

Frequently Asked Questions

1. What is a Structural BMP?

A structural BMP or structural best management practice, refers to a permanent stormwater treatment feature that is specifically designed to treat stormwater runoff on your site during a rain event before entering the City's MS4.

2. Why does my property have a Structural BMP?

If your property has Structural BMPs, it means that recent or previous development or redevelopment of the property met certain criteria that required the installation of one or more permanent stormwater treatment features.

3. I don't know what Structural BMPs are on my site, where can I find that information?

You can typically find information about your Structural BMPs, such as BMP type, size, and location in stormwater documents such as Building/Grading Plans, Water Quality Technical Report, Stormwater Quality Management Report, and Storm Water Management and Discharge Control Maintenance Agreement, which can be requested at the City of San Diego Development Services Department.

Additionally, information about your BMPs can be found in the most recent Annual Maintenance Verification Form that was sent out, or by logging in to the City's Self-Verification Web Portal using the Site ID and Passcode provided.

4. What is allowed to go into these Structural BMPs?

These Structural BMPs are specifically designed to only treat stormwater runoff. Anything else that enters the BMP can negatively affect its longevity regarding effectiveness, maintenance, and/or filter media.

5. Whose responsibility is it to maintain these Structural BMPs?

It is ultimately the responsibility of the property owner to ensure that all Structural BMPs are being regularly maintained as per the property's *Storm Water Management and Discharge Control Maintenance Agreement* signed with the City of

San Diego and filed with the County Recorder's Office. This maintenance responsibility is legally passed down from owner to owner.

6. What do you mean by "maintenance?"

Maintenance refers to the general upkeep and inspection of these Structural BMPs. BMPs should be maintained as needed in accordance with the specific BMPs technical sheets or maintenance agreement guidelines.

7. How often do I need to perform maintenance on my Structural BMPs?

Structural BMP's are required to be maintained as needed and inspected for maintenance at least once a year prior to the rainy season. Ideally, these BMPs should be maintained before and after the rainy season.

8. Do I need to hire an outside contractor/vendor to maintain the BMPs on my site?

Some Structural BMP maintenance can be performed in-house and does not necessarily require the use of an outside contractor/vendor. As such, we do not require the use of any contractor/vendor as long as compliance is achieved, and proper maintenance is performed.

9. Do you have a list of preferred vendors?

Unfortunately, in order to remain unbiased, the City is not allowed to recommend a list of vendor names.

10. My BMP is constantly flooding during a rain event, what should I do?

If your BMP is not draining within 72 hours after a storm event, there are likely deficiencies with your BMP. Inspect for issues such as overgrown vegetation, inlet and outlet obstruction, sediment erosion, and/or foreign sediment making its way into your BMP.

11. Can I make changes to the BMPs that are on my site?

The BMPs on your site are required to match the intended design of the BMPs on your Maintenance Agreement and Drawings. Any changes to your BMP need to be pre-approved by the City's Development Services Department.

12. I would like to know more information about my BMPs, who can I contact?

For more information about your BMP(s), please contact us using the email address or phone number listed below.

13. I received a Notice of Deficient Maintenance in the mail, what do I do now?

Follow the instructions provided in the Notice of Deficient Maintenance and resolve all listed issues required to reach compliance and get the BMPs back to functioning properly and as designed. For any questions, comments, and/or concerns, reach out to your assigned inspector.

14. When are Annual Maintenance Verification Forms typically sent out?

Annual Maintenance Verification Forms are typically sent out to the email address and mailing address we have on file for the site around December every year.

15. I already submitted a self-verification form this year, why am I receiving another one?

The City's annual maintenance self-verification timeline is aligned with the City's fiscal year, which runs from July 1st of any given year to June 30th of the following year, not the calendar year.

Additionally, it is common for a property to receive their annual self-verification form AND receive a physical inspection of their structural BMPs within the same year. The two processes are separate.

16. The deadline to submit my annual self-verification is coming up, but our maintenance is scheduled for after the deadline. What should I do?

A common misconception is that annual maintenance verification forms require the *immediate* maintenance of your Structural BMPs. This process is meant to serve as a self-verification that you are aware of the BMPs on your property and are properly maintaining them as needed throughout the year such that they will function properly and as designed during the next storm event.

17. Can I get an extension on my annual self-verification form?

Unfortunately, we are unable to give out extensions regarding annual self-verification. Please submit your form as soon as you can verify that the BMPs on your property are properly being maintained as needed throughout the year such that they will function properly and as designed in the next storm event.