



City of Oceanside – Engineering Division – Clean Water Program  
**STORM WATER QUALITY ASSESSMENT FOR PLANNING,  
 ENGINEERING, AND BUILDING PERMIT APPLICATIONS**

All applications for Planning, Engineering, or Building Division permits are required to complete this assessment form and include it as part of the initial permit application submittal. Staff will review the permit application content to determine the applicability of State and City storm water requirements. Please note a storm water assessment cannot be provided without a complete permit application package.

Section 1 – Project Information	
Applicant Name: David Dobson	Phone Number: (858) 694-3610
Project Name: TriCity Psychiatric Development	Project Site Address: 4002 Vista Way
Permit Applications Number(s): D21-00004, CUP21-00004	Assessor Parcel Number(s): 1660103700
Project Description: New 1-story bldg and parking	Project Disturbed Area (square feet): 126,600
Existing Impervious Area (square feet): 290,000	Created or Replaced Impervious Area (square feet): 58,300
Section 2 – Identify Applicable Priority Development Project Categories (Check All Boxes that Apply)	
<input type="checkbox"/>	<b>New Development Project</b> – A 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.
<input checked="" type="checkbox"/>	<b>Redevelopment Project</b> – A 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 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.
<input type="checkbox"/>	<b>Restaurants</b> – 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 (SIC code 5812); where new or redevelopment projects create and/or replace 5,000 square feet or more impervious surface (collectively over the entire project site).
<input type="checkbox"/>	<b>Hillside Development</b> – Category includes development on any natural slope that is twenty-five percent or greater; where new or redevelopment projects create and/or replace 5,000 square feet or more impervious surface (collectively over the entire project site).
<input checked="" type="checkbox"/>	<b>Parking Lots</b> – 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; where new or redevelopment projects create and/or replace 5,000 square feet or more impervious surface (collectively over the entire project site).
<input checked="" type="checkbox"/>	<b>Streets, Roads, Highways, Freeways, and Driveways</b> – Category is defined as any paved impervious surface used for the transportation of automobiles, trucks, motorcycles, and other vehicles; where new or redevelopment projects that create and/or replace 5,000 square feet or more impervious surface (collectively over the entire project site).
<input type="checkbox"/>	<b>Water Quality Environmentally Sensitive Area</b> – 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 a Water Quality Environmentally Sensitive Area (WQESA). “Discharge directly to” includes flow that is conveyed overland a distance of 200 feet or less from the project to the WQESA, 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).
<input type="checkbox"/>	<b>Automotive Repair Shop</b> – Category is defined as a facility that is categorized in any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 7532-7534, or 7536-7539, where new or redevelopment projects create and/or replace 5,000 square feet or more impervious surface (collectively over the entire project site).
<input type="checkbox"/>	<b>Retail Gasoline Outlet (RGOs)</b> – 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; where new or redevelopment projects create and/or replace 5,000 square feet or more impervious surface (collectively over the entire project site).
<input checked="" type="checkbox"/>	<b>Development Projects greater than one acre</b> – New or redevelopment projects that result in the disturbance of one or more acres of land and are expected to generate pollutants post construction.



City of Oceanside – Engineering Division – Clean Water Program  
**STORM WATER QUALITY ASSESSMENT FOR PLANNING,  
 ENGINEERING, AND BUILDING PERMIT APPLICATIONS**

