



Homeowner Letter

Dear Homeowner-

The City of Temecula Building & Safety Department would like to congratulate you on your new pool and/or spa. The City of Temecula has swimming pool requirements that we would like to bring to your attention.

1. A temporary fence and gate shall be in place upon commencing pool construction.
2. Pools and/or spas are required to be fenced on all sides. Where a wall of a dwelling serves as part of the barrier, interior doors of the dwelling, with direct access to the pool through that wall, shall meet the requirements for a gate or shall be equipped with an alarm, which produces an audible warning when the door and its screen, if present, are opened. The garage man door is required to meet the requirements for gates and shall be self-closing, self-latching with a latch fifty four (54) inches above the threshold of the door.
 - A. The alarm and contacts shall be permanently attached with epoxy or screws and shall sound continuously for a minimum of thirty (30) seconds within seven (7) seconds after the door is opened and be capable of providing a sound pressure level of not less than 85 DBA measured indoors at 10 feet.
 - B. The alarm shall automatically reset under all conditions.
 - C. The alarm shall be equipped with a manual means, such as touch pad, to temporarily deactivate the alarm for a single opening. Such deactivation shall last not more than fifteen (15) seconds. The deactivation pad shall be located at least fifty-four (54) inches above the threshold of the door. **Provide the product specifications for any proposed door alarm system on site for inspectors review at pre-plaster inspection.**
3. Fences and gates shall be at least five (5) feet high on outside perimeter of the property. City of Temecula Municipal Code 15.04.020
 1. Any decorative design work on the side away from the pool and/or spa, which would render the fence easily climbable, is prohibited. **Minimum distance between horizontal members on the outside of the fence is forty-five inches (45").** The maximum vertical distance shall be two inches (2") from dirt to the bottom of the fence and four inches (4") from a solid surface, such as concrete and the bottom of the fence.
 2. All gates shall swing away from the pool, be self-closing, and self-latching with the latching device on the outside at least fifty-four inches (54") above the ground. Double leaf gates are permitted, if self-closing and self-latching or padlocked. Garage side doors shall meet the requirements of gates.
 3. Glazing (windows) in walls of the barrier in which the bottom edge of the glazing is less than sixty inches (60") above the pool side of the decking and the glazing is within five feet (5') of the water's edge shall be safety glazing.
 4. Equipotential bonding shall be accomplished by bonding all metallic parts of the walls in the pool structure together, including the reinforcing steel placed at twelve inches (12") o.c. both ways in the pool shell, coping stones and the deck within three feet (3') of the pool or use other listed approved means.
 5. All metals objects within five feet (5') of the pool and/or spa's water's edge shall be bonded to the pool steel.
 6. Electrical receptacle between 10'-20' from inside of the pool and/or spa wall shall be GFI protected.
 7. No electrical receptacles shall be within ten feet (10') of the inside of the pool and/or spa wall.
 8. **Pool and/or spa lights shall be on-site, connected, wired and ready for installation at the time of the pre-plaster inspection.**
 9. For pool drains, a minimum of two (2) outlets separated by a minimum of three feet (3') or located on two different design planes are required.
 10. A pool heater shall be located at least four feet (4') away from an operable window.
 11. The pool and/or spa heating systems and equipment shall comply with California Energy Commission Standards:
 - A. System must be installed with a minimum of three feet (3') of pipe between filter and heater for future solar heating.
 - B. A cover shall be provided for outdoor pool and/or spa with fossil fuel heaters. Covers shall be on-site for final inspections. (Exception: Pool and/or spas deriving a minimum 60% of annual heating energy from site solar energy, or recovered energy).



