



Building Plan Submittal

Checklist

City of Santee Building Division
10601 Magnolia Ave, Santee, Ca 92071

(619) 258-4100 Ext 154 or 198

Plan Design Matrix

| Type of Project | A | B | C | D | E | F | G | H | I | J | K | L | Notes |
|---------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|-------------|
| New Single-Family Dwelling | X | X | X | X | X | X | X | X | X | X | | X | 1,3/4,5,6,8 |
| Dwelling Addition | X | X | X | X | X | X | X | X | X | X | | | 2,3/4,8 |
| Dwelling Remodel | X | X | X | X | X | X | X | | X | X | | | 2,4 |
| Residential Roof Mount Solar PV | X | X | | | | | | X | X | | X | | 7 |
| Ground Mount Solar | X | X | X | | X | | X | X | | | X | | 8 |
| Pool/ Spa | X | | | | | | | X | X | | | | 2,4,6,7,8 |
| Balcony, Deck, or Patio Cover | X | X | X | X | X | X | X | | X | | | | 2,4,8 |
| New Commercial Building | X | X | X | X | X | X | X | X | X | X | X | X | 1,3,5,6,8 |
| Tenant Improvement | X | X | X | X | X | X | X | X | X | X | X | | 2,4 |

NOTES: 1.) Soils report required 2.) Soils report may be required 3.) Structural engineering required 4.) Structural engineering may be required 5.) Civil engineering required 6.) Site sections required 7.) Specialized engineering/ Specifications required 8.) Padre Dam approval required – Email site plan to development@padre.org

All plan sheets to be signed by person(s) responsible for plan preparation.

All drawings must be to scale with legible writing.

A. SITE PLAN/ BMP PLAN SHEET

DRAWN TO ENGINEER SCALE ONLY

- North arrow
- All property boundary lines and dimensions
- Building footprint of existing and proposed structures
- Shade and note areas of work
- Required setback lines
- Property to curb line and street centerline dimensions
- Driveway curb and centerline to street
- All utility meters/ Feed locations with meter sizing
- Drainage patterns around structure
- All fences and masonry wall locations with materials and heights noted
- Best management practice plan (BMP) erosion control measures

NOTE ON COVER SHEET OF PLAN:

- Property owner information
- Name and phone number of plan preparer
- Contractor Information if applicable
- Legal description and assessor parcel number (APN)
- Lot Zone and area
- Proposed lot Coverage
- Designation Zone
- Construction type and occupancy group
- Scope of work
- Existing building floor areas per level
- Remodeled, altered, and adding floor areas per level
- Required special inspections
- "All work to comply with 2022 CBC."

B. FLOOR PLANS AND ROOF PLAN

DRAW TO ARCHITECT SCALE ONLY

- North arrow
- Existing and proposed floor plan
- Wall legend showing walls to remain, new walls, and walls to be removed

NOTE ON FLOOR PLAN:

- Label use of all rooms, spaces, and areas
- Room square footages where ventilation is required
- Window, door, and skylight schedules (types and sizes)
- Sleeping room escape window or egress door locations
- Safety glazing locations
- Interior finishes, Fire resistant materials
- Riser heights tread depths or ramp slopes
- Crawlspace ventilation ratio calculations for roof plans
- Detail bubbles

C. ELEVATIONS

- All building elevations with windows, doors, skylights, and architectural features shown
- Building height dimensions
- Chimney and vent terminator heights and clearances
- Finish grade profiles within ten feet of structures

NOTE ON ELEVATIONS:

- Exterior wall finishes and weatherproofing materials
- Roofing and underlayment materials
- Third party approval listing numbers
- Finished grade slopes
- Proposed addition shall best match existing residence

D. SECTIONS

- Dimensions from grade to bottom of raised floor joists
- Dimensions from floors to ceilings and roof
- Insulation locations
- Sections through each stairway with dimensions
- Sections at deck and through deck into dwelling
- Sections through chimney and other shafts
- Guardrail and handrail types (Heights and profiles)

NOTE ON SECTION:

- Section labels or description
- Construction materials
- Insulation R values and type
- Dimensions and detail bubbles

E. FOUNDATION PLAN

- North arrow
- Foundation plan indicating all proposed and existing foundation locations, sizing and reinforcing
- Existing, altered, and added foundation dimensions
- Post bases, shear walls, hold down location dimensions
- Symbols indicated shear panel types and lengths

NOTE ON FOUNDATION PLAN:

- Construction materials
- Anchorage specifications, locations, and spacing
- Hold down and vertical strapping specifications and locations
- Construction detail bubbles

F. ROOF FRAMING PLAN

- North arrow
- Existing, altered, and added framing dimensions
- Framing member spans, directions, and spacing
- Girders, beams, and header locations
- Post bases, shear walls, hold down location dimensions
- Symbols indicated shear panel types and lengths
- Floor or roof opening locations and dimensions
- Floor and roof truss layout diagram/Calculations
- Special framing such as manufactured brace panels

NOTE ON FRAMING PLAN:

- Construction materials
- All girders, beams, headers, joists, rafters, and post sizes
- Floor and roof designators
- Shear wall specification schedule with sheathing
- Vertical and horizontal strapping locations and specifications
- California building code nailing schedule

G. DETAILS - IF NOT SHOWN ELSEWHERE

- Provide details relating to the project not otherwise shown. For example, show in detail the connection point between a patio cover and the main house. In addition, include manufacture specification for any specialized equipment. For example, if the project is a

car repair business, provide the manufacturer's specifications for any car lifts proposed.

H. ELECTRICAL AND MECHANICAL PLAN

- Locations and types of all main and sub electrical panels
- Lighting fixtures with energy efficiency standards
- Outlets and dedicated outlets (GFCI and AFCI receptacles)
- Locations of all smoke and carbon monoxide detectors
- HVAC, A/C, and FAU locations
- Clothes washer/ dryer vent locations
- Exhaust fan locations
- Methods for screening mechanical equipment

NOTE ON PLAN:

- Grounding and bonding specifications
- Interconnection of new/altered smoke and carbon monoxide detectors
- FAU (BTUs) and A/C (Tons) sizing
- Exhaust termination locations and backdraft damping

I. PLUMBING AND GAS LINE PLAN

- Gas lines, gas outlets, water supply lines, drain, waste, and vent line locations
- Gas line isometric
- Water Heater location

NOTE ON PLAN:

- Plumbing fixture water conservation requirements
- Gas isometric with gas line sizing calculations
- Show developed gas line lengths for horizontal runs and vertical rises, BTU rating and CFH demands for each gas-fired fixture
- Water heater type and sizing with vent routing
- Water heater and platform strapping
- Pressure & Temperature (P&T) relief valve and piping locations

J. GENERAL BUILDING NOTES TO BE INCLUDED IN PLANS

- Minimum construction specifications
- Signed and completed Energy Efficiency Standard forms/ Title 24

