



City of Santa Barbara

DEVELOPMENT APPLICATION REVIEW TEAM (DART) SUBMITTAL PACKET

- DART Application Submittal Requirements
- Hazardous Waste and Substances Requirement
- DART SWMP Checklist

Note: Please submit a completed [Master Application](#) and [Planning Commission & Staff Hearing Officer Submittal Cover Sheet](#) with your initial submittal.

- **Zoning Ordinance:** Please note that Title 30 is not in effect within the Coastal Zone until it is certified by the California Coastal Commission (tentatively expected in late 2018/early 2019). When developing your proposal, **ALWAYS** refer to the Zoning Ordinance (Title 28 of the SBMC) for the most complete information. As a rule of thumb we recommend that the following sections be reviewed carefully for additional information: Definitions (SBMC §28.04), General Provisions (SBMC §28.87), and the Automobile Parking Requirements (SBMC §28.90). The Zoning Ordinance may be purchased at the City Clerk's Office at City Hall (735 Anacapa Street, or (805) 564-5309).
- **Please be advised** that all submittal materials (including plans) are subject to the **Public Records Act** and may be reproduced for the public without agent/owner authorization.

PROCESSING INFORMATION: Refer to the Development Application Review Team (DART) Informational Packet for additional processing information.

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City of Santa Barbara

DART APPLICATION SUBMITTAL REQUIREMENTS

The following information is **required** for project analysis and scheduling for review and decision. In order for City staff to be efficient and timely in its review of your application, it is imperative that your application contains the information as listed in this handout. Applications that do not contain full and complete information will not be accepted, and will be returned to you for completion.

We strongly encourage you to review all files and archived plans for your project site prior to submittal. Resources such as the Santa Barbara Municipal Code (SBMC), handouts, guidelines, Street and Planning Files (a.k.a. LDT Record Archives), parcel and case information can be found online via links on our [Planning Central](http://www.SantaBarbaraCA.Gov/PlanningCentral) page at <http://www.SantaBarbaraCA.Gov/PlanningCentral>. Or, you can look at these documents at the Planning and Zoning counter and Records and Archives counter located at 630 Garden St., (805) 564-5554. Questions regarding application submittal contents and process can be answered at the Planning and Zoning counter at 630 Garden St. at (805) 564-5578. Archived plans are available by appointment with the Records and Archives counter (805) 564-5554. Please note that City offices are closed every other Friday.

Please submit the following information:

1. COMPLETED MASTER APPLICATION FORM: (1 hard copy and .pdf/.doc on a CD, OR 10 hard copies)

- The [Master Application](#) must include required signatures or an [Owner/Agent Authorization](#) form. The Application and Authorization form can be obtained at the Planning Counter located at 630 Garden Street or on the City's website (<http://www.SantaBarbaraCA.Gov/PlanningHandouts>).

2. LETTER FROM APPLICANT: [Addressed to either the Planning Commission or the Staff Hearing Officer, as applicable] (1 hard copy and .pdf/.doc on a CD, OR 10 hard copies)

- a. Include what discretionary approval is being sought (i.e., "I am seeking a Conditional Use Permit and need Planning Commission approval".)
- b. Include a detailed description of the proposed project. This may include, but not be limited to, the following information:
- 1) Uses of existing and proposed structures.
 - 2) Square footages of existing and proposed structures.
 - 3) Number of proposed residential units/lots.
 - 4) Residential Density (Dwelling Units per Acre)
 - 5) Average Unit Size
 - 6) Demolition or removal of any structures.
 - 7) Site square footage and acreage.
 - 8) Removal of any existing trees or significant vegetation.
 - 9) Relevant drainage information.
 - 10) Parking and landscaping statistics.
 - 11) Proposed grading to occur with cut and fill given in cubic yards of soil and whether balanced onsite or import/export is involved. If import/export is involved, identify source or disposal site.