Pool/Spa Checklist

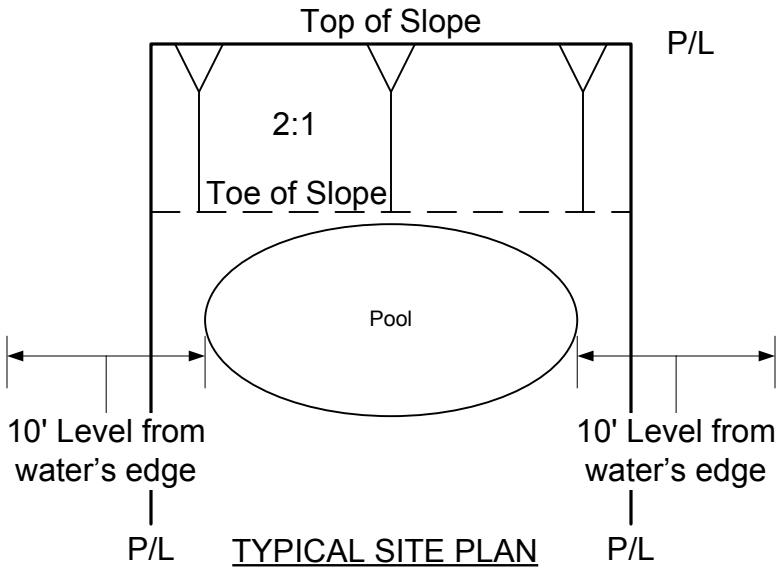
Please submit two (2) sets of plans with all applicable details and structural calculations and one (1) extra site plan.

To help expedite your plan review, please make sure items numbered (1) through (4) listed below are clearly indicated on the plans.

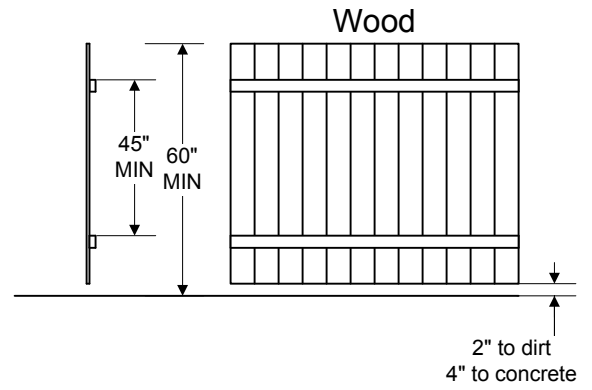
1. _____ Structural plans shall be prepared, stamped and wet signed by a registered civil or structural engineer.
2. _____ Provide a scaled site plan showing property lines and the square footage of the pool and/or spa.
Note: Use scale 1/8" = 1'-0" (Preferably)
3. _____ Site plan shall include, but not limited to, the following items:
 - Contact information (including phone number) for property owner.
 - Job site address, assessor's parcel (APN) number and legal description.
 - Show and label all slopes with heights to determine if adequate details and engineering have been provided. Show site topography, including a minimum of ten feet (10') from water's edge. **(SEE DRAWING A, PAGE 4)**
 - Show and label flow lines and/or underground drainage facilities with inlet locations.
 - Show location and type of all easements on subject property.
 - Show and label pool and/or spa location.
 - Show all setbacks taken from the base edge of pool structure to property line.
 - Show and label all existing and/or proposed pool equipment.
 - Show distances (setbacks) from property lines, structures and windows (that can be opened). Heater shall be located at least 4' away from an operable window.
 - Show and label all existing and proposed improvements (i.e. slides, retaining walls, fences, patios, pool decks, flatwork, BBQ, outside sinks, fire rings, etc.)
 - Show details for all water and/or rock features. (Clearly indicate location of all details)
 - Show location and type of each fence on subject property.
 - Provide section view of new and existing fencing. **(SEE DRAWING B, PAGE 5)**
 - Cross out non-applicable details on engineering drawings not being used.
4. _____ To ensure that the appropriate methods are utilized to minimize the discharge of loose soil, construction debris and trash onto adjacent properties and public right-of-way the following notes shall be clearly indicated on the site plan: ***"Contractor shall provide, implement and maintain erosion and sediment control measures during construction"*** and ***"No construction supplies and/or materials shall be stored in the public right-of-way"***.
5. _____ The swimming pool and/or spa circulation system shall be equipped with anti-entrapment devices complying with Assembly Bill 2977, effective January 1, 2007.

! PERMITS ARE REQUIRED BEFORE ANY EXCAVATION WORK CAN BEGIN ON THE JOB SITE !

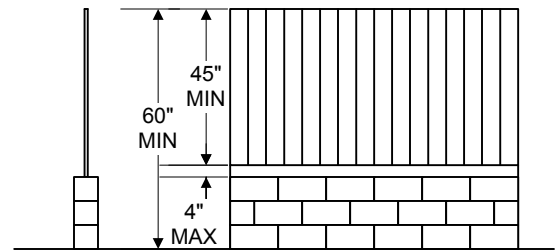
Drawing A



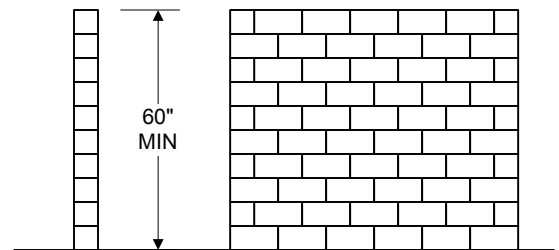
Drawing B



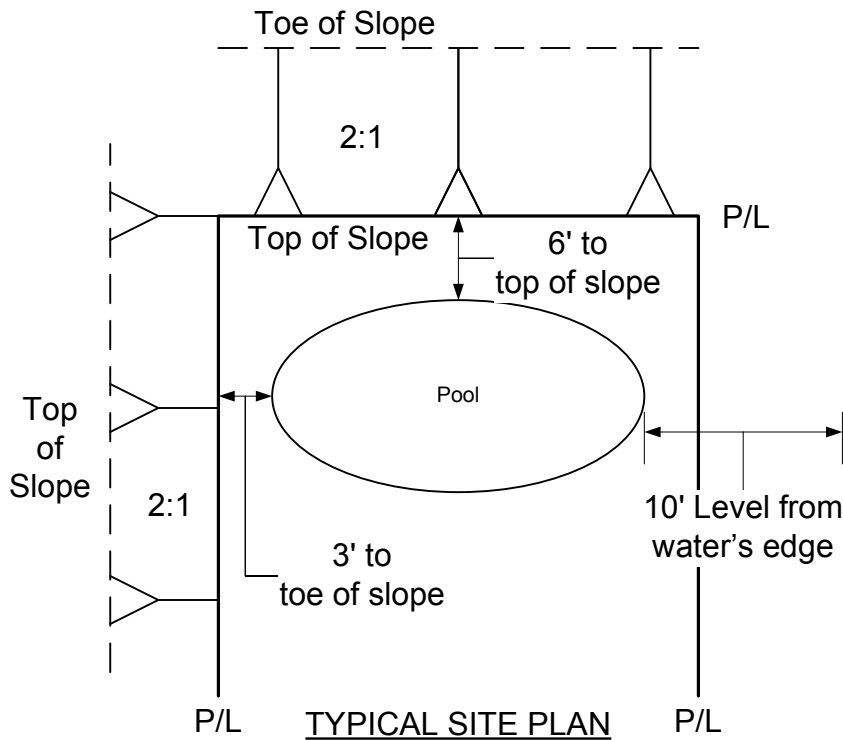
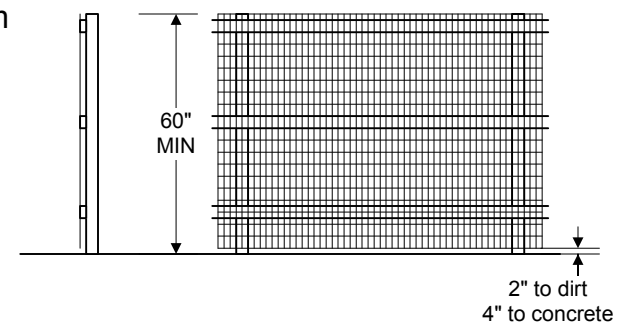
Wrought Iron & Block



Block



2" H x 4" V 16 ga.
Non-climbable mesh



The above drawings are provided as examples of how site plans and section views of fences may be presented.