K. ADDITIONAL INFORMATION (MAY APPLY)

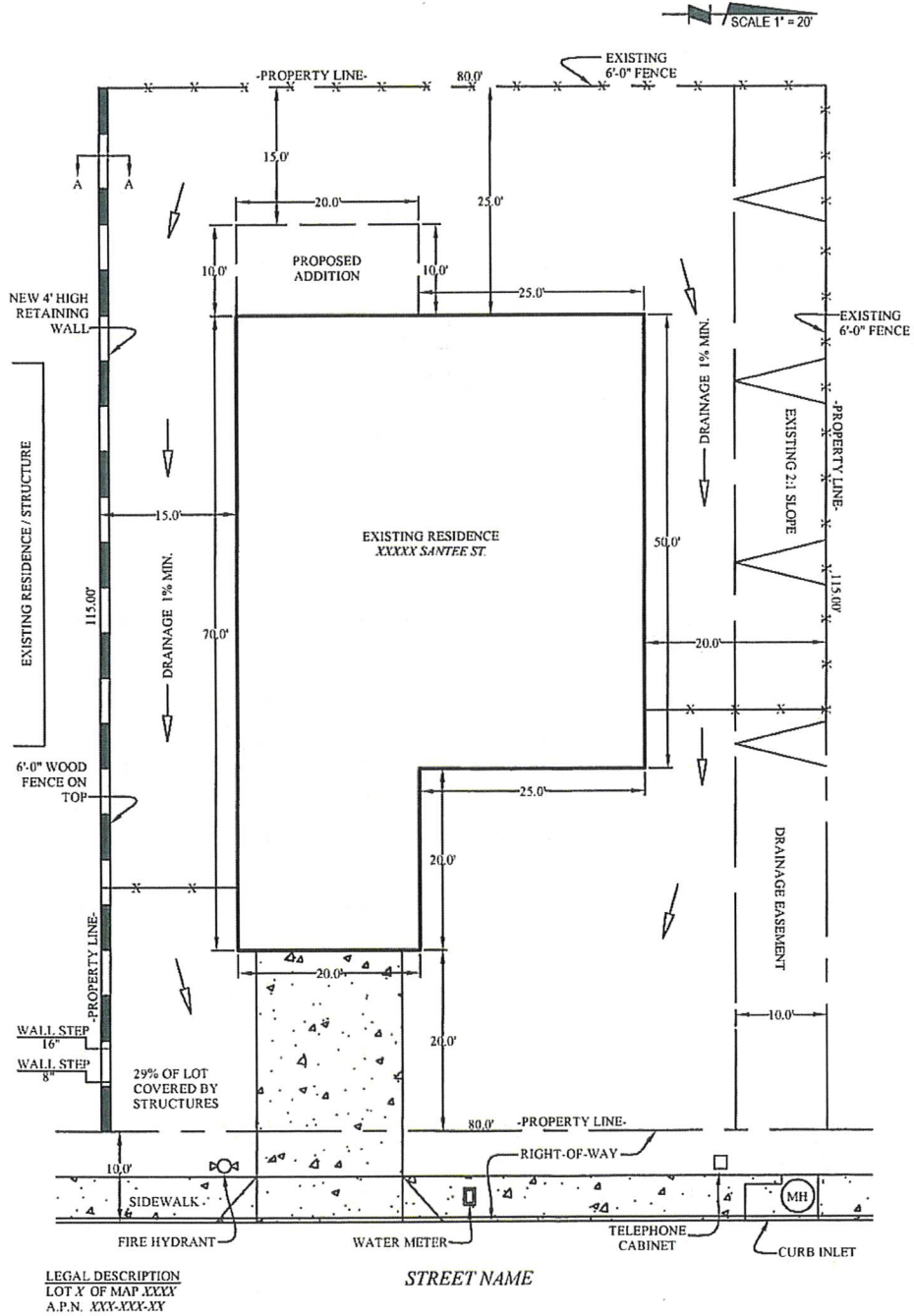
- Emergency lighting plans with exit signage locations
- Commercial kitchen plans/ Type I hood diagrams
- Manufactures specifications/ Installation Instructions
- Electrical single line diagram, panel diagrams, and electrical load calculations

L. LANDSCAPE PLAN

- Plant material
- Water features
- Soil preparation and mulch
- Hardscape
- See Santee Water Efficient Landscape Ordinance for additional information

PLOT PLAN

SAMPLE COPY FOR INFORMATION ONLY



ACCEPTED: _____

BY: _____
ENGINEERING DIVISION

CITY OF SANTEE

DEPARTMENT OF DEVELOPMENT SERVICES

PERMIT NO. _____

PLANS FOR: A KEYSTONE RETAINING WALL, (SITE ADDRESS)

OWNER: JOE SANTEE

PHONE NO.: (619) XXX-XXXX

SHEET X OF X

PLOT PLAN LEGEND

NORTH ARROW WITH SCALE



FIRE HYDRANT



MANHOLE



FENCE



PROPERTY LINE - P_L -



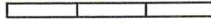
DIRECTION OF DRAINAGE



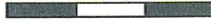
DESCRIPTIVE ARROW



EXISTING RETAINING WALL



NEW RETAINING WALL



UTILITY CABINET



WATER METER



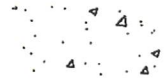
POWER POLE



STREET LIGHT



CONCRETE



EXISTING SLOPE



RETAINING WALL SECTION



GENERAL INFORMATION

- A. CERTAIN APPLICATIONS NEED ADDITIONAL INFORMATION AND SIDE VIEWS OF STRUCTURES (ELEVATIONS) ARE ALSO REQUIRED IN SOME CASES. PLEASE CONSULT THE APPLICANT'S GUIDE, IF AVAILABLE FOR YOUR APPLICATION, OR CONTACT THE PLANNING DIVISION FOR ZONING INFORMATION.
- B. FOR ZONING INFORMATION OR SET BACK INFORMATION PLEASE CONTACT THE PLANNING DIVISION OR CALL CALL (619) 258-4100 EXT. 152 .
- C. FOR EASEMENTS OR PROPERTY LINE INFORMATION PLEASE CONTACT THE ENGINEERING DIVISION OR CALL (619) 258-4100 EXT 156.

CHECK LIST

1. ENGINEERS SCALE NOTED THAT PLOT PLAN WAS DRAWN TO A SPECIFIC SCALE
2. NORTH ARROW SHOWN.
3. DRIVEWAY LOCATIONS AND CURB CORE LOCATIONS SHOWN.
4. LABEL ALL STRUCTURES, PROPOSED AND EXISTING.
5. NOTE THE PERCENTAGE OF LOT COVERED BY STRUCTURES.
6. ALL PROPERTY LINES ARE DIMENSIONED AND LABELED ON ALL SIDES.
7. STREET NAME SHOWN WITH ALL EASEMENTS IDENTIFIED.
8. INDICATE ALL SETBACKS FROM STRUCTURES TO PROPERTY LINES.
9. INDICATE ALL EXISTING SLOPES AND THE DRAINAGE OF THE LOT.
10. INDICATE MAP NUMBER, LOT NUMBER, AND ASSESSOR'S PARCEL NUMBER.
11. OWNERS NAME, ADDRESS, AND PHONE NUMBER INDICATED ON TITLE BLOCK.
12. DESCRIPTION OF PROPOSED PROJECT INDICATED ON TITLE BLOCK.
13. DIMENSION PROPOSED PROJECT ON ALL SIDES.

(CITY USE ONLY)

Guidance for Building Permit Submittal

Building permit Guidance document and submittal checklist are intended to assist applicants with the online submittal process and assembly of plans.

1. **Building Permit Application & Plan Check Fees** – The building permit [application](#) is available to fill at Santee's Online Permit and License Portal. Electronic plans, calculation, specifications and other permit documents are to be uploaded into account.

Fees – Fees will vary with the size and scope of project. There are two phases during permitting process that require fees to be paid prior to any action taken within the account. The first, Building Plan Check fees, then following approvals by all departments, Building Permit fees for inspections and deposit(s). Notifications are posted in the applicant's account alerting the applicant of required action.



2. **A copy of Grant Deed** – Provide a copy of the Grant Deed, which the homeowner received when they purchased the property. See sample at right.
3. **Storm Water Intake Form** - Santee's [Storm Water Intake form](#) will determine if the proposed project is a Standard Development Project or Priority Development Project. This determination will inform you as to which Storm Water Quality Management Plan should be completed (either Standard or Priority). The Storm Water Intake form can be obtained at the City's website for storm-water. Tab: [Development Planning](#). for documents for Development Submittal Package and information needed for with a BMP submittal sheet identifying Impervious Area Information and Land Disturbance.
4. **Storm Water Quality Management Plan (SWQMP)** – Every project over 500 sq.ft. is required to fully complete and implement a Storm Water Quality Management Plan (SWQMP).

The Storm Water Intake form will determine if the proposed project is a Standard Development Project (SDP) or a Priority Development Project (PDP). Most ADU projects will be a Standard Development Project, and will need a [Standard SWQMP](#).

Design information in the SWQMP will need to be coordinated with the Best Management Practices (BMP) Plan, which is added to the Plot Plan.

Both the Standard and the Priority SWQMP forms can be obtained (only need one) at the City website for storm water – Tab: Development Planning <http://www.cityofsanteeca.gov/engineering/storm-water/development-planning>

5. **Truss Calculations** – Two sets of manufacturers truss drawings signed and stamped by a state of California registered professional engineer are to be submitted and incorporated into the plan set.
6. **Approved Padre Dam Municipal Water District (PDMWD) Site Plan** – Prior to project submittal, email a PDF of the Plot Plan to development@padre.org and request an “Easement Check”. Padre will review your project to verify no proposed structures are located within a Padre Dam easement, and will send a stamped plot plan back to you & the City once approved. You must receive Padre Dam approval prior to building permit submittal to the City.
7. **Federal Aviation Administration (FAA) Determination of No Hazard** - Check the City’s [Interactive GIS Map](#) to see if your property is located within an Airport Influence Area (AIA). Under “Layer List”, check the layer “Airport Air Influence Area”, then in the Search bar, type in address to zoom to project site.
The Federal Aviation Administration (FAA) also has a Notice Criteria Tool on their website that will help you determine whether this Determination is necessary for your site (see links below):
[FAA Desk Reference Notice Criteria Tool](#) - Guide to using Notice Criteria Tool
[FAA Notice Criteria Tool](#) – Determine if you meet the requirements to file notice of construction
[FAA New User Registration](#) – File a Notice of New Construction for FAA review. If approved the FAA will send you a Determination of No Hazard.
8. **Geotechnical Report** – properties located within an area noted to have Expansive Soils or Variable/Moderate to High Landslide Susceptibility (Soils Types C & D per the Geotechnical/ Seismic Hazard Map) are required provide a Geotechnical or Soils Report. Refer to the City’s [Interactive GIS Map](#) to see if your property is located within an area with either a C or D soils type. Under “Layer List”, check the layer “Geotechnical/Seismic Hazard Map”, then in the Search bar, type in address to zoom to project site.
9. **Preliminary Grading Plan** – if the proposed project is changing the topography of the site, a preliminary grading plan may be necessary, unless exempted by [Section 11.40.105](#) of the Santee Municipal Code.
10. **Other Items Determined by Staff or Other Agencies** – Every property is different and at times staff or other agencies require additional items to determine project feasibility. Such items may include (but are not limited to):
 - a. **Property Line Verification** - if the project is proposed within Main Building setbacks or fire separation requirement, a building location verification, BLV’ will be required to verify the location of structures are per approved plans.
 - b. **Sound Attenuation Improvements** – these improvements may be necessary when the subject property is located in proximity to Gillespie Field Airport and potentially exposed to noise levels at or greater than 60 dB CNEL (Community Noise Equivalent Level) [Exhibit IV-5 of the Gillespie Field Airport Land Use Community Plan (ALUCP)]. The designer may need to modify the plans and compliance can be demonstrated as a special section within the Title 24 documents.

11. **Additional Requirements: (required after Initial Submittal):**

- a. **School Fees** – For residential projects greater than 500 sq.ft. school fees are required to be paid to both the elementary and high school districts in which the subject site resides. Prior to building permit issuance, the City's Building Division will provide the applicant with a form to take to each District to pay the applicable fees. The location to these offices and current Development Fees can be found at the links below:
[Santee Elementary School District](#)
[Grossmont Union High School District](#)
- b. **Fire Fees** – Projects are charged per the City's adopted 'Consolidated Fee Schedule'.
- c. **Building Permit Fees** – Projects are charge per resolution adopt by the City Council. The fees are found within the city's 'Consolidated Fee Schedule'. Fees will vary with the size and the scope of the project. The plan check and inspection fees will be based on final project design.
- d. **Construction & Demolition (C&D) Part 1** – This form is available online. Prior to receiving your construction permit, you must complete a Debris Management Plan form demonstrating how you will divert a minimum of 65% of the project's construction and demolition waste from a landfill.
- e. **Construction & Demolition (C&D) Deposit** – Prior to permit issuance, a Waste Diversion Security Deposit is required to ensure materials are recycled. The refundable deposit is calculated based on the square footage and type of project pursuant to Santee Municipal Code Section 9.04.090.
- f. **Determination of Consistency from Airport Land Use Commission** – if your project was required to submit an FAA Determination of No Hazard, the Planning Staff is required to subject an application is required)
- g. **Deferred Photovoltaic System (PV) Solar Permit** – Pursuant to Chapter 13 Zoning, the zoning for a project's site has a minimum standards for solar based on kilowatts (kW) and compliance with CalGreen Tier 2 requisite requirements.
- h. **Deferred Fire Sprinkler System Permit** - Each submittal shall indicate the method of fire protection compliance. A deferred submittal may be accepted by the Fire Authority.

Guidance for Standard Plan Sets

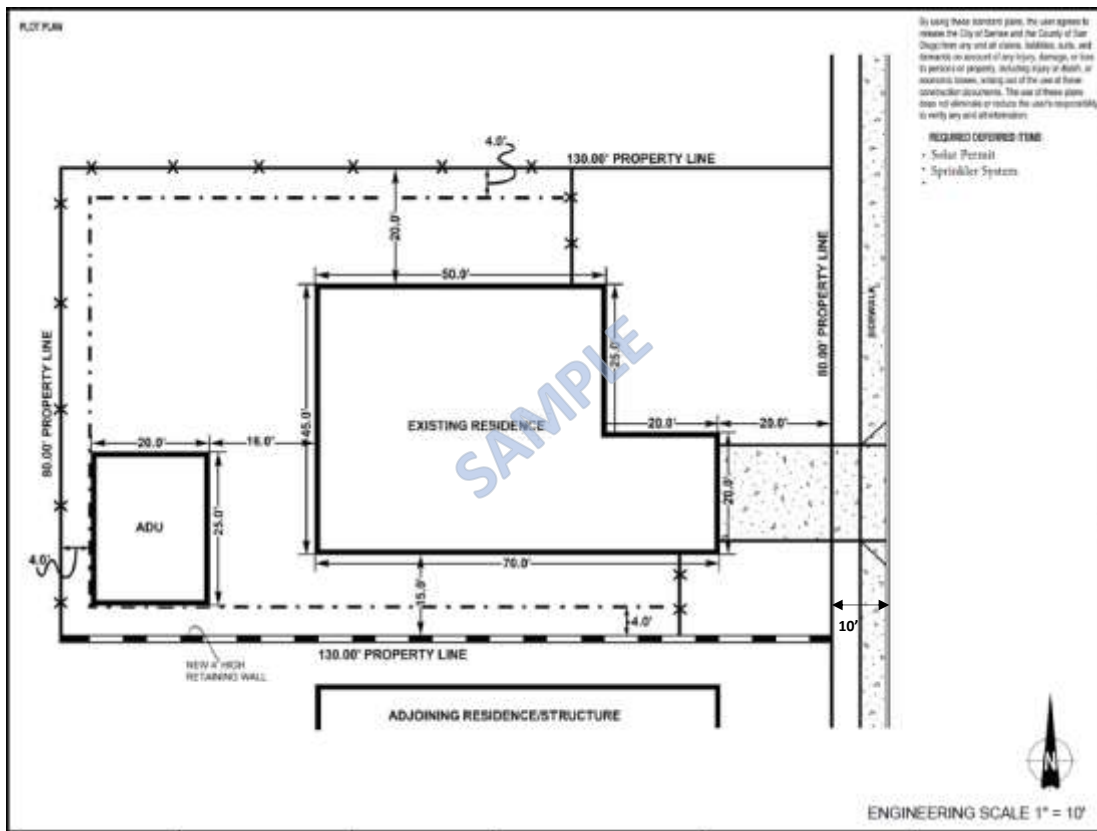
The plan submittal and this guide is intended to assist property owners in the development of their building plans. The items below must be included in your plan set as well as item identified in the plan submittal checklist. See sample plans.

