



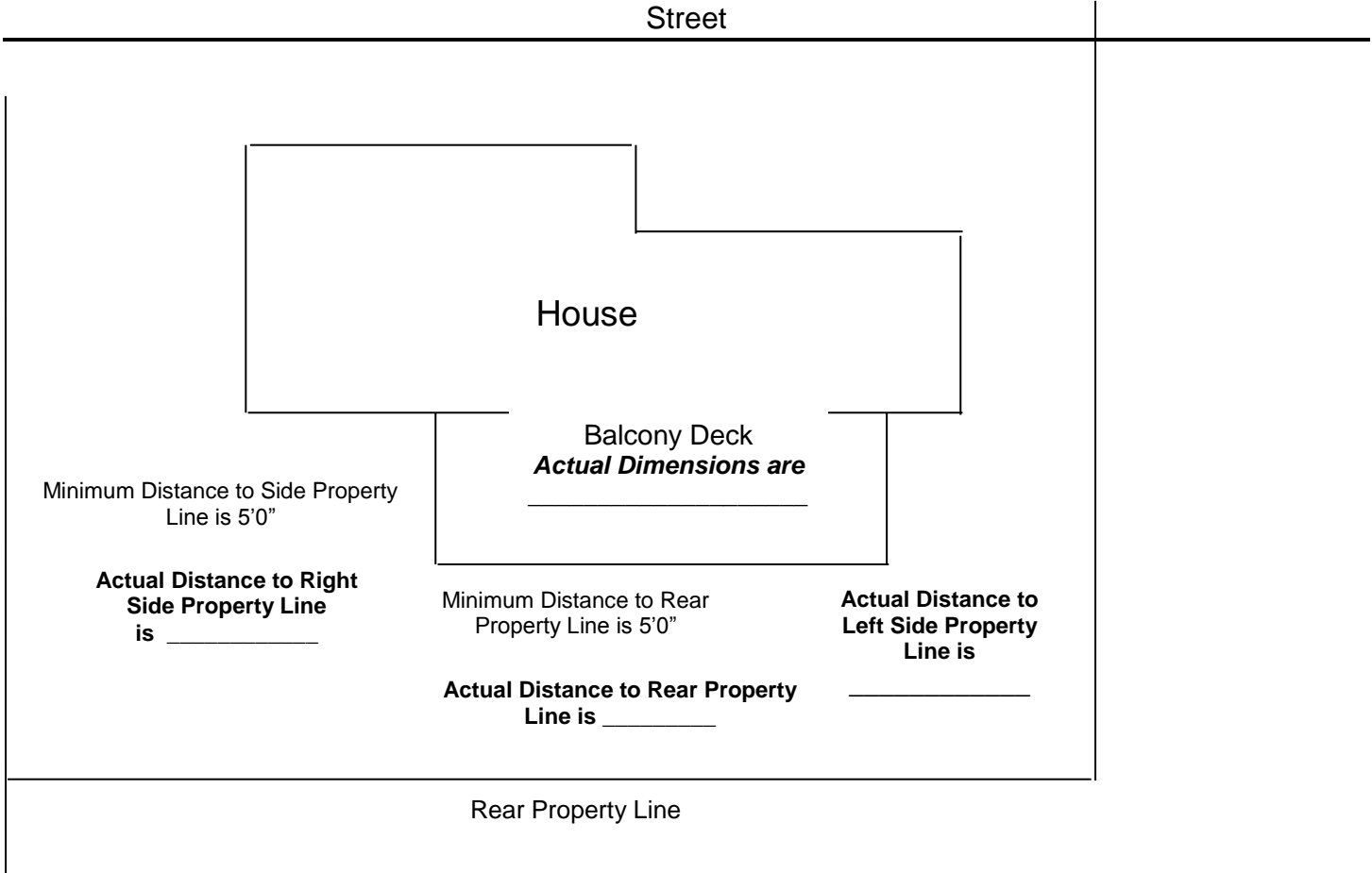
DIRECTIONS:

Please fill-out and highlight the specific material and specifications that will be utilized for this project. These standards are for the **City Standard Balcony/Deck**. Engineered alternatives may be approved (wet signed/stamped plans are required).

Disclaimer:

Use of this conventional standard design is at the user's risk and carries no implied or inferred guarantee against failure or defects.

