

**Applicability of Storm Water  
Best Management Practices (BMP) Requirements**  
(Storm Water Intake Form for all Development Permit Applications)

**Form J-1**  
[July 2025]

**Project Identification**

Project Name:

Description:

Permit Application Number (if applicable):

Date:

Project Address:

APN:

The project is (select one): ☐ New Development ☐ Redevelopment

The total proposed newly created or replaced impervious area is: \_\_\_\_\_ ft<sup>2</sup> (\_\_\_\_\_) acres

The total proposed disturbed area is: \_\_\_\_\_ ft<sup>2</sup> (\_\_\_\_\_) acres

**Determination of Requirements**

This form is required as part of the City's application process. The purpose of this form is to identify potential land development planning storm water requirements that apply to development projects. Depending on the outcome, the project will either be subject to "Standard Project," "Priority Development," and/or "Trash Capture" requirements, or the project will not be considered a development project.

**Development projects are defined as construction, rehabilitation, redevelopment, or reconstruction of any public or private projects. In addition, the identification of a development project, as it relates to storm water regulations, would truly apply to development and redevelopment activities that have the potential to contact storm water and contribute a source of pollutants, or reduce the natural absorption and infiltration abilities of the land.**

To access the BMP Design Manual, Storm Water Quality Management Plan (SWQMP) templates, and other pertinent information related to this program please refer to: <http://www.san-marcos.net/departments/development-services/watershed/development-planning>

Please contact Land Development Engineering staff with any questions on this form: [engineeringdivision@san-marcos.net](mailto:engineeringdivision@san-marcos.net)

**Continue to the next page and answer each question, starting with Step 1 and progressing through each step as noted.**



Question	Answer
<b>STEP 1: Determine if project is a “development project”</b>	
Is the project a "development project" (See definition above)?  See Section 1.3 of the BMP Design Manual for further guidance, if necessary.	<input type="checkbox"/> Yes, <u>continue to Step 2.</u> <input type="checkbox"/> No, permanent BMP requirements do not apply. No SWQMP will be required. <u>Provide brief discussion below</u> then <b>Skip to Step 5</b> and select “ <b>Not a development project</b> ”
Discussion / justification if the project is <i>not</i> a "development project" (e.g., the project includes <i>only</i> interior remodels within an existing building):	
<b>STEP 2: Determine if project is exempt from PDP requirements pursuant to MS4 Permit Provision E.3.b. (3)</b>	
Is the project <i>limited to</i> any of the following:  Option 1. Constructing new or retrofitting paved sidewalks, bicycle lanes or trails which are one or more of the following: <ul style="list-style-type: none"><li>• Designed and constructed to direct storm water runoff to adjacent vegetated areas, or other nonerodable permeable areas</li><li>• Designed and constructed to be hydraulically disconnected from paved streets or roads</li><li>• Designed and constructed with permeable pavements or surfaces in accordance with USEPA Green Streets guidance</li></ul> Option 2. Retrofitting or redeveloping existing paved alleys, streets, or roads that are designed and constructed in accordance with the USEPA Green Streets guidance  Option 3. Ground Mounted Solar Array that meets the criteria provided in section 1.4.2 of the BMP manual	<input type="checkbox"/> Yes, permanent BMP requirements do not apply. <u>Provide brief discussion below, identifying which Option applies to the project</u> then <b>skip to Step 4</b> to determine if Trash Capture requirements apply. In <b>Step 5</b> select “ <b>Standard Project</b> ” <input type="checkbox"/> No, project is <i>not</i> PDP exempt. <u>Continue to Step 3.</u>
Discussion / justification, and additional requirements for exceptions to PDP definitions, if applicable:	



**Step 3: Determine if project is a Priority Development Project (PDP)**

Question	Answer
<b>Step 3a:</b> Please answer all the following questions then continue to Step 3b:	
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.	<input type="checkbox"/> Yes <input type="checkbox"/> No
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.	<input type="checkbox"/> Yes <input type="checkbox"/> No
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.	<input type="checkbox"/> Yes <input type="checkbox"/> No
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). <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>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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: (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.	<input type="checkbox"/> Yes <input type="checkbox"/> No



New or redevelopment projects that result in the disturbance of one or more acres of land and are expected to generate pollutants post construction.

*Note: See BMP Design Manual Section 1.4.2 for additional guidance.*

☐ Yes

☐ No

**Question**

**Answer**

**Step 3b:** Was “Yes” selected for one or more of the questions above?

☐ Yes, project is a PDP. If project is a redevelopment project, continue to Step 3c. If project is a new development project, **Skip to Step 4**. In **Step 5** select “**Priority Development Project (PDP)**”

☐ No, project is a Standard Project, **Skip to Step 4** to determine if Trash Capture requirements apply. In **Step 5** select “**Standard Project**”

**Step 3c:** For redevelopment projects, provide the following information and continue to Step 3d:

The area of existing (pre-project) impervious area at the project site is: \_\_\_\_\_ ft<sup>2</sup> (A)

The total proposed newly created or replaced impervious area is \_\_\_\_\_ ft<sup>2</sup> (B)

Percent impervious surface created or replaced (B/A)\*100: \_\_\_\_\_ %

**Step 3d:** Is the percent impervious surface created or replaced less than or equal to fifty percent?

☐ Yes, only new impervious areas are considered PDP. Continue to Step 4.

☐ No, entire project area is considered PDP. Continue to Step 4.

**Step 4:** Determine if trash capture requirements apply

**Step 4a:** Is the Project within any of the following Priority Land Use (PLU) categories?

High Density Residential (R-2, R-3-6, R3-10)  
Industrial (L-I, B-P, I, I-2)  
Commercial (C, NC, OP, SR)  
Mixed Use (MU-1, MU-2, MU-3, MU-4)  
Public Transportation Stations

☐ Yes, continue to Step 4b.

☐ No, project is exempt from Trash Capture requirements. Provide brief discussion below then Skip to Step 5.

**Step 4b:** Is the project *limited to* any of the following:

Option 1: A single-family home or an addition or alteration of one single family home?

Option 2: An accessory dwelling unit (ADU)?

Option 3: Creating equal to or less than 250 SF of new or replaced impervious area?

Option 4: Trenching of underground utilities?

Option 5: EV charging stations, self-sustaining fuel cells, transformers, generators and related supporting infrastructure?

☐ Yes, project is exempt from Trash Capture requirements. Provide brief discussion below, identifying which Option applies to the project then continue to Step 5.

☐ No, project is subject to Trash Capture requirements. Continue to Step 5 and Select “Trash Capture” in addition to Standard or PDP.

Discussion / justification if trash capture requirements do not apply:

