

Signatures required on back of form. Please print clearly.

Standard Application

Application Received	
By: _____	Date: _____
Application #: _____	

WE WILL NOT ACCEPT INCOMPLETE SUBMITTALS!!

1. Type of application: *Check one or more*

Boundary Adjustment
 Subdivision
 Conditional Use Permit
 Variance
 Site Development Review
 Rezoning
 Administrative Conditional Use Permit
 Sign Review
 Other: *

2. Brief description of application: * _____

3. Project site: _____

Address
City
State
Zip Code

4. Assessor's parcel number(s): _____

5. Special instructions to access property (e.g. dogs, gates, alarms, etc.): * _____

6. Land owner: _____

NAME	COMPANY	

Address	City	

State	Zip Code	

Contact Phone(s)	Fax #	Email Address
_____	_____	_____

7. Applicant: _____
 (if different from above) NAME COMPANY
 Same as above

Address	City	

State	Zip Code	

Contact Phone(s)	Fax #	Email Address
_____	_____	_____

8. Primary contact person: _____
 NAME COMPANY
 Land Owner
 Applicant
 Other (fill in information)

Address	City	

State	Zip Code	

Contact Phone(s)	Fax #	Email Address
_____	_____	_____

<p>FOR PLANNING DEPARTMENT USE ONLY</p> <p>Side _____ Distance _____ (f,m) Direction _____</p> <p>Of Cross Street _____</p> <p>Uninc. Area/District _____ Zoning _____</p> <p>ROW _____ FWL _____ SBL _____</p> <p>Lot Area: _____ (ft) _____ (ac)</p> <p>History _____</p>	<p>Alameda County COMMUNITY DEVELOPMENT AGENCY </p> <p>PLANNING DEPARTMENT</p> <p>Offices: 224 West Winton Avenue, Room 111 Hayward, CA 94544</p> <p>Permit Center: 399 Elmhurst Street, Room 141 Hayward CA 94544</p> <p>Ph: (510) 670-5400 Fax: (510) 785-8793 www.acgov.org/cda/planning</p>
September 2012	

*If more space is needed, please attach a separate sheet.

AFFIDAVIT:

1. I attest under penalty of perjury to the truth and accuracy of all the facts, exhibits, maps, and attachments presented with and made a part of this application.
2. I hereby authorize County staff and members of review bodies, including but not limited to the Castro Valley Municipal Advisory Council, the Board of Zoning Adjustments, the Planning Commission, and the Board of Supervisors, to enter upon my property to verify or obtain information, to view the property, or to photograph the property and the surrounding area as part of the application review process. (Please note any special instructions regarding access to your property such as dogs, gates, alarms, etc.)

I understand that staff will make all efforts to notify me of such site visits, but that this may not always be possible.

3. I understand that unless this is a fixed fee application, the money I have submitted constitutes a deposit and that costs necessary to process the application will be billed against this deposit. The County will bill charges for County staff time spent processing this application at an hourly rate that represents salary plus overhead and will bill consultant charges at actual cost. In addition, the County will bill direct costs, including but not limited to actual costs of mailing or publication of notices or actions, against the deposit.

The deposit is based on the typical time it takes to process an application similar to mine. However, processing time can vary depending on the specifics of an application and it is possible, particularly if my application becomes controversial, that the processing time, and thus the cost, may exceed the estimated time. If this happens, I am responsible for the additional costs. When costs approach the amount of my deposit, the County will notify me and request an additional deposit based on the County's best estimate of the additional time necessary to complete the application review.

It is also possible that the costs to process my application will be less than the deposit. If this happens the County will refund the balance of my deposit, less additional post-approval costs such as landscape inspections, after the appeal period for the approval has passed. Should I withdraw my application, County staff will stop working on it and refund the balance of my deposit less any costs to which the County has committed as of the date of withdrawal, such as costs of publication.

I further understand that I am liable for the cost of processing my application regardless of whether the County approves, approves with modifications, or denies my application, and that all applications approved by the County will be conditioned to require that the County be made whole for any costs of processing the application that may be outstanding.