Plot Plan (Please Fill-Out)



**Please note Side and Rear Yard Setbacks on the Plot Plan.
Please note actual dimensions for the Balcony Deck on the Plan.**

General Notes

1. Front yard setbacks are variable.
2. Side yard setback to any balcony deck post is five (5) feet.
3. Rear yard setback to any balcony deck post is five (5) feet.
4. Overhangs shall not extend beyond one-third the distance to the property line. For example, a five (5) foot setback would permit for a twenty-four (24") inch overhang.

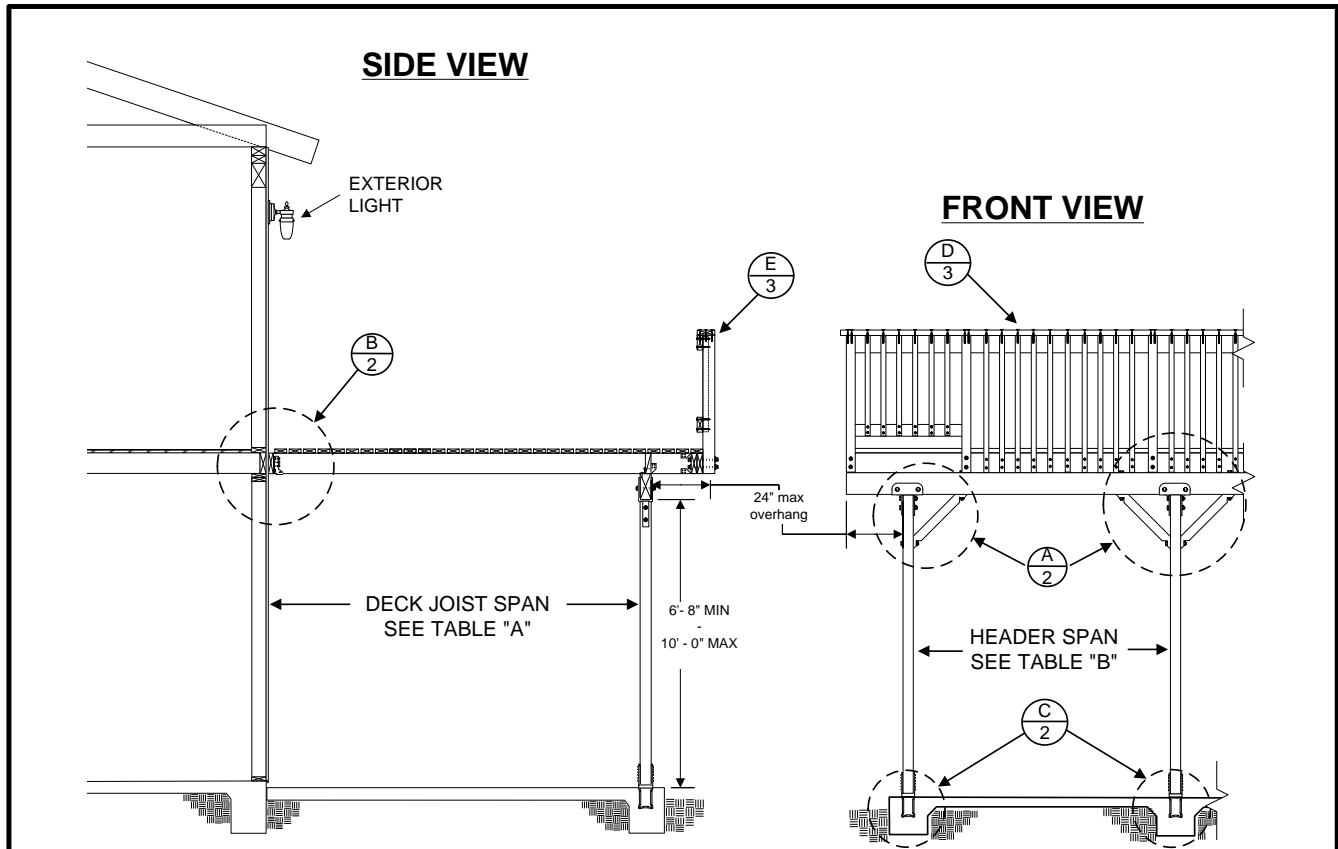


TABLE "A"
DECK JOIST SPANS
(douglas fir #2 or better)