GUIDANCE FOR PLOT PLAN AND BEST MANAGEMENT PLAN SHEETS

ITEM 1: PLOT PLAN

Location: Center of sheet. See sample below.

Additional Guidance: The site plan shows the general layout for the lot. Refer to the City's minimum [Plot Plan Standards](#) and [Plan Submittal Checklist](#) for detailed requirements.



ITEM 2: BMP (Best Management Practices) Plan

Location: Center of sheet, as part of the plot plan.

Additional Guidance: Proposed locations of all stormwater Best Management Practices (BMPs) per the Storm Water Quality Management Plan (SWQMP) shall be shown on plot plan. Refer to the link for the City's Sample [BMP Plan](#).

ITEM 3: PARCEL INFORMATION

Location: Bottom of sheet. See sample below.

Additional Guidance: The APN is the assessor parcel number for the property. This can be found on your tax bill.

| PARCEL INFORMATION |
|--|
| ASSESSOR PARCEL NUMBER (APN): _____ |
| SITE ADDRESS: |

ITEM 4: OWNER INFORMATION & CONTACT INFORMATION

Location: Bottom left of sheet. See sample below.

Additional Guidance: The Contact Information shall reference the person to contact during the construction phase.

| OWNER INFORMATION | CONTACT INFORMATION |
|-------------------|---------------------|
| NAME: | NAME: |
| ADDRESS: | ADDRESS: |
| PHONE: | PHONE: |
| EMAIL: | EMAIL: |

ITEM 5: PLOT PLAN PREPARED BY SECTION

Location: Bottom left of sheet. See sample at right.

Additional Guidance: This section needs to be completed and signed by the person who prepares the plot plan.

| PLOT PLAN PREPARED BY | |
|--------------------------------------|-------|
| PRINTED NAME OF PREPARER: | _____ |
| THIS PLOT PLAN IS TRUE AND ACCURATE: | |
| SIGNATURE OF PREPARER | _____ |
| DATE | _____ |

ITEM 6: PROJECT SCOPE

Location: Bottom of sheet. See sample below.

Additional Guidance: This section should be very specific as to the full project proposal.

| PROJECT SCOPE |
|---|
| <ul style="list-style-type: none"> - 800 sf detached accessory dwelling unit with 2 bedrooms and 1 bathroom. - 80 sf attached patio cover. - 300 sf concrete driveway. |

ITEM 7: PERVIOUS AREA INFORMATION

Location: Bottom right of sheet. See sample at right.

Additional Guidance: This table only needs to be completed if you are trying to reduce your impervious area to comply with specific stormwater requirements (see Storm Water Intake Form). This table shows all constructed pervious surfaces and should be coordinated with the Plot Plan. These are surfaces, such as pavers, that allow infiltration of water into the soil. Refer to the County’s sample presentation for stormwater impervious area plan ([PDS 272](#)) for a sample and detailed requirements.

| PERVIOUS AREA INFORMATION | | | | |
|---|---------------|------------|-----------|-------|
| This table only needs to be completed if you are trying to reduce your impervious area to comply with storm water requirements. | | | | |
| PERVIOUS SURFACE AREA TABLE | | | | |
| SITE ID | PERVIOUS ITEM | DIMENSIONS | AREA (sf) | NOTES |
| | | | | |
| | | | | |
| PERVIOUS ELEMENT MANUFACTURER: _____ | | | | |
| PERVIOUS ELEMENT SLOPE AND DIRECTION OF SLOPE: _____ | | | | |
| MAINTENANCE PROGRAM: _____ | | | | |
| PERVIOUS ELEMENT CROSS SECTION LOCATED IN SHEET: _____ | | | | |
| CONSTRUCTED PERVIOUS SURFACES SHALL NOT BE LINED OR SEALED. | | | | |

ITEM 8: IMPERVIOUS AREA INFORMATION

Location: Bottom right of sheet. See sample at right.

Additional Guidance: This table shows all constructed impervious surfaces and should be coordinated with the Plot Plan. These are surfaces, such as building roofs and concrete driveways, which reduce infiltration of water into the soil. See sample presentation for stormwater impervious area plan ([PDS 272](#)) for a sample and detailed requirements. This table needs to be coordinated with the impervious area shown on your Storm Water Intake Form.

| IMPERVIOUS SURFACE AREA TABLE | | | | |
|-------------------------------|-----------------|------------|---------------------------|--------------------|
| SITE ID | IMPERVIOUS ITEM | DIMENSIONS | NEW OR REPLACED AREA (sf) | EXISTING AREA (sf) |
| 1 | ADU + OVERHANGS | | | |
| 2 | SFD | | | |
| 3 | DRIVEWAY | | | |
| 4 | | | | |

LAND DISTURBANCE: _____ SF

ITEM 9: LAND DISTURBANCE

Location: Bottom right of sheet in Impervious Area Information Box. See sample above.

Additional Guidance: Quantity to include all area of activity that changes the physical condition of the land. This quantity needs to be coordinated with the Storm Water Intake Form.

ITEM 10: LAND DISTURBANCE

Location: Second column on right side of sheet.

Additional Guidance:

Zoning District and Airport Influence Area (AIA) can be found on the City’s [Interactive GIS Map](#). Under “Layer List”, check the layer “Santee Zone Districts” or “Airport Air Influence Area”, then in the Search bar, type in address to zoom to project site. Only have one of these layers selected at a given time.

Our Planning Division can assist you with these as well, please contact us at planning@cityofsanteeca.gov or 619-258-411 x167

| PLANNING INFORMATION | |
|--|---------|
| 1. ZONING DISTRICT: | _____ |
| 2. LOT SIZE (SQ.FT.): | _____ |
| 3. SIZE OF PRIMARY RESIDENCE (SQ.FT.): | _____ |
| 4. PROPOSED SIZE OF ADU (SQ.FT.): | _____ |
| 5. PROPOSED HEIGHT OF ADU: | _____ |
| 6. PROPOSED NUMBER OF BEDROOMS: | _____ |
| 7. PROPOSED NUMBER OF BATHROOMS: | _____ |
| 8. SIZE OF ACCESSORY STRUCTURE(S) (SQ.FT.): | _____ |
| 9. EXISTING _____ PROPOSED _____ (I.E. GARAGE, SHED) | |
| 10. EXISTING LOT COVERAGE: | _____ % |
| 11. PROPOSED LOT COVERAGE: | _____ % |
| 12. WALKING DISTANCE (IN MILES) TO TRANSIT STOP | _____ |
| 13. DOES ADU QUALIFY FOR PARKING WAIVER? | _____ |
| 14. TOTAL NUMBER OF PARKING SPACES PROPOSED ON-SITE - IN A GARAGE/CARPORT: _____ UNCOVERED: _____ | |
| 15. DOES OWNER INTEND TO RENT EITHER DWELLING? (PLEASE CIRCLE) ONE BOTH NEITHER | |
| 16. AIRPORT INFLUENCE AREA (AIA): | _____ |
| 17. WILDFIRE WILD-URBAN INTERFACE ZONE (WUI): (Y or N) | |

ITEM 11: REQUIRED DEFERRED ITEMS

Location: In top-right of center plot plan block.
See Sample at right.

Additional Guidance: List any applicable
Deferred Permits here, such as Photovoltaic
(PV) Solar Permit and Fire Sprinkler Permit.

| REQUIRED DEFERRED ITEMS |
|-------------------------|
| • |
| • |
| • |

ITEM 12: ENERGY EFFICIENCY SPECIAL FEATURES

Location: First column on right side of sheet. See Sample below.

Additional Guidance: Special features are design elements that have been inputted in compliance software for energy code compliance. These can be found on the energy compliance form (CF1R). Coordinate listed features with Energy Calculations. See CalGreen Tier 2 requirements.

| ENERGY EFFICIENCY SPECIAL FEATURES |
|---|
| SPECIFY AS INDICATED IN CF1R FORM (TITLE 24): |
| • |
| • |
| • |

ITEM 13: ENERGY EFFICIENCY HERS VERIFICATION

Location: First column on right side of sheet.
See sample at right.

Additional Guidance: HERS is the California Home Energy Rating System. HERS verifications are those tests in which a HERS rater is to be hired by the owner/contractor to perform the field verification and diagnostic testing required for demonstrating compliance to the Energy Code. Coordinate listed items with Energy Calculations.

| ENERGY EFFICIENCY HERS VERIFICATION |
|--|
| SPECIFY AS INDICATED IN CF1R FORM (TITLE 24): |
| • DUCT SEALING (Y or N) |
| • REFRIGERANT CHARGE (Y or N) |
| • COOLING SYSTEM AIRFLOW (Y or N) |
| • COOLING SYSTEM UNIT FAN EFFICACY (Y or N) |
| • COOLING SYSTEM SEER AND/OR EER ABOVE MIN. (Y or N) |
| • WHOLE-BUILDING VENTILATION AIRFLOW (Y or N) |
| • BUILDING ENVELOPE AIR LEAKAGE (Y or N) |
| • QUALITY INSULATION INSTALLATION (Y or N) |
| • OTHER (SPECIFY BELOW) |

GUIDANCE FOR SHEETS GREEN CODE

ITEM 1: GREEN BUILDING

Use as many copies of this page as you need to document compliance with the required CA Green Building Standards Tier 2 Mandatory and Requisite Measures. The Requisite Measures are required to be met pursuant to site development sections of the Santee Municipal Code for each zone.

ITEM 2: TITLE 24

Use as many copies of this page as you need to include the completed and signed Title 24 Energy Efficiency Report within the plan set.

GUIDANCE FOR ROOF PLAN AND ELEVATIONS

ITEM 1: ROOFING INFORMATION

Location: Top right corner of sheet. See sample below.

Additional Guidance: Specify roof material and underlayment. Also specify ICC, UL, or equivalent listing report number and manufacturer for roofing material (tile, metal, built-up, etc.).

| ELEVATION KEY NOTES | |
|---------------------|---|
| 1. | ROOF: CLASS 'A' FIRE RATING - ROOF MATERIAL: _____ UNDERLAYMENT: _____ LISTING REPORT #: _____ |
| 2. | EXTERIOR WALL FINISH: _____ (SEE NOTE 7 BELOW) |
| 3. | ROOF PITCH: 4:12 |
| 4. | RADIANT BARRIER IS REQUIRED |
| 5. | GABLE VENT (SEE NOTE 5 & 6 BELOW) MANUFACTURER: _____ MODEL: _____ NFVA: _____ (MIN 97 in ²) |
| 6. | EAVE VENT (SEE NOTE 5 & 6 BELOW) MANUFACTURER: _____ MODEL: _____ NFVA: _____ (MIN 36 in ²) |

ITEM 2: EXTERIOR WALL FINISH

Location: Top right corner of sheet, same as Item 1 above.

Additional Guidance: Specify exterior wall finish. May need to be noncombustible material (stucco, cement fiber board, masonry, etc.) if in a wildfire area.

ITEM 3: ATTIC VENTS

Location: Top right corner of sheet, same as Item 1 above.

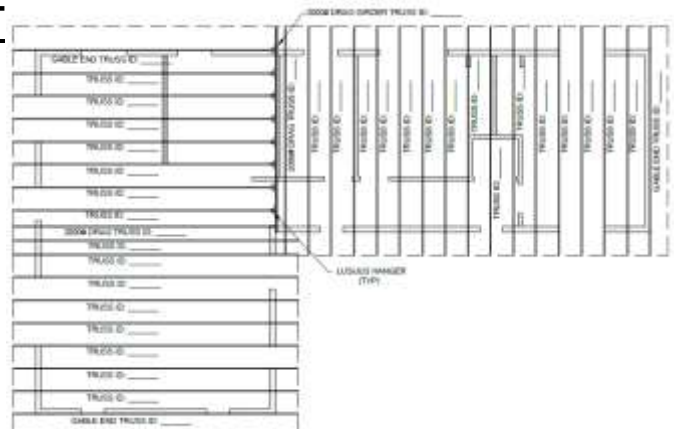
Additional Guidance: Truss identification numbers are indicated on Truss Calculations by the manufacturer. The manufacturer truss layout and detail shall be insert into the building plans.

GUIDANCE FOR ROOF TRUSS SHEET

ITEM 1: TRUSS IDENTIFICATION NUMBERS

Location: See blank items on sample truss layout at right

Additional Guidance: Truss identification numbers are indicated on Truss Calculations by the manufacturer.



GUIDANCE FOR ENERGY NOTES

ITEM 1: WALL INSULATION

Location: See section key notes sample at right.

Additional Guidance: Fill in the insulation that is to be used for the walls. Verify sufficient cavity space in framing to accommodate insulation selected and check insulation selected matches insulation shown on Title-24 Energy Calculations.

ITEM 2: ROOF/CEILING INSULATION

Location: See section key notes sample at right.

Additional Guidance: Fill in the insulation that is to be used for the roof/ceiling. Verify sufficient cavity space in framing to accommodate insulation selected and check insulation selected matches insulation shown on Energy Calculations (Title-24)

| SECTION KEY NOTES | |
|-------------------|---|
| 1. | WALL INSULATION: _____ |
| 2. | CEILING INSULATION: _____ |
| 3. | ROOF (TOP CHORD) INSULATION: _____ |
| 4. | INTERIOR FINISH: $\frac{3}{8}$ " GYPSUM BOARD |
| 5. | EXTERIOR WALL/PLUMBING WALL: 2X6 STUD WALL |
| 6. | INTERIOR WALL: 2X4 STUD WALL |
| 7. | RADIANT BARRIER IS REQUIRED _____ |
| 8. | CLIMATE ZONE 14 PROJECT (Y or N) if yes, see below: A CLASS I OR II VAPOR RETARDER SHALL BE INSTALLED ON THE CONDITIONED SPACE SIDE OF ALL INSULATION IN ALL EXTERIOR WALLS AND VENTED ATTICS. |
| 9. | MANUFACTURED TRUSSES |

****NOTE: Any fees listed herein are provided as reference only. All submittals shall be subject to current fees at time of permit issuance.**



Storm Water Intake Form for All Permit Applications

This form must be completed in its entirety and accompany all permit applications. Please reference the City's BMP Design Manual for more detailed guidance in completing this form. Requirements for all Development Projects are also discussed within the City's Jurisdictional Runoff Management Plan, and Storm Water Ordinance (13.42). The purpose of this form is to establish the Storm water Quality Management Plan (SWQMP) requirements applicable to the project.

| Step 1: Project Identification | |
|--|---|
| Applicant Name: Click here to enter text. | |
| Project Address: Click here to enter text. | |
| APN(s): Click here to enter text. | Project ID: Click here to enter text. |
| Step 2: Project Determination (Standard or Priority Development Project) | |
| Is the project part of another Priority Development Project (PDP)? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, a PDP SWQMP is required. Go to Step 3. | |
| The project is (select one): <input type="checkbox"/> New Development <input type="checkbox"/> Redevelopment ¹ | |
| The total proposed newly created or replaced impervious area is: Click here to enter text. ft ² | |
| The total existing (pre-project) impervious area is: Click here to enter text. ft ² | |
| The total area disturbed by the project is: Click here to enter text. ft ² | |
| If the total area disturbed by the project is one acre (43,560 sq. ft.) or more OR the project is part of a larger common plan of development (e.g., a building permit within a previously approved subdivision) disturbing one acre or more, a Waste Discharger Identification (WDID) number must be obtained from the State Water Resources Control Board. WDID: _____ | |
| Is the project in any of the following categories, (a) through (f)? ² | |
| (a) New development projects that create 10,000 square feet or more of impervious surfaces (collectively over the entire project site). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| (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. <input type="checkbox"/> Yes <input type="checkbox"/> No | |

¹ Redevelopment is defined as: The creation, addition, 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. Replacement of impervious surfaces includes any 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, sidewalks, pedestrian ramps, or bike lanes on existing roads; and routine replacement of damaged pavement, such as pothole repair.

² 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.

Storm Water Intake Form for All Permit Applications

Step 2: (continued)

- (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:
- 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.
- Yes No

- (d) 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).
- 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 Copermitttees. See BMP Design Manual Section 1.4.2 for additional guidance.
- Yes No

- (e) 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:
- (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 No

- (f) New or redevelopment projects that result in the disturbance of one or more acres of land and are expected to generate pollutants post construction.
- Note: See BMP Design Manual Section 1.4.2 for additional guidance.
- Yes No

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

- Yes – the project is a Priority Development Project (PDP).
- No – the project is not a Priority Development Project (Standard Project).
- Further guidance may be found in Chapter 1 and Table 1-2 of the BMP Design Manual.*

Storm Water Intake Form for All Permit Applications

Step 2: (continued)

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 storm water requirements.**

OR

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

Step 3: Storm Water Quality Management Plan Requirements

Is the project a Standard Project, Priority Development Project (PDP), or exception to PDP definitions?

To answer this item, complete the Project Type Determination Checklist on Pages 2 and 3 of this form, and see PDP exemption information below. *For further guidance, see Section 1.4 of the BMP Design Manual in its entirety.*

- Standard Project: Standard Project requirements apply, including Standard Project SWQMP. **Complete Standard Project SWQMP.**
- PDP: Standard and PDP requirements apply, including PDP SWQMP. **Go to Step 5 and Prepare a PDP SWQMP**
- PDP Exemption: **Go to Step 4.**

Step 4: Exemption to PDP definitions

Is the project exempt from PDP definitions based on:

Projects that are only new or retrofit paved sidewalks, bicycle lanes, or trails that meet the following criteria:

(i) Designed and constructed to direct storm water 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 County of San Diego Guidance on Green Infrastructure;

If the project is exempt per the above condition, then SDP requirements apply, AND any additional requirements specific to the type of project. Note: City concurrence with any exemption is required.

Go to Step 7 and Prepare a SDP SWQMP.

Storm Water Intake Form for All Permit Applications

Step 4: (continued)

If the project is claiming exemption under another condition, provide discussion / justification that demonstrates that the project is NOT a development project (i.e.: interior remodel only) and provide backup documentation if applicable. *Reference Section 1.3 of the BMP Design Manual.* Note: City concurrence with any exemption is required.

[Click here to enter text.](#)

Go to Step 7 and Prepare SDP SWQMP.

Step 5: Hydromodification Control (PDPs only)

Do hydromodification control requirements apply?

- Yes – Structural BMPs required for pollutant control (see Chapter 5), AND hydromodification control (see Chapter 6). **Go to Step 6.**
- No – Structural BMPs required for pollutant control. EXEMPT from hydromodification control (see Chapter 1.6)*. **Go to Step 7 and Prepare PDP SWQMP.**

* Justification for hydromodification exemption is required. Documentation must include drainage maps, photos, citations, and written explanation. This documentation will be included within the PDP SWQMP, Attachment 2.

Step 6: Critical Coarse Sediment (PDPs only)

Does protection of critical coarse sediment yield areas apply based on review of the WMAA Potential Critical Coarse Sediment Yield Area Map? See Section 6.2 of the BMP Design Manual for guidance.

- Yes – Management measures are required for the avoidance or protection of critical coarse sediment yield areas (see Chapter 6). **Go to Step 7 and Prepare PDP SWQMP.**
- No – Management measures are not required.* **Go to Step 7 and Prepare PDP SWQMP**

* If no management measures are required, provide brief discussion / justification demonstrating non-applicability.

[Click here to enter text.](#)

Storm Water Intake Form for All Permit Applications

Step 7: Certification

Applicant Certification: I have read and understand that the City of Santee has adopted minimum requirements for managing urban runoff, including storm water, from construction and land development activities, as described in the BMP Design Manual. **I certify that this intake form has been completed to the best of my ability and accurately reflects the project being proposed. I also understand that non-compliance with the City's Storm Water Ordinance and/or Grading Ordinance may result in enforcement by the City, including fines, cease and desist orders, or other actions as determined by the City's Enforcement Response Plan.**

Signature of Applicant: _____

Date: _____

Printed Name: _____



Standard Development Project Storm Water Quality Management Plan

This Standard Development Project (SDP) Storm Water Quality Management Plan (SWQMP) must be completed in its entirety and accompany applications to the City of Santee for a permit or approval associated with all SDPs. To determine whether your project is required to submit a SDP SWQMP or Priority Development Project (PDP) SWQMP, please reference the City's "Storm Water Intake Form - All Permit Applications."

Step A: Project Identification

Project Name: [Click here to enter text.](#)

Project Address: [Click here to enter text.](#)

Project ID: [Click here to enter text.](#) **Assessor's Parcel Number(s):** [Click here to enter text.](#)

Estimated Start Date: [Click here to enter text.](#) **Estimated Completion Date:** [Click here to enter text.](#)

Applicant Name: [Click here to enter text.](#) **Applicant Phone:** [Click here to enter text.](#)

Applicant Email: [Click here to enter text.](#)

Step B: Applicant Certification:

I understand that the City of Santee has adopted minimum requirements for managing urban runoff, including storm water, from construction and land development activities, as described in the Best Management Practices (BMP) Design Manual.

The Standard Development Project SWQMP is intended to comply with the requirements of the City's BMP Design Manual. Requirements, Santee's Storm Water Ordinance (Section 9.06) and regional Permit (California Regional Water Quality Control Board San Diego Region Order No. R9-2013-0001, as amended by Order No. R9-2015-0001 and Order No. R9-2015-0100) requirements for storm water management.

I certify the BMPs selected on this form will be implemented to minimize the potentially negative impacts of this project's construction and land development activities on water quality. I further agree to install, monitor, maintain, or revise the selected BMPs to ensure their effectiveness. I also understand that non-compliance with the City's Storm Water Ordinance and Grading Ordinance may result in enforcement by the City, including fines, cease and desist orders, or other actions.

Signature of Applicant: _____ **Date:** [Click here to enter text.](#)

Print Name of Applicant: [Click here to enter text.](#)

SDP
Storm Water Quality Management Plan

| Step C: Site Information Checklist | |
|---|---|
| <u>Watershed Hydrologic Unit</u> | San Diego River 907 <input type="checkbox"/> 907.12 <input type="checkbox"/> 907.13 |
| <u>Parcel Area</u> (Total area of Assessor's Parcel(s) associated with the project; area associated with the project includes construction entrance/exits, right of way improvements, etc.) | _____ Acres (_____ Square Feet) |
| <u>Total Area to be Disturbed by the Project</u> (Project Area) | _____ Acres (_____ Square Feet) |
| Proposed Impervious Area (subset of Project Area) | _____ Acres (_____ Square Feet) |
| Proposed Pervious Area (Subset of Project Area) | _____ Acres (_____ Square Feet) |
| <i>Note: Proposed Impervious Area + Proposed Pervious Area = Area to be Disturbed by the Project. This may be less than the Parcel Area.</i> | |
| Existing Site Condition and Drainage Patterns | |
| <p>Current Status of the Site (select all that apply):</p> <p><input type="checkbox"/> Existing development</p> <p><input type="checkbox"/> Previously graded but not built out</p> <p><input type="checkbox"/> Demolition completed without new construction</p> <p><input type="checkbox"/> Agricultural or other non-impervious use</p> <p><input type="checkbox"/> Vacant, undeveloped/natural</p> <p>Description / Additional Information: Click here to enter text.</p> | |
| <p>Existing Land Cover Includes (select all that apply):</p> <p><input type="checkbox"/> Vegetative Cover</p> <p><input type="checkbox"/> Non-Vegetated Pervious Areas</p> <p><input type="checkbox"/> Impervious Areas</p> <p>Description / Additional Information: Click here to enter text.</p> | |

SDP
Storm Water Quality Management Plan

Step C: Site Information Checklist - continued

Underlying Soil belongs to Hydrologic Soil Group (select all that apply):

- NRCS Type A
- NRCS Type B
- NRCS Type C
- NRCS Type D

Source Cited: _____

Existing Natural Hydrologic Features (select all that apply):

- Watercourses
- Seeps
- Springs
- Wetlands
- None

Description / Additional Information:

[Click here to enter text.](#)

Description of Existing Site Drainage - How is storm water runoff conveyed from the site?