4. I understand that acceptance of this application and accompanying material does not constitute acceptance of this application as complete. I further understand that although my application may be deemed complete for purposes of initial review, it is possible that I may need to submit additional information as the review proceeds or after final action on my application before I can implement my project, including but not limited to the following:

- Additional information as needed to complete an environmental review under the California Environmental Quality Act;
- Additional information as needed to clarify the application or address questions raised either as a result of responses received from the referral of my application to other public agencies and interested parties or in response to issues raised at public hearings by members of the hearing body or the general public who submit written or oral testimony at the hearings;
- Final information that will be necessary to meet Public Works Agency Stormwater Management requirements;
- Revised plans, elevations, or other material necessary to illustrate or otherwise conform to changes that the final approval body makes to my original submittal;
- Additional material, such as landscape or drainage improvement plans, that may be required under a condition or provision of approval.

I understand that delay of information submittal or submittal of inaccurate information may delay the review process.

5. I understand that if I make changes in proposed plans during the review process or in approved plans before construction permits are issued, during construction, or prior to final inspection and occupancy, such changes will require additional design review by County staff and the advisory and approval bodies. It is my responsibility to submit such revised plans to County staff in a timely manner. This may require four to six or more additional weeks of review and processing time from the time I submit complete plans. Depending on the final outcome of the approval process, I may have to submit revised plans consistent with that action as noted above. In addition, any unauthorized building, demolition, grading, landscaping, or other site plan changes made during the review period will require correction at my expense.
6. I understand that any representations made to me in a pre-application meeting or otherwise prior to or during the application review process regarding cost or timing are best-guess estimates and that I cannot bind or hold the County to them. I understand that factors such as changes to my project or issues raised by approval bodies or members of the public during the review process, including at public hearings, can extend the time necessary to complete the review and reach a decision on my application.
7. Furthermore, I hereby agree to hold the County harmless from all costs and expenses, including attorney's fees, that the County incurs or held to be the liability of the County in connection with the County's defense of its actions in any proceeding brought in any State or Federal Court challenging the County's actions with respect to my project. This includes but is not limited to actions brought pursuant to the California Environmental Quality Act, the Alameda County Zoning Ordinance, or other State and County code and ordinance requirements. If I fail to defend adequately the County, the County may provide its own legal defense and subdivider or its successors shall be responsible for the County's reasonable attorneys' fees. This agreement to hold the County harmless shall extend to any successors in interest to this application. I agree that if this application is signed by more than one person the obligations and liabilities of each person is joint and several, with each person being responsible for the entire obligation.

Applicant Signature:	Date:
Landowner Signature:	Date:



Stormwater Requirements Checklist

Complete this form for all projects regardless of size. The purpose of this form is to identify requirements for stormwater controls. In order for the County to complete its evaluation, you will need to show all required information on the site plan or stormwater control plan sheet.

A. Project Information

- A.1 Project Name: _____
- A.2 Project Address/Location: _____
- A.3 PLN or BID Number _____
- A.4 Project Applicant: _____

- | | Yes | No |
|--|--------------------------|--------------------------|
| A.5 Does the project propose to alter the external structure(s), site characteristics or propose a subdivision of a parcel? <i>If Yes, continue to Table 1. Subdivisions for which improvements will be deferred must use the maximum allowable building footprint for each lot as the impervious surface area. If No, project is non-Regulated and does not have C3 requirements. NO FURTHER C3 EVALUATION NEEDED. Continue and complete only Section C for Building Department Requirements.</i> | <input type="checkbox"/> | <input type="checkbox"/> |

Table 1: Impervious and Pervious Surfaces

	SQUARE FEET
Identify separately the surface area(s) of Building(s) footprint, Driveway(s), Patio(s), Impervious deck(s), Uncovered parking lot (including top deck of parking structure), Impervious trails, Miscellaneous paving or structures, and Off-lot Impervious Surface (Streets, Sidewalks and/or Bike lanes built as part of new street) for Questions B through G below.	
A. Total lot or site area of the proposed development.	
B. Existing impervious surface area (Pre-Project) located within the proposed development.	
C. The amount of existing impervious surface (Question B above) that will be removed and will not be replaced (i.e. impervious to pervious).	
D. The amount of existing impervious surface (Question B above) that will be removed and replaced in kind.	
E. The amount of existing impervious surface (Question B above) that will be removed and replaced with other types of impervious surface.	
F. The amount of newly created impervious surface (i.e. pervious to impervious).	
G. Sum of Questions D, E, and F above. This is the project's impervious surface area which is subject to water quality control.	