City of Temecula WATER QUALITY MANAGEMENT PLAN (WQMP) Pool

PROJECT NAME & PERMIT N^o:

PROJECT ADDRESS:

PROJECT APN:

PREPARED BY:

Name _____
Address _____

Phone _____
Email _____

PREPARED FOR:

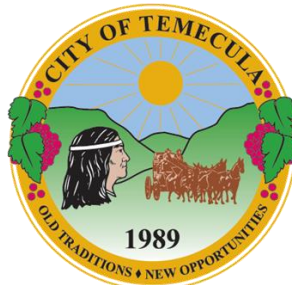
Name _____
Address _____

Phone _____
Email _____

DATE OF WQMP:

APPROVED BY:

APPROVAL DATE:



Applicant's Certification

Project Name:
Permit Number:

APPLICANT'S CERTIFICATION

I have read and understand that the City of Temecula has adopted minimum requirements for managing urban runoff, including stormwater, from land development activities, as described in the BMP Design Manual. I certify that this WQMP has been completed to the best of my ability and accurately reflects the project being proposed and the applicable BMPs proposed to minimize the potentially negative impacts of this project's land development activities on water quality. I understand and acknowledge that the plan check review of this WQMP by City staff is confined to a review and does not relieve me, as the Applicant, of my responsibilities for project design.

I hereby declare that the design is consistent with the requirements of the City of Temecula BMP Design Manual, which is a design manual for compliance with local City of Temecula Stormwater and Urban Runoff Management and Discharge Controls Ordinance (Chapter 8.28 et seq.) and regional MS4 Permit (California Regional Water Quality Control Board San Diego Region Order No. R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100) requirements for stormwater management; as well as the requirements of the City of Temecula Engineering and Construction Manual (Chapter 18) and the City of Temecula Erosion and Sediment Control Ordinance (Chapter 18.18 et seq.).

Applicant's Signature

Date:

Print Name

Company

STOP! Before continuing this form review Chapter 1.3 of the BMP Design Manual. If the project type is listed in [Table 1-2](#), permanent stormwater requirements do not apply to your project. Write your exempt project category in the space provided below and skip to Step 3. Do not complete Steps 1, 2, or 4 of this WQMP.

Exempt Project category

Preparation Date: _____

Template Date: October 31st, 2018

Step 1: Source Control BMP Checklist

Source Control BMPs			
<p>All development projects must implement source control BMPs 4.2.1 through 4.2.6 where applicable and feasible. See Chapter 4.2 and Appendix E of the City BMP Design Manual for information to implement source control BMPs shown in this checklist.</p> <p>Answer each category below pursuant to the following:</p> <ul style="list-style-type: none"> • "Yes" means the project will implement the source control BMP as described in Chapter 4.2 and/or Appendix E of the City BMP Design Manual. Discussion / justification must be provided and show locations on the project plans. Select applicable Source Controls in the Source Control BMP summary on the following page. • "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided. • "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification must be provided. • Complete all highlighted sections. 			
Source Control Requirement	Applied?		
4.2.1 Prevention of Illicit Discharges into the MS4	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Discussion / justification:</i>			
4.2.2 Storm Drain Stenciling or Signage	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<i>Discussion / justification:</i> NONE PROPOSED.			
4.2.3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Discussion / justification:</i>			
4.2.4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Discussion / justification:</i>			
4.2.5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<i>Discussion / justification:</i> NO TRASH STORAGE AREAS PROPOSED.			
4.2.6 Additional BMPs Based on Potential Sources of Runoff Pollutants	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Discussion / justification. Clearly identify which sources of runoff pollutants are discussed:</i>			

Source Control BMP Summary			
Select all source control BMPs identified for your project in sections 4.2.1 through 4.2.6 above in the column on the left below. Then select "yes" if the BMP has been implemented and shown on the project plans , "No" if the BMP has not been implemented, or "N/A" if the BMP is not applicable to your project.			
<input type="checkbox"/> SC-A. On-site storm drain inlets	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> SC-B. Interior floor drains and elevator shaft sump pumps	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> SC-C. Interior parking garages	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> SC-D1. Need for future indoor & structural pest control	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> SC-D2. Landscape/outdoor pesticide use	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> SC-E. Pools, spas, ponds, fountains, and other water features	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> SC-F. Food service	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> SC-G. Refuse areas	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> SC-H. Industrial processes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> SC-I. Outdoor storage of equipment or materials	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> SC-J. Vehicle and equipment cleaning	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> SC-K. Vehicle/equipment repair and maintenance	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> SC-L. Fuel dispensing areas	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> SC-M. Loading docks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> SC-N. Fire sprinkler test water	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> SC-O. Miscellaneous drain or wash water	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> SC-P. Plazas, sidewalks, and parking lots	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> SC-Q. Large trash generating facilities	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> SC-R. Animal facilities	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> SC-S. Plant nurseries and garden centers	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> SC-T. Automotive facilities	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A

Note: Show all source control measures applied above on the plan sheets.

Step 2: Site Design BMP Checklist

Site Design BMPs			
<p>All development projects must implement site design BMPs SD-A through SD-H where applicable and feasible. See Chapter 4.3 and Appendix E of the City BMP Design Manual for information to implement site design BMPs shown in this checklist.</p> <p>Answer each category below pursuant to the following:</p> <ul style="list-style-type: none"> • "Yes" means the project will implement the site design BMP as described in Chapter 4.3 and/or Appendix E of the City BMP Design Manual. Discussion / justification must be provided and show locations on the project plans. • "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided. • "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project site has no existing natural areas to conserve). Discussion / justification must be provided. • Complete all highlighted sections. 			
Site Design Requirement	Applied?		
4.3.1 Maintain Natural Drainage Pathways and Hydrologic Features	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<p><i>Discussion / justification:</i> NO NATURAL DRAINAGE PATHWAYS IN PROJECT FOOTPRINT.</p>			
4.3.2 Conserve Natural Areas, Soils, and Vegetation	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<p><i>Discussion / justification:</i> NO NATURAL AREAS, SOILS, AND VEGETATION.</p>			
4.3.3 Minimize Impervious Area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<p><i>Discussion / justification:</i></p>			
4.3.4 Minimize Soil Compaction	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<p><i>Discussion / justification:</i> NOTE ON PLANS: NO SOIL COMPACTION PROPOSED.</p>			
4.3.5 Impervious Area Dispersion	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<p><i>Discussion / justification:</i></p>			
4.3.6 Runoff Collection	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<p><i>Discussion / justification:</i> NO RUNOFF COLLECTION PROPOSED.</p>			
4.3.7 Landscaping with Native or Drought Tolerant Species	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<p><i>Discussion / justification:</i></p>			

4.3.8 Harvesting and Using Precipitation	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<i>Discussion / justification:</i> NO HARVESTING PROPOSED.			

Step 3: Construction Stormwater BMP Checklist

Minimum Required Standard Construction Stormwater BMPs		
<p>If you answer "Yes" to any of the questions below, your project is subject to Table 1 on the following page (Minimum Required Standard Construction Stormwater BMPs). As noted in Table 1, please select at least the minimum number of required BMPs¹, or as many as are feasible for your project. If no BMP is selected, an explanation must be given in the box provided. The following questions are intended to aid in determining construction BMP requirements for your project.</p> <p>Note: All selected BMPs below must be included on the BMP plan incorporated into the construction plan sets.</p>		
1. Will there be soil disturbing activities that will result in exposed soil areas? (This includes minor grading and trenching.) Reference Table 1 Items A, B, D, and E Note: Soil disturbances NOT considered significant include, but are not limited to, change in use, mechanical/electrical/plumbing activities, signs, temporary trailers, interior remodeling, and minor tenant improvement.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
2. Will there be asphalt paving, including patching? Reference Table 1 Items D and F	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3. Will there be slurries from mortar mixing, coring, or concrete saw cutting? Reference Table 1 Items D and F	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
4. Will there be solid wastes from concrete demolition and removal, wall construction, or form work? Reference Table 1 Items D and F	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5. Will there be stockpiling (soil, compost, asphalt, concrete, solid waste) for over 24 hours? Reference Table 1 Items D and F	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
6. Will there be dewatering operations? Reference Table 1 Items C and D	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
7. Will there be temporary on-site storage of construction materials, including mortar mix, raw landscaping and soil stabilization materials, treated lumber, rebar, and plated metal fencing materials? Reference Table 1 Items E and F	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
8. Will trash or solid waste product be generated from this project? Reference Table 1 Item F	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
9. Will construction equipment be stored on site (e.g.: fuels, oils, trucks, etc.)? Reference Table 1 Item F	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
10. Will Portable Sanitary Services ("Porta-potty") be used on the site? Reference Table 1 Item F	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

¹ Minimum required BMPs are those necessary to comply with the City of Temecula Erosion and Sediment Control Ordinance (Chapter 18.18 et seq.) and the City of Temecula Engineering and Construction Manual (Chapter 18).

Table 1. Construction Stormwater BMP Checklist

Minimum Required Best Management Practices (BMPs)	CALTRANS SW Handbook ² Detail	✓ BMP Selected	Reference sheet No.'s where each selected BMP is shown on the plans. If no BMP is selected, an explanation must be provided.
A. Select Erosion Control Method for Disturbed Slopes (choose at least one for the appropriate season)			
Vegetation Stabilization Planting ³ (Summer)	SS-2, SS-4	<input type="checkbox"/>	
Hydraulic Stabilization Hydroseeding ² (Summer)	SS-4	<input type="checkbox"/>	
Bonded Fiber Matrix or Stabilized Fiber Matrix ⁴ (Winter)	SS-3	<input type="checkbox"/>	
Physical Stabilization Erosion Control Blanket ³ (Winter)	SS-7	<input type="checkbox"/>	
B. Select erosion control method for disturbed flat areas (slope < 5%) (choose at least one)			
Will use erosion control measures from Item A on flat areas also	SS-3, 4, 7	<input type="checkbox"/>	
Sediment Desilting Basin (must treat all site runoff)	SC-2	<input type="checkbox"/>	
Mulch, straw, wood chips, soil application	SS-6, SS-8	<input type="checkbox"/>	

² State of California Department of Transportation (Caltrans). 2003. Storm Water Quality Handbooks, Construction Site Best Management Practices (BMPs) Manual. March. Available online at: <http://www.dot.ca.gov/hq/construc/stormwater/manuals.htm>.

³ If Vegetation Stabilization (Planting or Hydroseeding) is proposed for erosion control it may be installed between May 1st and August 15th. Slope irrigation is in place and needs to be operable for slopes >3 feet. Vegetation must be watered and established prior to October 1st. The owner must implement a contingency physical BMP by August 15th if vegetation establishment does not occur by that date. If landscaping is proposed, erosion control measures must also be used while landscaping is being established. Established vegetation must have a subsurface mat of intertwined mature roots with a uniform vegetative coverage of 70 percent of the natural vegetative coverage or more on all disturbed areas.

⁴ All slopes over three feet must have established vegetative cover prior to final permit approval.

Table 1. Construction Stormwater BMP Checklist (continued)

Minimum Required Best Management Practices (BMPs)	CALTRANS SW Handbook Detail	✓ BMP Selected	Reference sheet No.'s where each selected BMP is shown on the plans. If no BMP is selected, an explanation must be provided.
C. If runoff or dewatering operation is concentrated, velocity must be controlled using an energy dissipater			
Energy Dissipater Outlet Protection ⁵	SS-10	<input type="checkbox"/>	N/A
D. Select sediment control method for all disturbed areas (choose at least one)			
Silt Fence	SC-1	<input type="checkbox"/>	
Fiber Rolls (Straw Wattles)	SC-5	<input type="checkbox"/>	
Gravel & Sand Bags	SC-6 & 8	<input type="checkbox"/>	
Dewatering Filtration	NS-2	<input type="checkbox"/>	
Storm Drain Inlet Protection	SC-10	<input type="checkbox"/>	
Engineered Desilting Basin (sized for 10-year flow)	SC-2	<input type="checkbox"/>	
E. Select method for preventing offsite tracking of sediment (choose at least one)			
Stabilized Construction Entrance	TC-1	<input type="checkbox"/>	
Construction Road Stabilization	TC-2	<input type="checkbox"/>	
Entrance/Exit Tire Wash	TC-3	<input type="checkbox"/>	
Entrance/Exit Inspection & Cleaning Facility	TC-1	<input type="checkbox"/>	
Street Sweeping and Vacuuming	SC-7	<input type="checkbox"/>	
F. Select the general site management BMPs			
F.1 Materials Management			
Material Delivery & Storage	WM-1	<input type="checkbox"/>	
Spill Prevention and Control	WM-4	<input type="checkbox"/>	
F.2 Waste Management⁶			
Waste Management	WM-8	<input type="checkbox"/>	
Concrete Waste Management			
Solid Waste Management	WM-5	<input type="checkbox"/>	
Sanitary Waste Management	WM-9	<input type="checkbox"/>	
Hazardous Waste Management	WM-6	<input type="checkbox"/>	

Note: The Construction General Permit (Order No. 2009-0009-DWQ) also requires all projects not subject to the BMP Design Manual to comply with runoff reduction requirements through the implementation of post-construction BMPs as described in Section XIII of the order.

⁵ Regional Standard Drawing D-40 – Rip Rap Energy Dissipater is also acceptable for velocity reduction.

⁶ Not all projects will have every waste identified. The applicant is responsible for identifying wastes that will be onsite and applying the appropriate BMP. For example, if concrete will be used, BMP WM-8 must be selected.

Step 4: Project type determination (Standard or Priority Development Project)

Is the project part of another Priority Development Project (PDP)?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If so, Standard and PDP requirements apply. Go to Step 4.1 and select "PDP"			
The project is (select one): <input type="checkbox"/> New Development <input checked="" type="checkbox"/> Redevelopment ⁷			
The total proposed newly created or replaced impervious area is:		_____ ft ²	
The total existing (pre-project) impervious area is:		_____ ft ²	
The total area disturbed by the project is:		_____ ft ²	
If the total area disturbed by the project is 1 acre (43,560 sq. ft.) or more OR the project is part of a larger common plan of development disturbing 1 acre or more, a Waste Discharger Identification (WDID) number must be obtained from the State Water Resources Control Board. WDID: N/A			
Is the project in any of the following categories, (a) through (f)? ⁸			
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	(a)	New development projects that create 10,000 square feet or more of impervious surfaces ⁹ (collectively over the entire project site). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	(b)	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.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	(c)	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.