- 12) Identify adjacent surrounding land uses and land use designations and zone districts to the north, south, east, and west.
- 13) Provide answers to the following questions:
 - i. Does the proposed project include added exterior lighting? If yes, please describe locations, type, height, etc.
 - ii. Would the proposed project involve the creation of smoke or odors? If yes, describe the source and its location.
 - iii. Would the proposed project involve the creation of new noise sources? If yes, describe the source and its location.
 - v. Have geotechnical studies (e.g., soils reports, earthquake fault location studies, geology reports, etc.) been prepared for the project site? If yes, please explain how the recommendations have been addressed by the project.
 - vi. Have resource or constraint studies (e.g., biological assessment reports, archaeological reports, historic structures reports, etc.) been prepared for the project site? If yes, please explain how the recommendations have been addressed by the project.
 - vii. Are there any existing or proposed designated recreational trails or easements (e.g. utility, parking for adjacent properties, etc.) traversing the project site?
 - viii. Is the property located adjacent or near a creek or other water course?
 - ix. Who provides sewer services? Is it on septic?
 - x. Who provides water service to the site (e.g. City of Santa Barbara)?
- 14) Describe demolition and construction activity in detail, including the following:
 - i. Identify the estimated duration of demolition.
 - ii. Identify the estimated duration of grading.
 - iii. Identify the estimated duration of construction activity.
 - iv. Identify the number of workers and number and type of equipment necessary for each phase of demolition, grading, and construction.
 - v. Identify staging area(s) for equipment and construction materials.
- 15) Describe project compliance with the Inclusionary Housing Ordinance (*if applicable*). Subdivisions (including Condominium projects) that involve two (2) or more residential units/lots are subject to the Inclusionary Housing Ordinance (SBMC Chapter 30.160 or Chapter 28.43 (Coastal Zone)).
- 16) Any additional pertinent information (e.g. number of bedrooms, number of restaurant seats) and any other information previously requested by City Staff.
- 17) Storm Water Management.
 - i. Identify the amount of new and replaced impervious surfaces.
 - ii. Indicate how site drainage is being transmitted through the subject property to the public right-of-way or to a natural watercourse.

Indicate all existing and proposed drainage conveyance systems located on the proposed project site.

- iii. Indicate whether the project is a Tier 2 or Tier 3 project as outlined in Section 1.4 of the City's Storm Water BMP Guidance Manual.
- 18) Hazardous Materials.
 - i. Would the proposed project involve use or disposal of hazardous materials? Is there any known site contamination from hazardous materials? Are there any abandoned oil wells in the area? If yes, has remediation been completed in accordance with State requirements? If yes, please provide evidence of compliance.
 - ii. Provide a copy of any environmental site assessments prepared for the project site and any adjacent site(s).
 - iii. Provide a signed copy of the attached Hazardous Waste and Substances statement.
- c. Provide the following dates for the pre-application reviews which have taken place within a maximum of six (6) months prior to the date of application:

Airport Commission	Meeting Date: _____
City Council Action	Meeting Date: _____
Design Review (ABR/HLC/SFDB)	Meeting Date: _____
Harbor Commission	Meeting Date: _____
Parks & Recreation Commission	Meeting Date: _____
Planning Commission Action	Meeting Date: _____
Staff Hearing Officer	Meeting Date: _____
Other _____	Meeting Date: _____
- d. Provide any relevant information on previous contact/correspondence with City staff.
- e. Include a discussion justifying the project, including background and reasons. Reference required findings that the decision-maker must make in order to approve the project. This is your opportunity to explain your proposed project goals and why you are seeking approval.
- f. Indicate the significant issues and problem areas, as you understand them.

3. PREVIOUS PRT/DART LETTER: *[If the project has had previous PRT or DART reviews.] (1 hard copy and .pdf/.doc on a CD, OR 10 hard copies)*

- a. Include a copy of the last PRT or DART Letter **and** identify how you addressed the comments by referencing each department and item number (e.g. Public Works Section Item 1) in the letter.
- b. You **must** contact the assigned Case Planner to set up an appointment for submittal of your project. Projects that have previously gone through the PRT or DART process have been assigned a Case Planner and will not be accepted by Planning Counter Staff. If the previous Case Planner is no longer assigned to the project, please contact the Development Review Supervisor in order to get a new Case Planner assigned to the project.

4. PLANS: (10 hard copies and .pdf/.doc on a CD)

Plans folded to 8 ½” x 11” (minimum acceptable sheet size is 18” x 24”). Please note that additional sets of plans may be required, depending on the scope of the project.

- a. Refer to the [Project Plan Requirements](#) handout for required information on site plans, elevations, floor plans, and landscape plans.
- b. All applications for subdivisions require a Tentative Map. Refer to the [Tentative Map Requirements](#) handout for required information.

5. PHOTOGRAPHS: [Photographs must remain with this application. The applicant must provide duplicates for each separate submittal if photographs are also required for other discretionary applications (e.g. Design Review).] (1 hard copy and .pdf/.doc on a CD)

- a. Current color photographs of the site from the street, each elevation of the building(s), adjacent properties, surrounding neighborhood area and streetscape, to provide an accurate depiction of the location of the subject parcel(s).

Include a composition panoramic view of the site within the context of the surrounding neighborhood.

Photographs **must** be clear, visually legible, in color **AND** a **minimum** of 3”x5” size. Dark and/or discolored photographs are not acceptable.

Mount and **label** each photograph for submittal on foldable 8½” x 11” heavy paper (loose photographs are **not** acceptable). All photographs must be labeled with the project address and the relationship of the photograph to the project site. Digital photographs may be printed on 8½” x 11” regular white paper.

- b. Include a map showing locations where photographs were taken.

6. PUBLIC NOTICE REQUIREMENTS: (2 hard copies of labels, 1 hard copy of affidavit, and .pdf/.doc on a CD)

- a. Property Owner mailing labels. The City will prepare the property owner labels for a fee.
- b. Tenant mailing labels. If the project involves a Condominium Conversion, tenant mailing labels are required to be submitted. Please obtain the [Condominium Conversion Tenant Notification Instructions](#) handout for more information on the required noticing distance and how to prepare mailing labels for your project. (Please note that the City does not provide this service.)
- c. Affidavit signed by the person who compiled the mailing labels, if the labels were not prepared by the City.
- d. Affidavit acknowledging the on-site notice posting instructions. On-site posting must be installed during the ten (10) calendar days prior to **ANY** noticed hearing for the project. At the time of submittal for a project that is required to be noticed, the City will provide the applicant with a yellow pre-printed sign. The sign must be filled out, and placed on or within two feet of the front property line of the subject site (or on the driveway easement if no property frontage), so that it can be easily read by pedestrians on the public right-of-way.

7. HYDROLOGY CALCULATIONS / STORM WATER MANAGEMENT PLAN (SWMP): [For Tier 3 projects only. Please refer to the City’s [Storm Water BMP Guidance Manual](#) for additional details on SWMP compliance.] (1 hard copy and .pdf/.doc on a CD, **OR 5 hard copies)**

- a. Provide a preliminary hydrology/drainage report and/or the appropriate Appendix D worksheets from the City’s Storm Water BMP Guidance Manual that:

- Indicates how the project is providing adequate detention for the net increase in peak storm water runoff for the 2-, 5-, 10- and 25-year 24-hour storm event. Provide calculations to justify amount of detention.
 - Indicates how the project is retaining on site the larger of the following two volumes:
 - The volume difference between the pre- and post-conditions for the 25-year, 24-hour design storm; or
 - The volume generated from a one-inch, 24-hour storm event.
 - Indicates that the project is providing appropriately sized BMPs for water quality treatment, using either volume based or flow based runoff BMPs. Tier 3 projects shall select a single or combination of storm water runoff BMPs that address the particular primary pollutant(s) of concern and suitability based on site conditions.
 - b. A completed DART SWMP Checklist (attached).
- 8. SPECIAL STUDIES:** *[If any special studies and/or reports were requested/prepared (e.g. Traffic Study, Geotechnical Report, Biological Assessment, etc.).] NOTE: Historic Resource Reports and Phase 1 Archaeological Reports require a separate submittal to the Historic Landmarks Commission. (1 hard copy and .pdf/.doc on a CD, OR 3 hard copies)*
- 9. COASTAL REVIEW: (1 hard copy and .pdf/.doc on a CD)**
- a. If the project requires a Coastal Development Permit (CDP), submit the completed Coastal Development Permit Application. The property owner on the CDP application **must** match the signature on the Master Application (or Owner/Agent Authorization form).
 - b. **Projects near a coastal bluff:** Provide a geology report that identifies the top of bluff, the 50-foot setback from the top of the coastal bluff, the 75-year seacliff retreat setback line and a slope stability study. The geology report shall account for sea level rise and accelerated retreat due to climate change. This information shall also be identified on the site plan.
- 10. CONDOMINIUM OR HOTEL CONVERSIONS: (1 hard copy and .pdf/.doc on a CD, OR 2 hard copies)**
- If the project requires a Conversion Permit, review the [Condominium Conversion Packet](#) and submit the following with your application:
- a. Proof of on-site tenant notification 60 days prior to filing application in accordance with SBMC §30.155.150 or §28.88.100 (Coastal Zone).
 - b. Identify compliance with SBMC §30.155.060 or §28.88.030 (Coastal Zone) [Requirements and Procedures] and §30.155.070 or §28.88.040 (Coastal Zone) [Physical Standards for Condominium Conversions].
 - c. Provide information identified in SBMC §30.155.110 or §28.88.060 (Coastal Zone) [Additional Submittals for Conversions to Condominiums or Hotel Units].
 - d. *For Condominium Conversions ONLY:* Provide information identified in SBMC §30.155.090 or §28.88.050 (Coastal Zone) [Application Requirements for Condominiums and Time Share Conversions]. Please identify/show compliance with the recommendations outlined in the Physical Elements Report.
 - e. *For Hotel Conversions ONLY:* Provide information identified in SBMC §30.155.100 or §28.88.055 (Coastal Zone) [Application Requirements for Conversions to Hotels or Similar Uses].

11. TRANSFER OF EXISTING DEVELOPMENT RIGHTS (TEDR): (1 hard copy and .pdf/.doc on a CD, OR 2 hard copies)

Include the following information for TEDR Projects:

- a. Identify the location and parcel numbers of the sending and receiving sites.
- b. Identify the category of non-residential square footage being transferred (i.e. Demolished, Approved, Vacant).
- c. Provide any supporting information regarding the proposed square footage to be transferred.

12. PRELIMINARY TITLE REPORT: (1 hard copy and .pdf/.doc on a CD, OR 2 hard copies)

- a. A current preliminary title report (issued within three (3) months of the application date) for all involved parcels (including sending and receiving sites for TEDR projects). The Title Report **must** show ownership and all easements. *(Following review of the preliminary title report, copies of easement documents referred to in the preliminary title report may be required.)*
- b. Property owner must match signature on the Master Application (or Owner/Agent Authorization form).

13. TENANT DISPLACEMENT ORDINANCE COMPLIANCE: (1 hard copy and .pdf/.doc on a CD)

- If a residential unit is being demolished or converted as part of the proposal, the project is subject to compliance with SBMC Chapter 30.190 or Chapter 28.89 (Coastal Zone). Submit proof of notice to tenants, which is required before application submittal. A proof of payment is required prior to building permit issuance. This does not apply to illegal dwelling units.

14. COVER SHEET: (1 hard copy)

- Submit a completed [Planning Commission & Staff Hearing Officer Submittal Cover Sheet](#) with your submittal.

15. FEES:

- Shall be paid at time of application in the amount indicated on the current fee resolution as adopted by the City Council.



City of Santa Barbara

HAZARDOUS WASTE AND SUBSTANCES REQUIREMENT

1. Provide a copy of any environmental site assessments prepared for the proposed project site and any adjacent site(s).
2. Pursuant to the Permit Streamlining Act (PSA), the applicant is required to submit a signed statement indicating whether the proposed project site or any alternative site(s) is on the lists of hazardous waste sites compiled pursuant to Section 65962.5 of the Government Code by the California Secretary for Environmental Protection and available at <http://www.calepa.ca.gov/SiteCleanup/CorteseList/>

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Name of applicant: _____

Address: _____

Phone Number: _____

Address of site (street name and number if available, and ZIP code): _____

Local Agency (city/county): _____

Assessor's book, page, and parcel number: _____

Specify any list pursuant to Section 65962.5 of the Government Code (*if applicable*): _____

Regulatory identification number: _____

Date of list: _____

Applicant's signature

Date

Note: Lead and other constituents of concern may be found in surface and subsurface soils within the city limits of Santa Barbara. Please refer to the EPA's Soil Screening Guidance: User's Guide (<http://www.epa.gov/superfund/health/conmedia/soil/pdfs/ssg496.pdf>) when disturbing soil for construction or other purposes.

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City of Santa Barbara

DART SWMP CHECKLIST

Project Address: _____ Project Type: _____

MST: _____ DART: _____

Date: _____ Case Planner: _____

Project Area Acreage: _____ Acres Disturbed: _____ Slope %: _____ Adjacent to Creek (Y/N): _____

The following design standards and best management practices (BMP) for storm water management are required under National Pollution Discharge Elimination System (NPDES) provisions (State Regional Water Quality Control Board Phase II General Permit for the City). These measures are included in the City Storm Water Management Plan (SWMP) adopted to implement the NPDES requirements through the City development and redevelopment review and permitting process. The City is required to document to the Regional Board yearly how these measures have been implemented.