SIZE	SPACING	SPAN
2 x 6	12" o.c.	10' - 6"
	16" o.c.	9' - 0"
	24" o.c.	7' - 6"
2 x 8	12" o.c.	14' - 0"
	16" o.c.	12' - 0"
	24" o.c.	9' - 6"
2 x 10	16" o.c.	15' - 0"
	24" o.c.	12' - 0"
2 x 12	24" o.c.	14' - 0"
4 x 6	12" o.c.	14' - 6"
	16" o.c.	13' - 6"
	24" o.c.	11' - 6"
4 x 8	24" o.c.	15' - 0"
4 x 10	32" o.c.	15' - 0"

TABLE "B"
HEADER SIZING & SPANS
(douglas fir #2 or better)

JOIST SPAN	HEADER	
	SIZE	SPAN
UPTO 8'-0"	4 X 8	8'-0"
	4 X 10	10'-0"
	4 X 12	11'-6"
	6 X 12	14'-0"
8'-1" - 10'-0"	4 X 8	7'-6"
	4 X 10	9'-6"
	4 X 12	11'-0"
	6 X 12	13'-0"
10'-1" - 12'-0"	4 X 8	7'-0"
	4 X 10	9'-0"
	4 X 12	10'-0"
	6 X 12	12'-0"
12'-1" - 15'-0"	4 X 8	6'-6"
	4 X 10	8'-0"
	4 X 12	9'-6"
	6 X 12	11'-0"

TABLE "C" Δ
LEDGER BOLT SPACING
(3/8 dia. X 6" lag bolts - see note 1)

DECK JOIST SPAN	SPACING
8'-0" OR LESS	8" O.C.
8'-1" TO 10'-0"	6" O.C.
10'-1" TO 12'-0"	5-1/2" O.C.
12'-1" TO 14'-0"	4-1/2" O.C.
14'-1" TO 15'-0"	4" O.C.

NOTES:

- Ledger Bolts shall be 3/8" dia. x 6" long with 1/4" dia. pre drilled holes. Bolts are to be placed staggered.
- All metal hardware & screws to be galvanized or of otherwise approved corrosion resistance
- Maximum 5' joist span if 2nd floor is cantilevered at ledger.
- Shear walls may not be modified unless structural calculations are submitted and approved by the Building Department
- Use of this Standard is limited to R-3 occupancies (Single Family Dwellings and Duplex)



DISCLAIMER:

Alternate deck designs may be possible when provided with an engineered analysis. Use of this conventional standard design is at the user's risk and carries no implied or inferred guarantee against failure or defects.

Western Riverside County Code Uniformity Program



**City of Temecula
Building Department**

BALCONY/DECK STANDARD

951-694-6439

41000 Main Street
Temecula, CA 92590

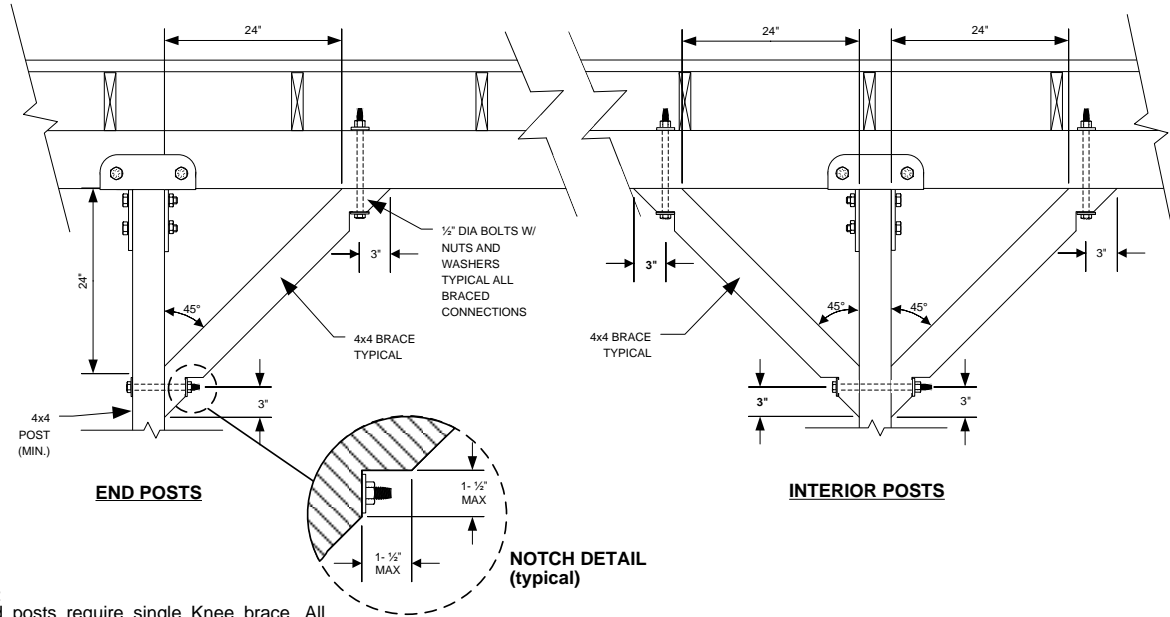
FAX 951 694-6478

04/16/2014

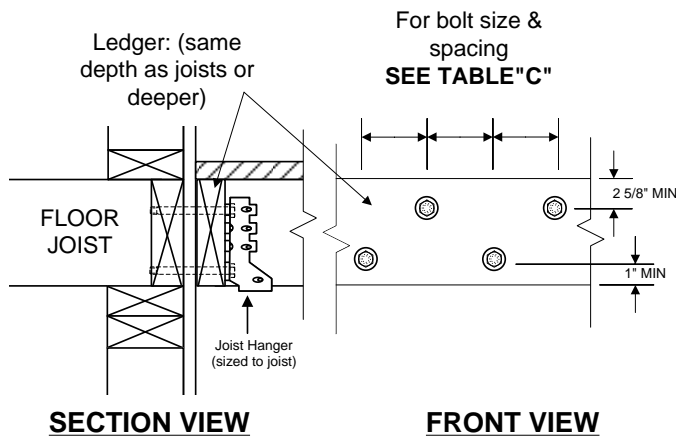
CD_22_Residential_Balco
ny_Deck.vsd

Page 1 OF 4

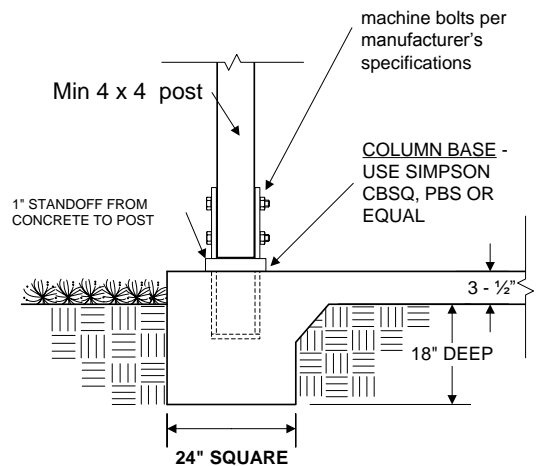
KNEE BRACE DETAIL (A)



Ledger Detail (B)



Footing Detail (C)



NOTE: This deck connection detail is based on the assumption that a minimum 1-1/2" thick wood member is adequately installed at all edges of the 2nd floor diaphragm. If any other material is used, such as TJI joists, a special engineered design will be required. It is the owner's responsibility to verify the presence of the appropriate rim joist.

Western Riverside County Code Uniformity Program



City of Temecula
Building Department

BALCONY/DECK STANDARD

951-694-6439

41000 Main Street
Temecula, CA 92590

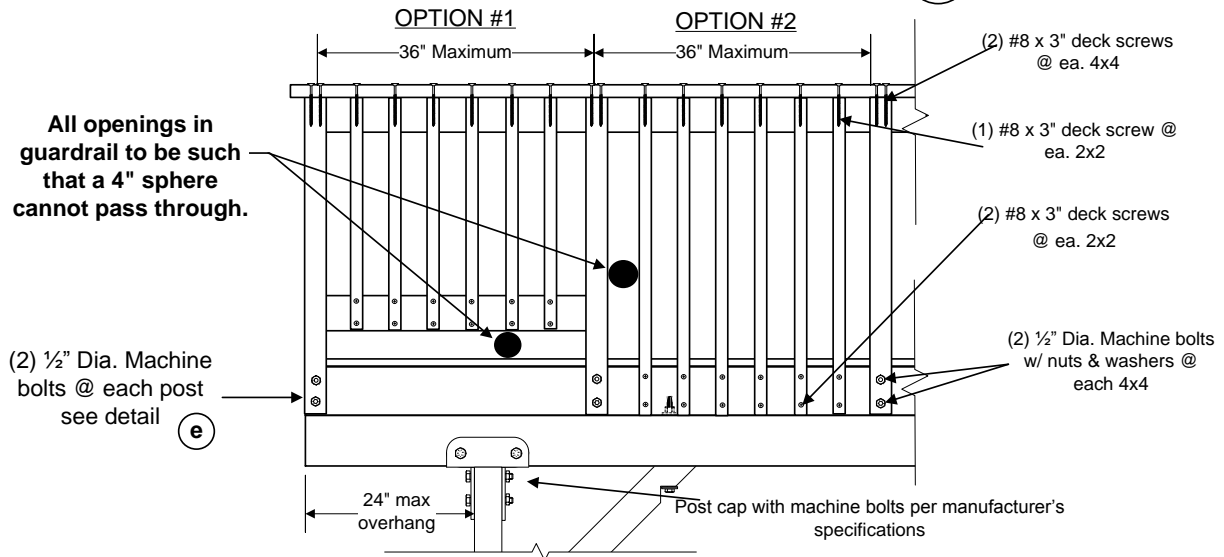
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04/16/2014