[Click here to enter text.](#)

At a minimum, this description should answer

1. Is the existing drainage / conveyance system natural or urban: [Click here to enter text.](#)
2. Describe all existing constructed storm water conveyance systems: [Click here to enter text.](#)
3. Is offsite runoff conveyed through the site? if so, describe.]:
[Click here to enter text.](#)

SDP
Storm Water Quality Management Plan

Step C: Site Information Checklist - continued

Proposed Site Development and Drainage Patterns

Project Description / Proposed Land Use and/or Activities: [Click here to enter text.](#)

List all proposed impervious features of the project (e.g., buildings, roadways, parking lots, sidewalks, driveways, courtyards, athletic courts, other impervious features): [Click here to enter text.](#)

List proposed pervious features of the project (e.g., landscape areas): [Click here to enter text.](#)

Does the project include grading and changes to site topography?

Yes

No

Description / Additional Information: [Click here to enter text.](#)

SDP
Storm Water Quality Management Plan

Step C: Site Information Checklist - continued

Does the project include changes to site drainage (e.g., installation of new storm water conveyance systems)?

- Yes
- No

Description / Additional Information: [Click here to enter text.](#)

Identify whether any of the following features, activities, and/or pollutant source areas will be present (select all that apply):

- On-site storm drain inlets
- Interior floor drains and elevator shaft sump pumps
- Interior parking garages
- Need for future indoor & structural pest control
- Landscape/Outdoor Pesticide Use
- Pools, spas, ponds, decorative fountains, and other water features
- Food service
- Refuse areas
- Industrial processes
- Outdoor storage of equipment or materials
- Vehicle and Equipment Cleaning
- Vehicle/Equipment Repair and Maintenance
- Fuel Dispensing Areas
- Loading Docks
- Fire Sprinkler Test Water
- Miscellaneous Drain or Wash Water
- Plazas, sidewalks, and parking lots

Description / Additional Information: [Click here to enter text.](#)

SDP
Storm Water Quality Management Plan

| Step D: Construction BMP Checklist | | |
|--|------------------------------|-----------------------------|
| Minimum Required Standard Construction Storm Water 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 Storm Water BMPs). As noted in Table 1, please select at least the minimum number of required BMPs, 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><i>Note: All selected BMPs below must be included on the BMP Plan Sheet and incorporated into the construction plan sets.</i></p> | | |
| <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</p> <p><i>Note: Soil disturbances NOT considered significant include, but are not limited to, change in use, mechanical/electrical/plumbing activities, sign installation, temporary trailers, interior remodeling, and minor tenant improvement.</i></p> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <p>2. Will there be asphalt paving, including patching? Reference Table 1 Items D and F</p> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <p>3. Will there be slurries from mortar mixing, coring, or concrete saw cutting? Reference Table 1 Items D and F</p> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <p>4. Will there be solid wastes from concrete demolition and removal, wall construction, or form work? Reference Table 1 Items D and F</p> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <p>5. Will there be stockpiling (soil, compost, asphalt, concrete, solid waste) for over 24 hours? Reference Table 1 Items D and F</p> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <p>6. Will there be dewatering operations? Reference Table 1 Items C and D</p> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <p>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</p> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <p>8. Will trash or solid waste product be generated from this project? Reference Table 1 Item F</p> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <p>9. Will construction equipment be stored on site (e.g.: fuels, oils, trucks, etc.?) Reference Table 1 Item F</p> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <p>10. Will Portable Sanitary Services (“Porta-potty”) be used on the site? Reference Table 1 Item F</p> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

SDP
Storm Water Quality Management Plan

| Step D: Construction BMP Checklist (continued) | | | |
|--|--|--------------------------|--|
| Table 1 | | | |
| Minimum Required Best Management Practices (BMPs) | CALTRANS Storm Water Handbook ¹ | BMP Selected | Reference the sheet # where each BMP is shown on the plans. If a BMP is not selected, an explanation must be provided. |
| A. Erosion Control Methods for Disturbed Slopes (select one or more for the appropriate season) | | | |
| Vegetation Stabilization Planting ² (Summer) | SS-2, SS-4 | <input type="checkbox"/> | Click here to enter text. |
| Hydraulic Stabilization Hydroseeding ² (Summer) | SS-4 | <input type="checkbox"/> | |
| Bonded Fiber Matrix or Stabilized Fiber Matrix ³ (Winter) | SS-3 | <input type="checkbox"/> | |
| Physical Stabilization Erosion Control Blanket ³ (Winter) | SS-7 | <input type="checkbox"/> | |
| B. Erosion Control Methods for Disturbed Flat Areas (slope < 5%) – select one or more | | | |
| Perimeter Protection | SC-2 | <input type="checkbox"/> | Click here to enter text. |
| Will use erosion control measures from Item A on flat areas also | SS-3, 4, 7 | <input type="checkbox"/> | |
| 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"/> | |

¹ 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>

² If Vegetation Stabilization (Planting or Hydroseeding) is proposed for erosion control it must be installed between May 1st and August 15th. Irrigation must be installed and remain operable for slopes >3 feet. Temporary erosion control measures must be in place until vegetation is established. Established vegetation means that there must be 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.

³ Slopes >3 feet must have established (see footnote ²) vegetative cover prior to release of the plant establishment bond.

SDP
Storm Water Quality Management Plan

| Step D: Construction BMP Checklist - Table 1 (continued) | | | |
|---|--|-------------------------------------|---|
| Minimum Required Best Management Practices (BMPs) | CALTRANS Storm Water Handbook¹ | BMP Selected | Reference the sheet # where each BMP is shown on the plans. If a BMP is not 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 | SS-10 | <input type="checkbox"/> | Click here to enter text. |
| D. Select sediment control method for all disturbed areas (choose at least one) | | | |
| Silt Fence | SC-1 | <input type="checkbox"/> | Click here to enter text. |
| 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 checked="" type="checkbox"/> | |
| E. Select method for preventing offsite tracking of sediment (choose at least one) | | | |
| Stabilized Construction Entrance | TC-1 | <input type="checkbox"/> | Click here to enter text. |
| 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 | | | |
| <i>F.1 Materials Management</i> | | | |
| Material Delivery & Storage | WM-1 | <input type="checkbox"/> | Click here to enter text. |
| Spill Prevention and Control | WM-4 | <input type="checkbox"/> | |
| <i>F.2 Waste Management ⁴</i> | | | |
| Waste Management / Concrete Waste Management | WM-8 | <input type="checkbox"/> | Click here to enter text. |
| 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.

⁴ 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.

SDP
Storm Water Quality Management Plan

Step E: Post-Construction Source Control BMP Checklist

Source Control BMPs

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’s BMP Design Manual for information to implement source control BMPs shown in this checklist.

Answers for each source control requirement must be pursuant to the following:

- "Yes" means the project will implement the source control BMP as described in Chapter 4.2 and/or Appendix E of the City’s BMP Design Manual. Discussion/justification is not required.
- "No" means the BMP is applicable to the project but 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 addressed by the BMP (e.g., the project has no outdoor materials storage areas).