Section 3 – Identify Projects Not Subject to Permanent Stormwater Requirements (Check All Boxes that Apply)	
<input type="checkbox"/>	The project consists of work entirely within an existing structure.
<input type="checkbox"/>	The project consists of construction of overhead or underground utilities (no new impervious surfaces).
<input type="checkbox"/>	The project consists of routine maintenance.
<input type="checkbox"/>	The project consists of less than 50 yards of grading and presents no opportunities to improve water quality.
Section 4 – Project Category Determination	
<input checked="" type="checkbox"/>	<b>Priority Development Project:</b> If any item in Section 2 is applicable, the project is a Priority Development Project. <b><u>Please prepare a PDP SWQMP for the project.</u></b>
<input type="checkbox"/>	<b>Standard Development Project:</b> If none of the items in Section 2 or 3 are applicable, the project is a Standard Development Project. <b><u>Please prepare an SDP SWQMP.</u></b>
<input type="checkbox"/>	<b>Project Not Subject to Permanent Stormwater Requirements:</b> If any item in Section 3 is applicable, the project is not subject to Permanent Stormwater Requirements. <b><u>Please submit the project plans with this form.</u></b> <b>Note:</b> Projects in this category are subject to typical pollution prevention measures outlined by the pollution prevention checklist on the following page.
Section 5 – Applicant Certification	
Name of Responsible Party: Evan Lakin	Title: Civil Engineer
Email Address (optional) evan.lakin@kpff.com	Phone Number: (808) 227-9730
I understand and acknowledge the City of Oceanside has adopted minimum requirements, as mandated by the San Diego Regional Water Quality Control Board – Order No. R9-2013-0001, as amended by Order Nos. R9-2015-0001 and R9-2015-0100 (NPDES NO. CAS0109266) for mitigating impacts associated with urban runoff, including storm water from construction and land development activities. I certify this assessment has been accurately completed to the best of my knowledge and is consistent with the proposed project. I acknowledge that non-compliance with the City Best Management Practice (BMP) Design Manual, Grading Ordinance, and Erosion Control Ordinance may result in enforcement action by the City, the California State Water Resources Control Board, and/or the San Diego Regional Water Quality Control Board. Enforcement action may include stop work orders, notice of violation, fines, or other actions.	
Applicant Signature:	Date:



City of Oceanside – Engineering Division – Clean Water Program  
**STORM WATER QUALITY ASSESSMENT FOR PLANNING,  
 ENGINEERING, AND BUILDING PERMIT APPLICATIONS**

**Stormwater Pollution Prevention Measures  
 for Projects Not Subject to Permanent Stormwater Requirements**

Project Activity	Yes	No	Required Pollution Prevention
<b>Trash &amp; Waste Generation</b>  <b><u>**REQUIRED FOR ALL PROJECTS**</u></b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Train/inform all employees of pollution prevention requirements</li> <li>• Collect and contain all construction trash, waste, and debris</li> <li>• Promptly contain and clean any spill on site</li> <li>• Routinely inspect site, remove loose trash and prevent spills</li> <li>• Properly dispose of any hazardous materials</li> <li>• Do not wash down surfaces unless water is collected or directed to landscape</li> <li>• Permanent trash collection areas require full structure/enclosure</li> </ul>
<b>Digging of Dirt – excavation, trenching, or grading</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Do not allow dirt to migrate into street, sidewalk, or storm drain</li> <li>• Preserve existing vegetation where feasible</li> <li>• Perimeter site controls such as silt fence or straw wattles</li> <li>• Cover exposed dirt using mulch, tarps, or erosion control devices</li> <li>• Install and secure tarps over dirt piles</li> <li>• Routinely sweep site to remove dirt</li> </ul>
<b>Landscaping and Irrigation Systems</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Do not store landscape materials in street</li> <li>• Do not allow dirt to migrate into street, sidewalk, or storm drain</li> <li>• Test irrigation system and prevent runoff/overspray</li> <li>• Install and secure tarps over piles of mulch or soil</li> <li>• Routinely sweep site to remove mulch or soil</li> <li>• Do not wash down surfaces unless water is collected or directed to landscape</li> </ul>
<b>Concrete, Paint, Mortar, or Stucco Work</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Contain wet mixing areas within confined area</li> <li>• Do not allow material to travel into site soil, street, or storm drain</li> <li>• Properly dispose of waste material</li> </ul>
<b>Temporary Storage of Materials Outside</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Elevate material off ground where possible, such as on pallets</li> <li>• Install and secure tarps over materials</li> </ul>
<b>Demolition of Structures</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• Follow Required Pollution Prevention for “Digging of Dirt”</li> </ul>
<b>New Structure – house addition, shed, etc.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Follow Required Pollution Prevention for “Digging of Dirt”</li> <li>• Direct downspouts to landscape, where feasible</li> <li>• Consider rainwater harvesting</li> <li>• Preserve existing vegetation and drainage patterns, where feasible</li> </ul>
<b>Patio, Driveway, or Sidewalk</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Consider use of pervious pavers or pervious concrete (refer to Section 3 of page 4 for routine maintenance information)</li> <li>• Direct runoff to landscape areas, where feasible</li> </ul>
<b>Re-Roofing</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• Contain removed roof debris in waste containers</li> <li>• Follow Required Pollution Prevention for “Temporary Storage of Materials Outside”</li> </ul>
<b>Washing of Material, Equipment, or Surface</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• Do not wash down surfaces unless water is collected or directed to landscape</li> </ul>
<b>Draining of Water Heater, Pool, or Spa</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• Direct drain water to landscape areas where possible</li> <li>• Contact Stormwater Division if considering draining to sanitary system cleanout or storm drain system (760-643-2804)</li> </ul>
<b>Storm Drain at Industrial or Commercial Property</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• Install “No Dumping” or similar signage at each storm drain inlet</li> </ul>



