

**Major Stormwater Management Plan
(Major SWMP)
For
PDS2013-TPM-21208
WO6543 Ivy Lane**

**Preparation/Revision Date:
4/7/2014**

Prepared for:

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The selection, sizing, and preliminary design of stormwater treatment and other control measures in this plan have been prepared under the direction of the following Registered Civil Engineer and meet the requirements of Regional Water Quality Control Board Order R9-2007-0001 and subsequent amendments.



Jim Magee, RCE #21058

4/7/2014

Date

The Major Stormwater Management Plan (Major SWMP) must be completed in its entirety and accompany applications to the County for a permit or approval associated with certain types of development projects. To determine whether your project is required to submit a Major or Minor SWMP, please reference the County's Stormwater Intake Form for Development Projects.

Project Name:	Ivy Lane TPM	+
Project Location/Address:	Ivy Lane Road	+
Permit Number (Land Development Projects):	PDS2013-TPM-21208	+
Work Authorization Number (CIP only):		
Applicant:	Jonathan Webster	+
Applicant's Address:	2445 Brant St #511, San Diego, 92101	+
Plan Prepared By (<i>Leave blank if same as applicant</i>):	Jim Magee RCE 21058	+
Preparer's Address:	2718 Powhatan Ave., San Diego, 92117	+
Date:	4/7/2014	+

The County of San Diego Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ordinance No. 9926) requires all applications for a permit or approval associated with a Land Disturbance Activity to be accompanied by a Storm Water Management Plan (SWMP) (section 67.806.b). The purpose of the SWMP is to describe how the project will minimize the short and long-term impacts on receiving water quality. Projects that meet the criteria for a priority development project are required to prepare a Major SWMP.

Since the SWMP is a living document, revisions may be necessary during various stages of approval by the County. Please provide the approval information requested below.

Project Stages	Does the SWMP need revisions?		If YES, Provide Revision Date	County Reviewer
	YES	NO		

Instructions for a Major SWMP can be downloaded at <http://www.sdcounty.ca.gov/dpw/watersheds/susmp/susmp.html>

Completion of the following checklists and attachments will fulfill the requirements of a Major SWMP for the project listed above.

STEP 1

PRIORITY DEVELOPMENT PROJECT DETERMINATION

TABLE 1: IS THE PROJECT IN ANY OF THESE CATEGORIES?

Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	A	Housing subdivisions of 10 or more dwelling units. Examples: single-family homes, multi-family homes, condominiums, and apartments.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	B	Commercial—greater than one acre (total disturbed area). Any development other than heavy industry or residential. Examples: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	C	Heavy industry—greater than one acre (total disturbed area). Examples: manufacturing plants, food processing plants, metal working facilities, printing plants, and fleet storage areas (bus, truck, etc.).
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	D	Automotive repair shops. A facility categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	E	Restaurants. Any facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for structural treatment BMP and numeric sizing criteria requirements and hydromodification requirements.
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	F	Hillside development greater than 5,000 square feet. Any development that creates 5,000 square feet of impervious surface and is located in an area with known erosive soil conditions, where the development will grade on any natural slope that is twenty-five percent or greater.
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	G	Environmentally Sensitive Areas (ESAs). All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. “Directly adjacent” means situated within 200 feet of the ESA. “Discharging directly to” means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	H	Parking lots 5,000 square feet or more or with 15 or more (paved) parking spaces and potentially exposed to urban runoff.
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	I	Street, roads, highways, and freeways. Any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	J	Retail Gasoline Outlets (RGOs) that are: (a) 5,000 square feet or more or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.

To use the table, review each definition A through K. If any of the definitions match, the project is a Priority Development Project. Note some thresholds are defined by square footage of impervious area created; others by the total area of the development. Please see special requirements for previously developed sites and project exemptions on page 6 of the County SUSMP.

STEP 2

PROJECT STORMWATER QUALITY DETERMINATION

Total Project Site Area 2.43 acre (Acres or ft²)

Estimated amount of disturbed area: 2.39 acre (Acres or ft²)

(If >1 acre, you must also provide a WDID number from the SWRCB) WDID: In work

Complete A through C and the calculations below to determine the amount of impervious surface on your project before and after construction.

A. Total size of project site: 2.43 acre (Acres or ft²)

B. Total impervious area (including roof tops) before construction 0.0 (Acres or ft²)

C. Total impervious area (including roof tops) after construction 0.39 (Acres or ft²)

Calculate percent impervious before construction: $B/A = \frac{0}{2.43} = 0\%$

Calculate percent impervious after construction: $C/A = \frac{0.39}{2.43} = 16\%$

Please provide detailed descriptions regarding the following questions:

TABLE 2: PROJECT SPECIFIC STORMWATER ANALYSIS

1.	Please provide a brief description of the project.	
	The purpose of this project is to provide a TPM to provide building sites for four single family dwellings on a vacant lot on the south side of Ivy Lane, west of Atlantis Street. +	
2.	Describe the current and proposed zoning and land use designation.	
	RR-0.5 ac--C-G-J	
3.	Describe the pre-project and post-project topography of the project. (Show on Plan)	
	The project site sets near the top of a small hill and consists of barren ground flowing to the west and north. This flow pattern will be maintained. +	
4.	Describe the soil classification, permeability, erodibility, and depth to groundwater for LID and Treatment BMP consideration. (Show on Plan) If infiltration BMPs are proposed, a Geotechnical Engineer must certify infiltration BMPs in Attachment E.	
	Soil Type "D"	
5.	Describe if contaminated or hazardous soils are within the project area. (Show on Plan)	
	No	
6.	Describe the existing site drainage and natural hydrologic features. (Show on Plan).	
	The project site sets near the top of a small hill and consists of barren ground flowing to the west and north. This flow pattern will be maintained. +	
7.	Describe site features and conditions that constrain, or provide opportunities for stormwater control, such as LID features.	
	The topographical relief of the property provides enough elevation change so that a Flow-Through Planter can be used.	
8.	Is this project within the environmentally sensitive areas as defined on the maps in Appendix A of the <i>County of San Diego Standard Urban Storm Water Mitigation Plan for Land Development and Public Improvement Projects</i> ?	
	Yes <input checked="" type="checkbox"/>	No
9.	Is this an emergency project? If yes, please provide a description below.	
	Yes	No <input checked="" type="checkbox"/>

CHANNELS & DRAINAGES

Complete the following checklist to determine if the project includes work in channels.

TABLE 3: CHANNEL & DRAINAGE ANALYSIS

No.	CRITERIA	YES	NO	N/A	COMMENTS
1.	Will the project include work in channels?		✓		If YES go to 2 If NO go to 13.
2.	Will the project increase velocity or volume of downstream flow?				If YES go to 6.
3.	Will the project discharge to unlined channels?				If YES go to 6.
4.	Will the project increase potential sediment load of downstream flow?				If YES go to 6.
5.	Will the project encroach, cross, realign, or cause other hydraulic changes to a stream that may affect downstream channel stability?				If YES go to 8.
6.	Review channel lining materials and design for stream bank erosion.				Continue to 7.
7.	Consider channel erosion control measures within the project limits as well as downstream. Consider scour velocity.				Continue to 8.
8.	Include, where appropriate, energy dissipation devices at culverts.				Continue to 9.
9.	Ensure all transitions between culvert outlets/headwalls/wingwalls and channels are smooth to reduce turbulence and scour.				Continue to 10.
10.	Include, if appropriate, detention facilities to reduce peak discharges.				Continue to 11.
11.	“Hardening“ natural downstream areas to prevent erosion is not an acceptable technique for protecting channel slopes, unless pre-development conditions are determined to be so erosive that hardening would be required even in the absence of the proposed development.				Continue to 12.
12.	Provide other design principles that are comparable and equally effective.				Continue to 13.
13.	End	✓			

TEMPORARY CONSTRUCTION BMPS

Please check the construction BMPs that may be implemented during construction of the project. The applicant will be responsible for the placement and maintenance of the BMPs incorporated into the final project design.

- | | |
|--|--|
| <input checked="" type="checkbox"/> Silt Fence | <input type="checkbox"/> Desilting Basin |
| <input type="checkbox"/> Fiber Rolls | <input checked="" type="checkbox"/> Gravel Bag Berm |
| <input type="checkbox"/> Street Sweeping and Vacuuming | <input checked="" type="checkbox"/> Sandbag Barrier |
| <input checked="" type="checkbox"/> Storm Drain Inlet Protection | <input checked="" type="checkbox"/> Material Delivery and Storage |
| <input type="checkbox"/> Stockpile Management | <input type="checkbox"/> Spill Prevention and Control |
| <input checked="" type="checkbox"/> Solid Waste Management | <input checked="" type="checkbox"/> Concrete Waste Management |
| <input checked="" type="checkbox"/> Stabilized Construction Entrance/Exit | <input type="checkbox"/> Water Conservation Practices |
| <input type="checkbox"/> Dewatering Operations | <input checked="" type="checkbox"/> Paving and Grinding Operations |
| <input type="checkbox"/> Vehicle and Equipment Maintenance | |
| <input checked="" type="checkbox"/> Any minor slopes created incidental to construction and not subject to a major or minor grading permit shall be protected by covering with plastic or tarp prior to a rain event, and shall have vegetative cover reestablished within 180 days of completion of the slope and prior to final building approval. | |

EXCEPTIONAL THREAT TO WATER QUALITY DETERMINATION

Complete the checklist below to determine if a proposed project will pose an “exceptional threat to water quality,” and therefore require Advanced Treatment Best Management Practices during the construction phase.