- | | Yes | No |
|---|--------------------------|--------------------------|
| A.6 Is this a single family house project which is NOT part of a larger tract or parcel map development? <i>If Yes, continue to A.10. If No, continue to A.7.</i> | <input type="checkbox"/> | <input type="checkbox"/> |
| A.7 Does the project create or replace 10,000 square feet or more of impervious surface cumulatively over the site? <i>If Yes, the project is Regulated. Continue to A.11. If No, continue to A.8.</i> | <input type="checkbox"/> | <input type="checkbox"/> |
| A.8 Does the project create or replace 5,000 square feet or more of parking lot cumulatively over the site? <i>If Yes, the project is Regulated. Continue to A.11. If No, continue to A.9.</i> | <input type="checkbox"/> | <input type="checkbox"/> |
| A.9 Does the project create or replace 5,000 square feet or more of impervious surface cumulatively at a restaurant (SIC Code 5812), retail gasoline outlet, or auto related facility (SIC Codes 5013, 5014, 5541, 7532-7534, and 7536-7539)? <i>If Yes, the project is Regulated. Continue to A.11. If No, continue to A.10.</i> | <input type="checkbox"/> | <input type="checkbox"/> |
| A.10 Will the project create or replace 2,500 square feet or more of impervious surface cumulatively over the site? <i>If Yes, this is a Small Project. If No, the project is non-Regulated. Complete only Sections B through D.</i> | <input type="checkbox"/> | <input type="checkbox"/> |
| A.11 Does the total amount of Replaced impervious surface (sum of C, D and E in Table 1) equal 50 percent or more of the Pre-Project Impervious Surface? <i>If YES, stormwater treatment requirements apply to the whole site. Complete Sections B through G. If NO, these requirements apply only to the impervious surface created and/or replaced. Commercial and retail developments may also be required to install trash capture devices as part of the site's stormwater treatment. Complete Sections B through H.</i> | <input type="checkbox"/> | <input type="checkbox"/> |

B. Select Appropriate Site Design Measures (Required for C.3 Regulated Projects; all other projects are encouraged to implement site design measures. Small Projects (projects that create and/or replace 2,500 – 10,000 square feet of impervious surface) MUST include one of Site Design Measures a through f.¹ Consult with County staff about requirements for your project.) Check all site design measures that are included in the project plans.

Yes	No	Plan Sheet No.	
<input type="checkbox"/>	<input type="checkbox"/>		a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
<input type="checkbox"/>	<input type="checkbox"/>		b. Direct roof runoff onto vegetated areas.
<input type="checkbox"/>	<input type="checkbox"/>		c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
<input type="checkbox"/>	<input type="checkbox"/>		d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
<input type="checkbox"/>	<input type="checkbox"/>		e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
<input type="checkbox"/>	<input type="checkbox"/>		f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
<input type="checkbox"/>	<input type="checkbox"/>		g. Minimize land disturbance and impervious surface (especially parking lots).
<input type="checkbox"/>	<input type="checkbox"/>		h. Maximize permeability by clustering development and preserving open space.
<input type="checkbox"/>	<input type="checkbox"/>		i. Use micro-detention, including distributed landscape-based detention.
<input type="checkbox"/>	<input type="checkbox"/>		j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography.
<input type="checkbox"/>	<input type="checkbox"/>		k. Self-treating area (see Section 4.1 of the C.3 Technical Guidance)
<input type="checkbox"/>	<input type="checkbox"/>		l. Self-retaining area (see Section 4.2 of the C.3 Technical Guidance)