CD_22_Residential_Balco
ny_Deck.vsd

Page 2 OF 4

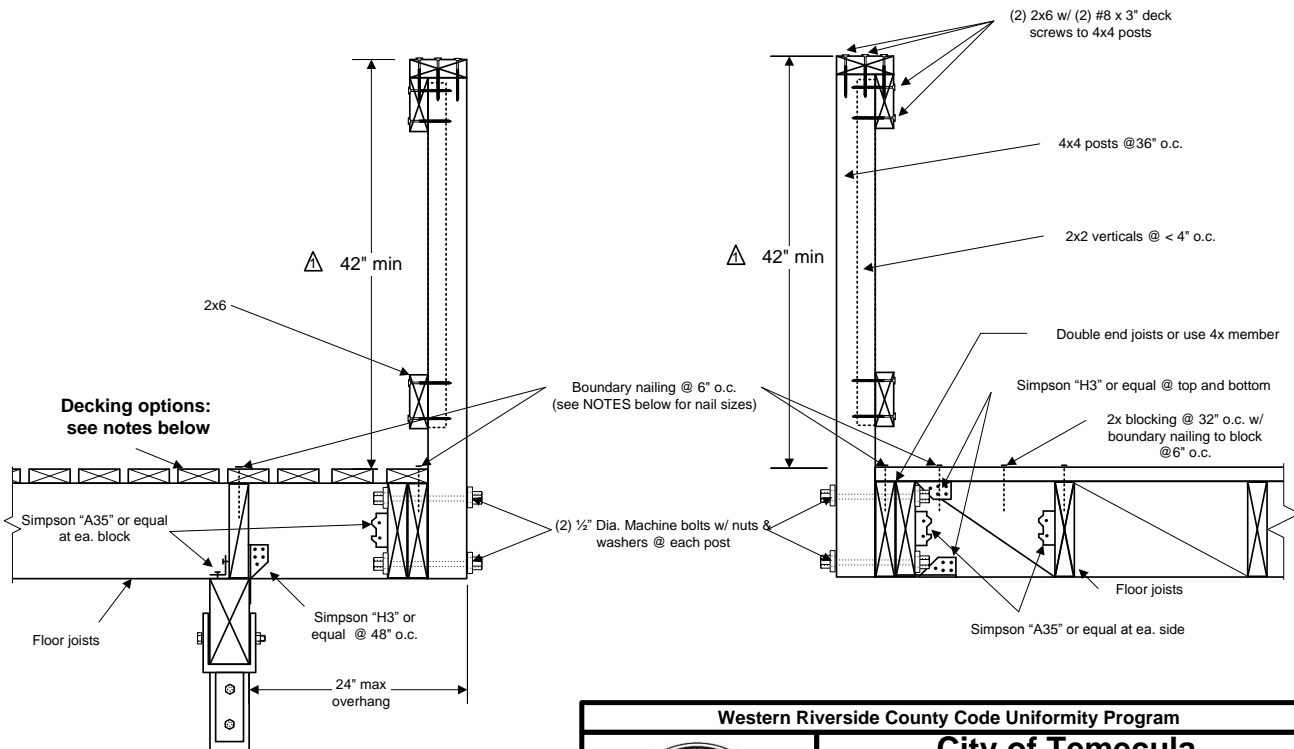
Railing, Post, & Beam Detail D



Railing Section Views e


guardrail perpendicular to joists

guardrail parallel to joists



Note- decking options are as follows:

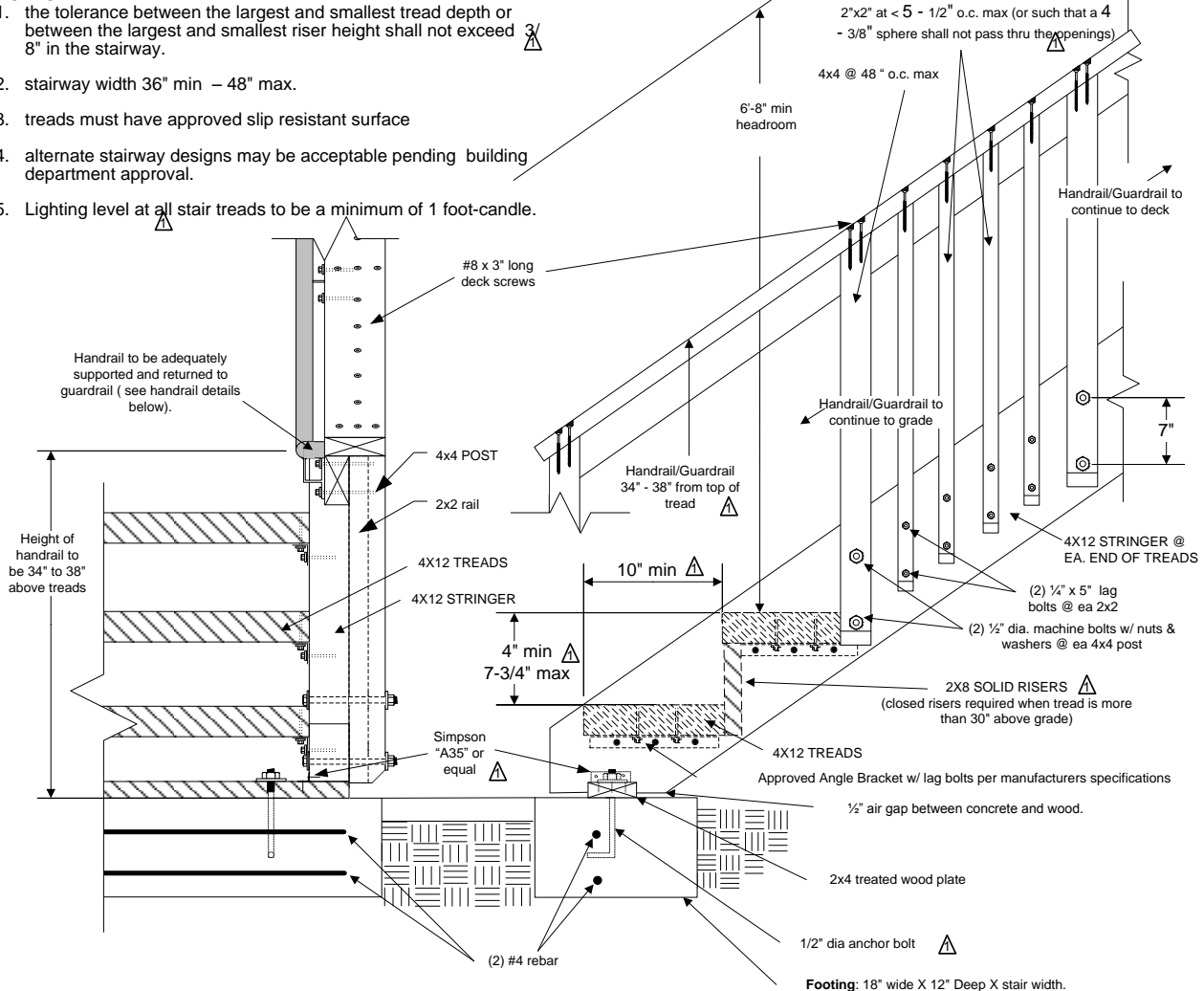
- 5/8" tongue and groove jointed plywood secured with 8d nails. All edge nailing at 6" o.c. Must be covered with an approved weather resistive material walking surface, and sloped for drainage.
- 2x6" decking secured w/ (2) 16d nails @ ea. joist.