⁷ Redevelopment is defined as: The creation and/or replacement of impervious surface on an already developed site. Examples include the expansion of a building footprint, road widening, the addition to or replacement of a structure, and creation or addition of impervious surfaces. Replacement of impervious surfaces includes any activity that is not part of a routine maintenance activity where impervious material(s) are removed, exposing underlying soil during construction. Redevelopment does not include routine maintenance activities, such as trenching and resurfacing associated with utility work; pavement grinding; resurfacing existing roadways; new sidewalks construction; pedestrian ramps; or bike lanes on existing roads; and routine replacement of damaged pavement, such as pothole repair.

⁸ Applicants should note that any development project that will create and/or replace 10,000 square feet or more of impervious surface (collectively over the entire project site) is considered a new development.

Project type determination (continued)

Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	(d)	<p>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).</p> <p><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 Chapter 1.4.2 for additional guidance.</i></p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	(e)	<p>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:</p> <ul style="list-style-type: none"> (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.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	(f)	<p>New or redevelopment projects that result in the disturbance of one or more acres of land and are expected to generate pollutants post construction.</p> <p><i>Note: See BMP Design Manual Chapter 1.4.2 for additional guidance.</i></p>

Does the project meet the definition of one or more of the Priority Development Project categories (a) through (f) listed above?

- No – the project is not a Priority Development Project (Standard Project).
 Yes – the project is a Priority Development Project (PDP).

Further guidance may be found in Chapter 1 and Table 1-2 of the BMP Design Manual.

The following is for **redevelopment PDPs only**:

The area of existing (pre-project) impervious area at the project site is: _____ ft² (A)

The total proposed newly created or replaced impervious area is _____ ft² (B)

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

The percent impervious surface created or replaced is (select one based on the above calculation):

- less than or equal to fifty percent (50%) – **only newly created or replaced impervious areas are considered a PDP and subject to stormwater requirements**

OR

- greater than fifty percent (50%) – **the entire project site is considered a PDP and subject to stormwater requirements**

Step 4.1: Water Quality Management Plan requirements

Step	Answer	Progression
Is the project a Standard Project, Priority Development Project (PDP), or exception to PDP definitions?	<input checked="" type="checkbox"/> Standard Project	<u>Standard Project</u> requirements apply, STOP, you have satisfied stormwater requirements.
To answer this item, complete Step 4 Project Type Determination Checklist, and see PDP exemption information below. For further guidance, see Chapter 1.4 of the BMP Design Manual <i>in its entirety</i> .	<input type="checkbox"/> PDP	Standard and PDP requirements apply. Complete <u>Exhibit A “PDP Requirements.”</u> http://temeculaca.gov/wqmpa2
	<input type="checkbox"/> PDP Exemption	Go to Step 4.2 below.

Step 4.2: Exemption to PDP definitions

<p>Is the project exempt from PDP definitions based on either of the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Projects that are only new or retrofit paved sidewalks, bicycle lanes, or trails that meet the following criteria: <ul style="list-style-type: none"> (i) Designed and constructed to direct stormwater runoff to adjacent vegetated areas, or other non-erodible permeable areas; OR (ii) Designed and constructed to be hydraulically disconnected from paved streets or roads [i.e., runoff from the new improvement does not drain directly onto paved streets or roads]; OR (iii) Designed and constructed with permeable pavements or surfaces in accordance with City of Temecula Guidance on Green Infrastructure; <input type="checkbox"/> Projects that are only retrofitting or redeveloping existing paved alleys, streets or roads that are designed and constructed in accordance with the City of Temecula Guidance on Green Infrastructure. 	<p>If so:</p> <p><u>Standard Project</u> requirements apply, AND <u>any additional requirements specific to the type of project. City concurrence</u> with the exemption is required. <i>Provide discussion and list any additional requirements below in this form.</i> STOP, you have satisfied stormwater requirements.</p> <p>Complete <u>Exhibit A “PDP Requirements.”</u> Select Green Streets Exemptions where applicable.</p>
<p><i>Discussion / justification, and additional requirements for exceptions to PDP definitions, if applicable:</i></p>	