C. Source controls required by the Alameda County Building Code

Are these features in project?		Features that require source control measures	Source control measures (Refer to Local Source Control List for detailed requirements)	Is source control measure included in project plans?		Plan Sheet No.
Yes	No			Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Storm Drain	Mark on-site inlets with the words “No Dumping! Flows to Bay” or equivalent.	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Floor Drains	Plumb interior floor drains to sanitary sewer ² [or prohibit].	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Parking garage	Plumb interior parking garage floor drains to sanitary sewer ² .	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Landscaping	<ul style="list-style-type: none"> ▪ Retain existing vegetation as practicable. ▪ Select diverse species appropriate to the site. Include plants that are pest- and/or disease-resistant, drought-tolerant, and/or attract beneficial insects. ▪ Minimize use of pesticides and quick-release fertilizers. ▪ Use efficient irrigation system; design to minimize runoff. 	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Designated Vehicle Wash Areas	<ul style="list-style-type: none"> ▪ For subdivisions with 20 or more lots- designate a repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. ▪ No floor drains unless pretreated prior to discharge to the sanitary sewer². ▪ Connect containers or sinks used for parts cleaning to the sanitary sewer². 	<input type="checkbox"/>	<input type="checkbox"/>	

¹ See MRP Provision C.3.a.i(6) for non-C.3 Regulated Projects, C.3.c.i(2)(a) for Regulated Projects, C.3.i for projects that create/replace 2,500 to 10,000 sq.ft. of impervious surface and stand-alone single family homes that create/replace 2,500 sq.ft. or more of impervious surface.

² Any connection to the sanitary sewer system is subject to sanitary district approval.

<input type="checkbox"/>	<input type="checkbox"/>	Pool/Spa/Fountain	Provide connection to the sanitary sewer ² to facilitate draining.	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Food Service Equipment (non-residential)	Provide sink or other area for equipment cleaning, which is: <ul style="list-style-type: none"> ▪ Connected to a grease interceptor prior to sanitary sewer² discharge. ▪ Large enough for the largest mat or piece of equipment to be cleaned. ▪ Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off, and signed to require equipment washing in this area. 	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Refuse Areas	<ul style="list-style-type: none"> ▪ Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff. ▪ Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer². 	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Process Activities ³	Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer ² .	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Equipment/ Materials Storage	<ul style="list-style-type: none"> ▪ Cover the area or design to avoid pollutant contact with stormwater runoff. ▪ Locate area only on paved and contained areas. ▪ Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer², and contain by berms or similar. 	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Vehicle/ Equipment Cleaning	<ul style="list-style-type: none"> ▪ Roofed, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer², and sign as a designated wash area. ▪ Commercial car wash facilities shall discharge to the sanitary sewer². 	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Vehicle/ Equipment Repair and Maintenance	<ul style="list-style-type: none"> ▪ Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. ▪ No floor drains unless pretreated prior to discharge to the sanitary sewer². ▪ Connect containers or sinks used for parts cleaning to the sanitary sewer². 	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Fuel Dispensing Areas	<ul style="list-style-type: none"> ▪ Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break. ▪ Canopy shall extend at least 10 ft in each direction from each pump and drain away from fueling area. 	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Loading Docks	<ul style="list-style-type: none"> ▪ Cover and/or grade to minimize run-on to and runoff from the loading area. ▪ Position downspouts to direct stormwater away from the loading area. ▪ Drain water from loading dock areas to the sanitary sewer². ▪ Install door skirts between the trailers and the building. 	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Fire Sprinklers	Design for discharge of fire sprinkler test water to landscape or sanitary sewer. ³	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Miscellaneous Drain or Wash Water	<ul style="list-style-type: none"> ▪ Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer². ▪ Roof drains shall drain to unpaved area where practicable. ▪ Drain boiler drain lines, roof top equipment, all wash water to sanitary sewer². 	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Copper	Drain rinse water to landscaping, discharge to sanitary sewer ² , or collect and dispose properly offsite. See flyer "Requirements for Architectural Copper."	<input type="checkbox"/>	<input type="checkbox"/>	

² Any connection to the sanitary sewer system is subject to sanitary district approval.

³ Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

D. Implement construction Best Management Practices (BMPs) (Applies to all projects as applicable).

Best Management Practice (BMP)

Attach the Alameda Countywide Water Pollution Prevention Program’s construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.

Install temporary erosion controls to stabilize all denuded areas until permanent erosion controls are established.

Delineate clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses with field markers.

Provide notes, specifications, or attachments describing the following:

- Construction, operation and maintenance of erosion and sediment controls, include inspection frequency;
 - Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material;
 - Specifications for vegetative cover & mulch, include methods and schedules for planting and fertilization;
- Provisions for temporary and/or permanent irrigation.

Perform clearing and earth moving activities only during dry weather.

Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.

Protect all storm drain inlets in vicinity of site using sediment controls such as berms, fiber rolls, or filters.

Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, covers for soil stock piles, etc.

Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g., swales and dikes).

Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

Limit construction access routes and stabilize designated access points.

No cleaning, fueling, or maintaining vehicles on-site, except in a designated area where washwater is contained and treated.

Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.

Contractor shall train and provide instruction to all employees/subcontractors re: construction BMPs.

Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.

BEFORE COMPLETING SECTIONS E THROUGH H CONTACT PUBLIC WORKS STAFF JOHN ROGERS (510) 570-5402 johnr@acpwa.org OR JUSTIN LAURENCE (510) 670-5435 justinl@acpwa.org TO DISCUSS THE PROJECT

E. Special Projects

“Special Project” (See Appendix K of the C.3 Technical Guidance for criteria.) *Except for some Special Projects, C.3 Regulated Projects must include rainwater harvesting, infiltration, evapotranspiration/bioinfiltration or biotreatment (i.e., landscape-based treatment with special soils) low impact development (LID) treatment measures.*

Yes No

E.1.a Does the project have at least 85% lot coverage by permanent structures? Is the project located in a designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian oriented commercial district, or historic preservation site and/or district? Does the project include **NO** surface parking, except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones? Does the project create and/or replace 0.5 acres or less of impervious surface? *If Yes to ALL, the project is a Special Project Category “A” project. Up to 100% of the C.3 stormwater runoff can be treated with non-LID treatment with documentation of LID infeasibility. Continue to F. If No to ANY, continue to E.1.b.*

E.1.b Does the project have at least 85% lot coverage by permanent structures? Is the project located in a designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian oriented commercial district, or historic preservation site and/or district? Does the project include **NO** surface parking, except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones? Does the project create and/or replace more than 0.5 acres of impervious surface but no more than 2.0 acres of impervious surface? Does the project have a minimum density of 50 dwelling units per acre (for residential projects) or a floor area ratio (FAR) of 2.0 (for nonresidential and mixed-use projects)? *If Yes to ALL, the project is a Special Project Category “B” project, See Table 2 below for the amount of stormwater runoff that may be treated with non-LID treatment with documentation of LID infeasibility. Continue to F. If No to ANY, continue to E.1.c.*

- E.1.c** Is the project located within ½ mile of an existing transit hub⁴, or located within a Planned Priority Development Area (PDA)?⁵ Is the project characterized as a non-auto-related project?⁶ Does the project have a minimum density of 25 dwelling units per acre (for residential projects) or a floor area ratio (FAR) of 2.0 (for nonresidential and mixed-use projects)? *If Yes to ALL, the project is a Special Project Category “C” project. See Table 2 below for the amount of stormwater runoff that may be treated with non-LID treatment with documentation of LID infeasibility. Continue to F. If No to ANY, then this project does not qualify as a “Special Project”. Continue to F.1.*

Table 2 Treatment Reduction Credits for Special Project Category B and C Projects