Note: All selected BMPs below must be included on the BMP Plan Sheet and incorporated into the construction plan sets.

| Source Control Requirement | Applied? | | |
|--|------------------------------|-----------------------------|------------------------------|
| Prevention of Illicit Discharges into the MS4 | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| Storm Drain Stenciling or Signage | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 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 |
| 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 |
| Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| Additional BMPs Based on Potential Sources of Runoff Pollutants (must answer for each source listed below): | | | |
| A. Storm drain inlet protection | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| B. Interior floor drains, sump pumps, condensate lines, etc., connected to sewer | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| C. Interior parking garages | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| D. Reduced need for future indoor & structural pest control | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| E. Limited landscape/outdoor pesticide use | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| F. Pools, spas, ponds, fountains, and other water features | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| G. Food service | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| H. Trash or Refuse areas | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| I. Industrial processes | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| J. Outdoor storage of equipment or materials | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| K. Vehicle and equipment cleaning | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| L. Vehicle/equipment repair and maintenance | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| M. Fuel dispensing areas | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| N. Loading docks | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| O. Fire sprinkler test water | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| P. Miscellaneous drain or wash water | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| Q. Plazas, sidewalks, driveways, and parking lots | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |

SDP
Storm Water Quality Management Plan

Step E: Post-Construction Source Control BMP Checklist - continued

Discussion/justification for each "No" selected in Step D:

| Item # | Justification |
|---------------------------|---------------------------|
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Attach additional pages as necessary.

SDP

Storm Water Quality Management Plan

Step F: Post-Construction Site Design BMP Checklist

Site Design BMPs

All development projects must implement the following site design BMPs where applicable and feasible. See Chapter 4.3 and Appendix E of the City's BMP Design Manual for information to implement site design BMPs shown in this checklist.

Answers for each site design requirement must be pursuant to the following:

- "Yes" means the project will implement the site design BMP as described in Chapter 4.3 and/or Appendix E of the BMP Design Manual. Discussion/justification is not required.
- "No" means the BMP is applicable to the project but not feasible to implement. Justification must be provided.
- "N/A" means the BMP is not applicable at the project site because the project does not include the feature addressed by the BMP (e.g., the project site has no existing natural areas to conserve).

Note: All selected BMPs below must be included on the BMP Plan Sheet and incorporated into all construction plan sets.

| Site Design Requirement | Applied? |
|---|---|
| R. Maintain Natural Drainage Pathways and Hydrologic Features | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |
| S. Conserve Natural Areas, Soils, and Vegetation | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |
| T. Minimize Impervious Area | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |
| U. Minimize Soil Compaction | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |
| V. Impervious Area Dispersion | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |
| W. Runoff Collection | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |
| X. Landscaping with Native or Drought Tolerant Species | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |
| Y. Harvesting and Using Precipitation | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |

Discussion/justification for all "No" answers shown above:

| Item # | Justification |
|--------|---------------|
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CITY OF SANTEE

Tenant Improvements Minimum Storm Water Requirements

Why Does Storm Water Review My Plans?

Tenant improvement, renovation, development, and redevelopment projects have the potential to pollute our waterways. The Storm Water Program ensures that these types of activities use **Best Management Practices** in order to prevent pollution.

Best Management Practices (BMPs)

BMP's are procedures, practices, activities, and devices that prevent or reduce the discharge of pollutants. Some common construction related BMP's are:

- Fiber Rolls
- Silt Fence
- Tarps
- Gravel bags
- Drop Cloths
- Street Sweeping
- Stockpile Management
- Waste Management
- Concrete Washout

All Tenant Improvements Require:

- ⇒ **STORM WATER NOTES** specific to your project.
- ⇒ **BMP PLAN SHEET** which demonstrates graphically, BMP's to be utilized during construction on your site plan.
- ⇒ **ASBESTOS AND LEAD PAINT REPORT** for all building materials disturbed during project.

Storm Water Notes:

Storm Water Notes shall be listed within the plans, thoroughly representing all applicable BMP's that will be implemented before, during, and after construction. For Example:

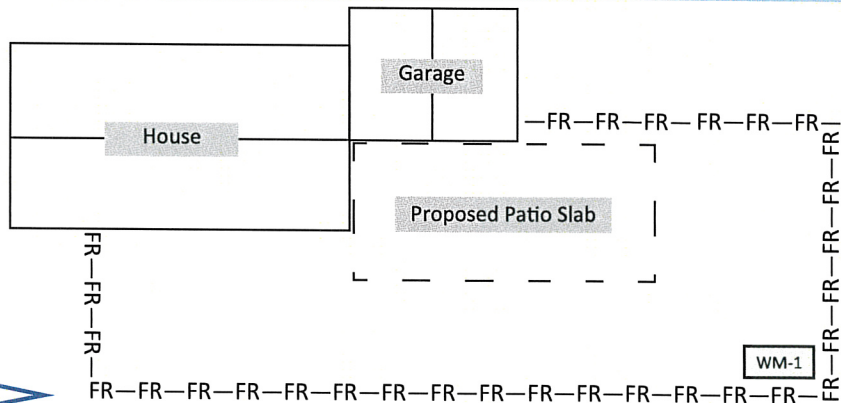
- ⇒ ***"All stockpiles will be covered at the end of each work day."***
- ⇒ ***"Non-storm water shall not be discharged; all liquids and materials will be captured, contained, and properly disposed of."***

BMP Plan Sheet:

All BMP's shall be situated on the project Site Plan graphically as it will occur during construction.

For Example:

A home improvement that will utilize *Fiber Rolls* surrounding the backyard perimeter, and *Material Delivery & Storage* (WM-1) in the corner of the yard, would appear on BMP Plan sheet or Site Plan similar to this



Asbestos and Lead Paint Report:

All projects larger than 100 square feet must have a California licensed and certified asbestos and lead consultant conduct a survey for the presence of asbestos, or lead-based paint materials.

The project applicant must provide documentation that either:

- ⇒ These materials are not present in building materials
- ⇒ The materials have been properly removed and disposed of prior to permit issuance



CITY OF SANTEE

Storm Water Best Management Practices—Graphic Symbols Legend

Why Does Storm Water Review My Plans?

Tenant improvement, renovation, development, and redevelopment projects have the potential to pollute our waterways. The Storm Water Program ensures that these types of activities use **Best Management Practices** in order to prevent pollution.

Visit our website for more information: www.SanteeH2o.org

Please Note:

This BMP Legend is not all inclusive, and only contains most common BMPs for Tenant Improvements. Reference the Caltrans Storm Water Quality Handbook—Construction Site Best management Practices Manual for installation specifications for each BMP.

The Manual is available online at:
www.dot.ca.gov/hq/construc/stormwater/CSBMPPM_303_Final.pdf

MATERIALS & WASTE MANAGEMENT CONTROL BMPs:

- | | |
|---|--|
| WM—1 Material Delivery & Storage | WM—6 Hazardous Waste Management |
| WM—2 Material Use | WM—8 Concrete Waste Management |
| WM—3 Stockpile Management | WM—9 Sanitary/Septic Waste Management |
| WM—4 Spill Prevention & Control | WM—10 Liquid Waste Management |
| WM—5 Solid Waste Management | |

OTHER

- | | |
|---------------------------|--|
| PDS 659 Brow Ditch | |
| PDS 659 Berm | |
| Direction of Lot Drainage | |

TEMPORARY RUNOFF CONTROL BMPs:

- | | | | | | |
|--|---------------------------------|--|---|---------------------------------|--|
| SS—6 | SS—8 Straw or Wood Mulch | | SC—5 Fiber Rolls | | |
| SC—1 Silt Fence | | | SC—6 | SC—8 Gravel or Sand Bags | |
| TC—1 Stabilized Construction Entrance | | | SC—7 Street Sweeping & Vacuuming | | |
| TC—2 Construction Road Stabilization | | | SC—10 Storm Drain Inlet Protection | | |