As part of the application review process for a discretionary permit by the City, DART members review projects for project design standards and other BMPs that can feasibly be taken to reduce storm water pollution to the maximum extent practicable.

Identify whether measures on the checklist are applicable to your project, and whether they are currently part of the project, or would be applied through a project design revision prior to permit approval and/or a condition of project approval. Provide explanations where appropriate. If the measure is not feasible, indicate why not.

1.0 CONSTRUCTION PHASE BEST MANAGEMENT PRACTICES

1.1 **Erosion and Sedimentation Control**

- Not applicable. Project does not involve ground disturbance.
- Apply Standard Erosion Control Measures as condition (where disturbed soil <1 acre, slope <15%, property not adjacent to creek).

- Detailed Erosion Control Plan required (where disturbed soil ≥ 1 acre, slope > 15%, property adjacent to creek):
 - ___ Detailed Plan provided as part of DART application. Apply condition requiring plan implementation;
 - or
 - ___ Apply condition requiring Detailed Plan submittal and approval prior to Building Permit, and plan implementation.

2.0 POST-CONSTRUCTION BEST MANAGEMENT PRACTICES

2.1 **Peak Storm Water Run-Off Discharge Rates**

- Not applicable. Project involves no/minimal change in permeable surface or peak storm water run-off discharge rate. No BMPs required.
- Drainage calculations are required as part of DART application (using County of Santa Barbara hydrograph data and Manning equation).
 - ___ Drainage calculations are adequate.
- Project design would not increase peak 25-year storm water run-off and would reduce peak storm water run-off discharge rate to the maximum extent practicable, through:
 - ___ Retaining any increase in run-off on-site and filtering using structural BMPs such as detention basins, bioswales (vegetated filters), and/or mechanical BMPs such as manufactured filters.
BMPs: _____
 - ___ Increase in water will be retained with underground tanks.
- BMPs will be applied as follows:
 - ___ Project design as proposed (with condition of approval requiring project implementation as proposed and ongoing maintenance of BMPs if applicable).
 - ___ Revised project design submitted as part of the DART process (and application of condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs).

___ Application of a condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

2.2 Structural and Treatment Control BMPs

- Not applicable. _____
- Long-term volumetric treatment control BMP will be incorporated into the project development (design criterion is a 1” storm).

- Long-term flow-based treatment control BMP will be applied (design criterion is .25” for four hours).

- BMPs will be applied as follows:
 - ___ Project design as proposed (with condition of approval requiring project implementation as proposed and ongoing maintenance of BMPs if applicable).
 - ___ Revised project design submitted as part of the DART process (and application of condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs).
 - ___ Application of a condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

2.3 Minimization of Storm Water Pollutants of Concern

- Not applicable. _____
- General pollutants/ small projects: Passive, low maintenance BMPs will be applied through minimizing hardscape; vegetative swales, use of permeable paving; and/or detention basin.

- Automotive pollutants/ oil, grease, metals: The following BMPs will be applied for projects with 10 or more parking spaces:
 - ___ Runoff from entrance drive for covered parking will be treated by collecting water in a trench drain and filtering before discharge.
 - ___ Basement parking garages will provide treatment of any storm water discharged from basement garage to storm drain.
 - ___ Runoff will be discharged to a vegetated swale or constructed sand filter, or through a manufactured BMP (drain filter or wet-sump filter).
- Erosion and Sedimentation/ suspended solids: Projects in hillsides, near creeks, or involving substantial earthwork: BMPs applied for long-term post-construction slope stability and erosion/sedimentation control, such as site layout to avoid $\geq 15\%$ slopes, adequate setbacks from creeks.

- BMPs will be applied as follows:
 - ___ Project design as proposed (with condition of approval requiring project implementation as proposed and ongoing maintenance of BMPs if applicable).
 - ___ Revised project design submitted as part of the DART application process (and condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs).
 - ___ Condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

2.4 Natural Area Conservation BMPs

- Not applicable. _____
- Development is clustered leaving remaining land in natural condition.

- Grading and clearing of native vegetation is limited to amount needed for lots, access, and fire protection.

- Trees and vegetation are maximized to the extent feasible and use of drought-tolerant plants is promoted.

- Natural vegetation is promoted through use of parking lot islands and other landscaped areas.

- Riparian areas and wetlands are preserved.