City of Oceanside – Engineering Division – Clean Water Program  
**STORM WATER QUALITY ASSESSMENT FOR PLANNING,  
ENGINEERING, AND BUILDING PERMIT APPLICATIONS**

---

**Completion Guidance**

Please note – the Applicant is required to complete and submit this form as part of the project application. For definitions and additional information, please refer to the City of Oceanside BMP Design Manual. For assistance, please contact Development Services Staff at (760) 435-4373.

**Section 1 – Project Information**

1. Applicant Name – provide name of Individual completing form, i.e. Owner or Owner Representative
2. Phone Number – provide phone number of Individual completing form, i.e. Owner or Owner Representative
3. Project Name – provide project name (consistent with project application)
4. Project Site Address – provide a physical address for the proposed project, or nearest cross street
5. Permit Application Number(s) – provide all applicable permit application numbers
6. Assessor Parcel Number(s) – provide Assessor Parcel Number(s); refer to title documents or contact City Staff for assistance
7. Project Description – provide a brief project description (e.g. single-family dwelling, retail business, repair shop, etc)
8. Project Disturbed Area – provide the disturbed area for the entire project, including onsite and offsite work
9. Existing Impervious Area – provide the total existing impervious area within the property and project boundary
10. Created or Replaced Impervious Area – provide the total area of all newly created or replaced impervious surfaces within the project area

**Section 2 – Identify Applicable Priority Development Project Categories**

1. Review each category and check the appropriate boxes that apply to your project.
2. General identification of Automotive Repair Shop SIC (Standard Industrial Classifications) as follows:  
5013 – Motor vehicle supplies and new parts, 5014 – Tires and tubes, 5541 – Gasoline service stations, 7532 – Top and body repair, and paint shops, 7533 – Auto exhaust system repair shops, 7534 – Tire retreading and repair shops, 7536 – Automotive glass replacement shops, 7537 – Automotive transmission repair shops, 7538 – General automotive repair shops, 7539 – Automotive repair shops-not elsewhere classified
3. Contact Staff for assistance in determining applicability of the Water Quality Environmentally Sensitive Area (WQESA) category

**Section 3 – Identify Projects Not Subject to Permanent Stormwater Requirements**

1. Please refer to Page 1-6 of the City of Oceanside BMP Design Manual for a complete list of routine maintenance activities.
2. Activities that expose native subgrade in the process of replacing impervious surfaces, are not considered routine maintenance.

**Section 4 – Project Category Determination**

1. PDP SWQMP – Priority Development Project Stormwater Quality Management Plan
2. SDP SWQMP – Standard Development Project Stormwater Quality Management Plan
3. Contact Staff for assistance in determining the Project Category

**Section 5 – Applicant Certification**

1. Name of Responsible Party – provide name of Owner
2. Title of Responsible Party – provide responsible party's title, if applicable
3. Phone Number – provide phone number of Owner
4. Email Address (Optional) – provide email address
5. Applicant Signature – provide signature of Individual completing form, i.e. Owner or Owner Representative
6. Date – provide date current date