Western Riverside County Code Uniformity Program			
		City of Temecula Building Department	
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			Page 3 OF 4

Optional Exterior Stairway

NOTES:

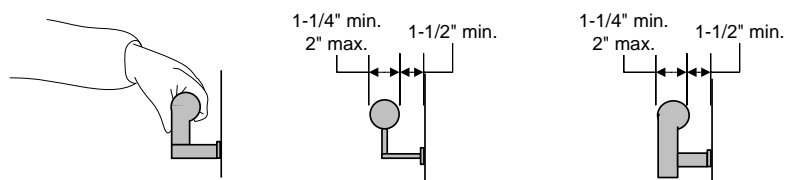
1. the tolerance between the largest and smallest tread depth or between the largest and smallest riser height shall not exceed 8" in the stairway.
2. stairway width 36" min – 48" max.
3. treads must have approved slip resistant surface
4. alternate stairway designs may be acceptable pending building department approval.
5. Lighting level at all stair treads to be a minimum of 1 foot-candle.



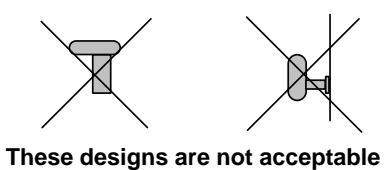
FRONT VIEW

SIDE VIEW

HANDRAIL DETAILS



NOTE: Other shapes may be acceptable if they provide an equivalent gripping surface.



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			Page 4 OF 4

City of Temecula
WATER QUALITY MANAGEMENT PLAN (WQMP)
Patio Cover

PROJECT NAME & PERMIT N^o:

PROJECT ADDRESS:

PROJECT APN:

PREPARED BY:

Name _____
Address _____

Phone _____
Email _____

PREPARED FOR:

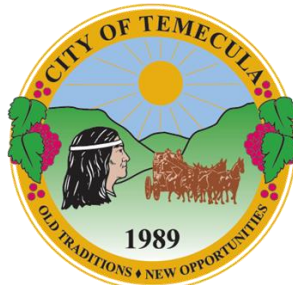
Name _____
Address _____

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<p><i>Discussion / justification:</i> PATIO COVER DRAINS TO LANDSCAPE.</p>			
4.2.2 Storm Drain Stenciling or Signage	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<p><i>Discussion / justification:</i> NO STORM DRAINS PROPOSED</p>			
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 checked="" type="checkbox"/> N/A
<p><i>Discussion / justification:</i> NONE PROPOSED</p>			
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 checked="" type="checkbox"/> N/A
<p><i>Discussion / justification:</i> NONE PROPOSED</p>			
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
<p><i>Discussion / justification:</i> NONE PROPOSED</p>			
4.2.6 Additional BMPs Based on Potential Sources of Runoff Pollutants	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<p><i>Discussion / justification. Clearly identify which sources of runoff pollutants are discussed:</i> NO ADDITIONAL SOURCES.</p>			

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 checked="" 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 type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" 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 checked="" 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 checked="" 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
<i>Discussion / justification:</i> NO NATURAL DRAINAGE EXISTS IN PROJECT FOOTPRINT.			
4.3.2 Conserve Natural Areas, Soils, and Vegetation	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<i>Discussion / justification:</i> NO NATURAL AREAS, SOILS, OR VEGETATION IN PROJECT FOOTPRINT.			
4.3.3 Minimize Impervious Area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Discussion / justification:</i> NOTE ON PLANS: PATIO COVER DRAINS TO LANDSCAPE.			
4.3.4 Minimize Soil Compaction	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<i>Discussion / justification:</i> NOTE ON PLANS: NO SOIL COMPACTION IS PROPOSED.			
4.3.5 Impervious Area Dispersion	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Discussion / justification:</i> SEE 4.3.3 DISCUSSION.			
4.3.6 Runoff Collection	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<i>Discussion / justification:</i> PATIO COVER DRAINS TO LANDSCAPE.			
4.3.7 Landscaping with Native or Drought Tolerant Species	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<i>Discussion / justification:</i> NO LANDSCAPING PROPOSED.			

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> PATIO COVER DRAINS TO LANDSCAPE.			

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 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 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 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 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"/>	N/A
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"/>	N/A
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"/>	N/A
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"/>	N/A
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"/>	N/A
Spill Prevention and Control	WM-4	<input type="checkbox"/>	
F.2 Waste Management⁶			
Waste Management	WM-8	<input type="checkbox"/>	N/A
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.</u> <u>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>	