Square Feet)	
Project Proposed Impervious Area (subset of Project Area)	_____ Acres (_____ Square Feet)	
Project Proposed Pervious Area (subset of Project Area)	_____ Acres (_____ Square Feet)	
Note: Proposed Impervious Area + Proposed Pervious Area = Area to be Disturbed by the Project. This may be less than the Parcel Area.		

Description of Existing Site Condition and Drainage Patterns

Current Status of the Site (select all that apply):

- Existing development
- Previously graded but not built out
- Demolition completed without new construction
- Agricultural or other non-impervious use
- Vacant, undeveloped/natural

Description / Additional Information:

Existing Land Cover Includes (select all that apply):

- Vegetative Cover
- Non-Vegetated Pervious Areas
- Impervious Areas

Description / Additional Information:

Underlying Soil belongs to Hydrologic Soil Group (select all that apply):

- NRCS Type A
- NRCS Type B
- NRCS Type C
- NRCS Type D

Existing Natural Hydrologic Features (select all that apply):

- Watercourses
- Seeps
- Springs
- Wetlands
- None

Description / Additional Information:

Description of Existing Site Drainage [How is storm water runoff conveyed from the site? At a minimum, this description should answer (1) whether existing drainage conveyance is natural or urban; (2) describe existing constructed storm water conveyance systems, if applicable; and (3) is runoff from offsite conveyed through the site? if so, describe.]:

Description of Proposed Site Development and Drainage Patterns

Project Description / Proposed Land Use and/or Activities:

List proposed impervious features of the project (e.g., buildings, roadways, parking lots, courtyards, athletic courts, other impervious features):

List proposed pervious features of the project (e.g., landscape areas):

Does the project include grading and changes to site topography?

Yes

No

Description / Additional Information:

Does the project include changes to site drainage (e.g., installation of new storm water conveyance systems)?

Yes

No

Description / Additional Information:

Identify whether any of the following features, activities, and/or pollutant source areas will be present (select all that apply):

- On-site storm drain inlets
- Interior floor drains and elevator shaft sump pumps
- Interior parking garages
- Need for future indoor & structural pest control
- Landscape/Outdoor Pesticide Use
- Pools, spas, ponds, decorative fountains, and other water features
- Food service
- Refuse areas
- Industrial processes
- Outdoor storage of equipment or materials
- Vehicle and Equipment Cleaning
- Vehicle/Equipment Repair and Maintenance
- Fuel Dispensing Areas
- Loading Docks
- Fire Sprinkler Test Water
- Miscellaneous Drain or Wash Water
- Plazas, sidewalks, and parking lots

Description / Additional Information:

Source Control BMP Checklist for All Development Projects (Standard Projects and Priority Development Projects)		Form I-4 Model BMP Design Manual [May, 2018]	
Project Identification			
Project Name			
Permit Application Number			
Source Control BMPs			
<p>All development projects must implement source control BMPs SC-1 through SC-6 where applicable and feasible. See Chapter 4 and Appendix E of the Model BMP Design Manual for information to implement source control BMPs shown in this checklist.</p> <p>Answer each category below pursuant to the following.</p> <ul style="list-style-type: none"> • "Yes" means the project will implement the source control BMP as described in Chapter 4 and/or Appendix E of the Model BMP Design Manual. Discussion / justification is not required. • "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided. • "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided. 			
Source Control Requirement		Applied?	
SC-1 Prevention of Illicit Discharges into the MS4		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Discussion / justification if SC-1 not implemented:		<input type="checkbox"/> N/A	
SC-2 Storm Drain Stenciling or Signage		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Discussion / justification if SC-2 not implemented:		<input type="checkbox"/> N/A	
SC-3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Discussion / justification if SC-3 not implemented:		<input type="checkbox"/> N/A	
SC-4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Discussion / justification if SC-4 not implemented:		<input type="checkbox"/> N/A	

Source Control Requirement	Applied?		
SC-5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Discussion / justification if SC-5 not implemented:			
SC-6 Additional BMPs Based on Potential Sources of Runoff Pollutants (must answer for each source listed below): <ul style="list-style-type: none"> <input type="checkbox"/> On-site storm drain inlets <input type="checkbox"/> Interior floor drains and elevator shaft sump pumps <input type="checkbox"/> Interior parking garages <input type="checkbox"/> Need for future indoor & structural pest control <input type="checkbox"/> Landscape/Outdoor Pesticide Use <input type="checkbox"/> Pools, spas, ponds, decorative fountains, and other water features <input type="checkbox"/> Food service <input type="checkbox"/> Refuse areas <input type="checkbox"/> Industrial processes <input type="checkbox"/> Outdoor storage of equipment or materials <input type="checkbox"/> Vehicle and Equipment Cleaning <input type="checkbox"/> Vehicle/Equipment Repair and Maintenance <input type="checkbox"/> Fuel Dispensing Areas <input type="checkbox"/> Loading Docks <input type="checkbox"/> Fire Sprinkler Test Water <input type="checkbox"/> Miscellaneous Drain or Wash Water <input type="checkbox"/> Plazas, sidewalks, and parking lots 	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
Discussion / justification if SC-6 not implemented. Clearly identify which sources of runoff pollutants are discussed. Justification must be provided for <u>all</u> "No" answers shown above.			

Site Design BMP Checklist for All Development Projects (Standard Projects and Priority Development Projects)		Form I-5 Model BMP Design Manual [May, 2018]	
Project Identification			
Project Name			
Permit Application Number			
Site Design BMPs			
<p>All development projects must implement site design BMPs SD-1 through SD-8 where applicable and feasible. See Chapter 4 and Appendix E of the Model BMP Design Manual for information to implement site design BMPs shown in this checklist.</p> <p>Answer each category below pursuant to the following.</p> <ul style="list-style-type: none"> • "Yes" means the project will implement the site design BMP as described in Chapter 4 and/or Appendix E of the Model BMP Design Manual. Discussion / justification is not required. • "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided. • "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project site has no existing natural areas to conserve). Discussion / justification may be provided. 			
Site Design Requirement		Applied?	
SD-1 Maintain Natural Drainage Pathways and Hydrologic Features		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Discussion / justification if SD-1 not implemented:			
SD-2 Conserve Natural Areas, Soils, and Vegetation		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Discussion / justification if SD-2 not implemented:			
SD-3 Minimize Impervious Area		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Discussion / justification if SD-3 not implemented:			
SD-4 Minimize Soil Compaction		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Discussion / justification if SD-4 not implemented:			
SD-5 Impervious Area Dispersion		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Discussion / justification if SD-5 not implemented:			

Site Design Requirement	Applied?		
SD-6 Runoff Collection	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Discussion / justification if SD-6 not implemented:			
SD-7 Landscaping with Native or Drought Tolerant Species	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Discussion / justification if SD-7 not implemented:			
SD-8 Harvesting and Using Precipitation	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Discussion / justification if SD-8 not implemented:			

ATTACHMENT 1
Copy of Plan Sheets Showing Permanent Storm Water BMPs

This is the cover sheet for Attachment 1.

Use this checklist to ensure the required information has been included on the plans:

The plans must identify:

- Show all applicable permanent site design and source control BMPs as noted in Forms I-4 and I-5