	Treatment Reduction Credit
Category “B” Special Project	
≥ 50 dwellings per acre (residential); or ≥ 2.0 floor area ratio (FAR) (nonresidential)	50%
≥ 75 dwellings per acre (residential); or ≥ 3.0 floor area ratio (FAR) (nonresidential)	75%
≥ 100 dwellings per acre (residential); or ≥ 4.0 floor area ratio (FAR) (nonresidential)	100%
Category “C” Special Project⁷	
<u>Location</u>	
Within ¼ mile of existing transit hub	50%
Between ¼ mile and ½ mile of existing transit hub	25%
Within Planned PDA	25%
<u>Density</u>	
≥ 30 dwellings per acre (residential); or ≥ 2.0 floor area ratio (FAR) (nonresidential/mixed-use)	10%
≥ 60 dwellings per acre (residential); or ≥ 4.0 floor area ratio (FAR) (nonresidential/mixed-use)	20%
≥ 100 dwellings per acre (residential); or ≥ 6.0 floor area ratio (FAR) (nonresidential/mixed-use)	30%
<u>Parking</u>	
Surface parking occupies ≤ 10% of total post-project impervious surface	10%
No surface parking (except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones)	20%
<i>Total Category “C” (sum of location, density, and parking treatment reduction credits):</i> _____	

F. Is the project a Hydromodification Management⁸(HM) Project?

- F.1 Does the project create and/or replace 1 acre (43,560 sq. ft.) or more of impervious surface? (Refer to Table 1)
- Yes. Continue to Item F.2.
- No. The project is NOT required to incorporate HM measures. Skip to Item F.5 and check “No”.
- F.2 Is the total impervious area increased over the pre-project condition? (Refer to Table 1)
- Yes. Continue to Item F.3.
- No. The project is NOT required to incorporate HM measures. Skip to Item F.5 and check “No”.
- F.3 Is the site located in an HM Control Area per the HM Control Areas map (Appendix I of the C.3 Technical Guidance)?
- Yes. Skip to Item F.5 and check “Yes”.

⁴ A transit hub is a rail station, ferry terminal, or bus transfer station served by three or more bus routes.

⁵ A Planned PDA is an infill development area formally designated by the Association of Bay Area Governments (ABAG).

⁶ A non-auto-related project for the purpose of Category “C” Special Projects is any project except stand-alone surface parking lots, car dealerships, auto and truck rental facilities with on-site surface vehicle storage, fast-food restaurants, activities with drive-through facilities, gas stations, car wash facilities, auto servicing, auto repair, and other auto-related uses.

⁷ Category “C” Special Projects are only allowed to claim one location credit, one density credit, and one parking credit even if the project qualifies for more than one.

⁸ Hydromodification is the modification of a stream’s hydrograph, caused in general by increases in flows and durations that result when land is developed (made more impervious). The effects of hydromodification include, but are not limited to, increased bed and bank erosion, loss of habitat, increased sediment transport and deposition, and increased flooding. Hydromodification management control measures are designed to reduce these effects.

- No. *Attach map, indicating project location. Skip to Item F.5 and check "No".*
- Further analysis required. *Continue to Item F.4.*

F.4 Has an engineer or qualified environmental professional determined that runoff from the project flows only through a hardened channel or enclosed pipe along its entire length before emptying into a waterway in the exempt area?

- Yes. *Attach signed statement by qualified professional. Go to Item F.5 and check "No".*
- No. *Go to Item F.5 and check "Yes".*

F.5 Is the project a Hydromodification Management Project?

- Yes. *The project is subject to HM requirements in Provision C.3.g of the Municipal Regional Stormwater Permit.*
- No. *The project is EXEMPT from HM requirements.*
- HM requirements are impracticable. *(Attach documentation needed to comply with the impracticability provision in MRP Attachment B.)*

➤ *If the project is subject to the HM requirements, incorporate in the project flow duration stormwater control measures designed such that post-project stormwater discharge rates and durations match pre-project discharge rates and durations. The Bay Area Hydrology Model (BAHM) has been developed to size flow duration controls. See www.bayareahydrology.com. Guidance is provided in Chapter 7 of the C.3 Technical Guidance.*

G. Stormwater Treatment Measure and/HM Control Owner or Operator's Information:

Name: _____

Address: _____

Phone: _____ Email: _____

H. Completion and Intake Information:

Name of applicant completing the form: _____

Signature of applicant completing the form: _____ Date: _____

Name of Intake Planner/Public Works Staff _____ Date: _____