- Natural area design standards will be incorporated to the extent applicable and feasible, consistent with City policies, as follows:
 - ___ Project design as proposed (with condition of approval requiring project implementation as proposed and ongoing maintenance of BMPs if applicable).
 - ___ Revised project design submitted as part of the DART process (and application of condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs).
 - ___ Application of a condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

2.5 Protection of Slopes and Channels

- Not applicable. Project is not adjacent to creek, and does not include substantial slopes.
- The following additional information has been provided:
 - ___ Existing site conditions: geomorphic, hydraulic, biological, geotechnical; top-of-bank determination.
 - ___ Proposed project information and plans, potential effects on slopes and channels, and plans/measures to protect slopes/channels (preliminary grading plan; preliminary drainage plan; slope stability, permanent erosion control, vegetation management, preliminary creek restoration and enhancement plan, including protection of biological values such as shade provisions, water temperature maintenance, nutrient filtering, wildlife movement corridors; fish movement; wildlife habitat protection.)
- Runoff will be conveyed safely from the toes of slopes and disturbed slopes will be stabilized.
- Natural drainage channels will be used to the maximum extent practicable.
- Permanent channel crossings will be stabilized.
- Slopes will be vegetated with appropriate native or drought-tolerant vegetation.
- Energy dissipaters, such as riprap, will be installed at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with applicable specifications to minimize erosion with the approval of all agencies with jurisdiction.
- The project will incorporate slope and/or channel protection design standards to the extent applicable and feasible, consistent with applicable City policies, as follows:
 - ___ Project design as proposed (with condition of approval requiring project implementation as proposed, and ongoing maintenance of BMPs if applicable); or
 - ___ Revised project design submitted as part of the DART process (and application of condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs); or
 - ___ Condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

2.6 Storm Drain Stenciling and Signage

- Not applicable. No storm drain inlets.
- Condition of approval will be applied that public and private storm drain inlets and catch basins within the project area must be stenciled with language and/or graphic icons prohibiting dumping of improper materials directly into the storm water conveyance system. Signs prohibiting illegal dumping must be posted at public access points along channels and creeks within the project area. Legibility of stenciling and signs must be maintained.

2.7 Outdoor Material Storage Design

- Not applicable. No outdoor material storage area.
- Materials with the potential to pollute storm water will be placed within an enclosure such as cabinet, shed or similar structure that prevents contact with runoff or spillage to the storm water conveyance system, or will

be protected by secondary containment structures such as berms, dikes, or curbs. The storage area will be paved and sufficiently impervious to contain leaks and spills. The storage will have a roof or awning to minimize collection of storm water within the secondary containment.

-
- The project will incorporate BMPs as follows:
 - ___ Project design as proposed incorporates these measures.
 - ___ Revised project design submitted as part of DART review process incorporates these measures.
 - ___ These measures are feasible and will be applied as a condition of permit approval.

2.8 Trash Storage Area Design

- Not applicable. No trash storage area.
- Trash containers will have drainage from adjoining roofs and pavement diverted around the areas; and trash container areas will be screened or walled to prevent off-site transport of trash. Individual single family residences may be exempted if determined by City to be infeasible.)
- The BMPs will be incorporated as follows:
 - ___ Project design as proposed.
 - ___ Revised project design submitted as part of DART review process.
 - ___ These measures are feasible and will be applied as a condition of permit approval.

2.9 Ongoing BMP Maintenance

- Not applicable. No BMPs are required.
- Condition will be applied to establish BMP maintenance agreement providing owner ongoing maintenance and yearly inspection.

2.10 Design Standards for Specified Individual Project Categories

Refer to the Design Standards of Attachment 4 of the State General Permit (WQO 2003-0005-DWQ); per City SWMP, all discretionary projects, regardless of size, shall comply with the Design Standards in Attachment 4.

- Not applicable.
 - Commercial Projects: Proper design of loading/unloading dock areas; repair/maintenance bays; vehicle wash areas to protect water quality.
-
- Restaurants: Proper design of equipment/ accessory wash areas to protect water quality.
-
- Retail Gasoline Outlets: Proper design of fueling areas to protect water quality.
-
- Automotive Repair Shops: Proper design of fueling areas; repair/maintenance bays; vehicle/equipment wash areas; and loading/unloading dock areas to protect water quality.
-
- Parking Lots: Proper design of parking areas to protect water quality; and operational provisions to limit oil contamination.
-
- BMPs will be incorporated as follows:
 - ___ Project design as proposed.
 - ___ Revised project design submitted as part of DART review process.
 - ___ These measures are feasible and will be applied as a condition of permit approval.