TABLE 4: EXCEPTIONAL THREAT TO WATER QUALITY DETERMINATION

No.	CRITERIA	YES	NO	INFORMATION
1.	Is all or part of the proposed project site within 200 feet of waters named on the Clean Water Act (CWA) Section 303(d) list of Water Quality Limited Segments as impaired for sedimentation and/or turbidity? Current 303d list may be obtained from the following site: http://www.waterboards.ca.gov/water_issues/programs/tmdl/2010_state_ir_reports/category5_report.shtml		✓	If YES, continue to 2. If NO, go to 5.
2.	Will the project disturb more than 5 acres, including all phases of the development?		✓	If YES, continue to 3. If NO, go to 5.
3.	Will the project disturb slopes that are steeper than 4:1 (horizontal: vertical) with at least 10 feet of relief, and that drain toward the 303(d) listed receiving water for sedimentation and/or turbidity?		✓	If YES, continue to 4. If NO, go to 5.
4.	Will the project disturb soils with a predominance of USDA-NRCS Erosion factors k_f greater than or equal to 0.4? http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm		✓	If YES, continue to 6. If NO, go to 5.
5.	Project is not required to use Advanced Treatment BMPs.	✓		Document for Project Files by referencing this checklist.
6.	Project poses an “exceptional threat to water quality” and is required to use Advanced Treatment BMPs.		✓	Advanced Treatment BMPs must be consistent with WPO section 67.811(b)(20)(D) performance criteria

Exemption potentially available for projects that require advanced treatment: Project proponent may perform a Revised Universal Soil Loss Equation, Version 2 (RUSLE 2), Modified Universal Soil Loss Equation (MUSLE), or similar analysis that demonstrates (to the County official’s satisfaction) that advanced treatment is not required.

STEP 3

HYDROMODIFICATION DETERMINATION

The following questions provide a guide to collecting information relevant to hydromodification management plan (HMP) issues. If the project is exempt from the HMP criteria, please provide the supporting documentation in Attachment H. Please reference the full descriptions of the HMP exemptions located in Figure 1-1 of the County SUSMP.

TABLE 5: HYDROMODIFICATION DETERMINATION

	QUESTIONS	YES	NO	Information
1.	Will the project reduce the pre-project impervious area and are the unmitigated post-project outflows (outflows without detention routing) to each outlet location less as compared to the pre-project condition?		✓	If NO, continue to 2. If YES, go to 7.
2.	Would the project site discharge runoff directly to an exempt receiving water, such as the Pacific Ocean, San Diego Bay, an exempt reservoir, or a tidally-influenced area?		✓	If NO, continue to 3. If YES, go to 7.
3.	Would the project site discharge to a stabilized conveyance system, which has the capacity for the ultimate Q_{10} , and extends to the Pacific Ocean, San Diego Bay, a tidally-influenced area, an exempt river reach or reservoir?		✓	If NO, continue to 4. If YES, go to 7.
4.	Does the contributing watershed area to which the project discharges have an impervious area percentage greater than 70 percent?		✓	If NO, continue to 5. If YES, go to 7.
5.	Is this an urban infill project which discharges to an existing hardened or rehabilitated conveyance system that extends beyond the “domain of analysis,” where the potential for cumulative impacts in the watershed are low, and the ultimate receiving channel has a “Low” susceptibility to erosion as defined in the SCCWRP channel assessment tool?		✓	If NO, continue to 6. If YES, go to 7.
6.	Project is required to manage hydromodification impacts.		✓	Reference Appendix G “Hydromodification Management Plan” of the County SUSMP.
7.	Project is not required to manage hydromodification impacts.			Hydromodification Exempt. Keep on file.

STEP 4

POLLUTANTS OF CONCERN DETERMINATION

WATERSHED

Please check the watershed(s) for the project.

<input type="checkbox"/> San Juan 901	<input type="checkbox"/> Santa Margarita 902	<input type="checkbox"/> San Luis Rey 903	<input type="checkbox"/> Carlsbad 904
<input type="checkbox"/> San Dieguito 905	<input type="checkbox"/> Penasquitos 906	<input type="checkbox"/> San Diego 907	<input checked="" type="checkbox"/> Sweetwater 909
<input type="checkbox"/> Otay 910	<input type="checkbox"/> Tijuana 911	<input type="checkbox"/> Whitewater 719*	<input type="checkbox"/> Clark 720*
<input type="checkbox"/> West Salton 721*	<input type="checkbox"/> Anza Borrego 722*	<input type="checkbox"/> Imperial 723*	

http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml

*Projects located fully within these watersheds require only a Minor SWMP.

HYDROLOGIC SUB-AREA NAME AND BASIN NUMBER(S)

Basin Number	Sub-Area Name
909.1	Lower Sweetwater

http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml

RECEIVING WATERS that each project discharge point proposes to discharge to.

RECEIVING WATERS (river, lake, reservoir, etc.)	Hydrologic Unit Basin Number	Impairment(s) listed [303(d) listed waters or waters with established TMDLs]. List the impairments identified in Table 7 .	Distance to Project
Lower Sweetwater	909.1	None	1.3 mi

http://www.waterboards.ca.gov/water_issues/programs/tmdl/docs/303dlists2006/epa/r9_06_303d_reqtmdl_s.pdf

GROUND WATERS

Ground Waters	Hydrologic Unit Basin Number	MUN	AGR	IND	PROC	GWR	FRESH
Lower Sweetwater	909.10	○	●	○			

http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml

+ Exceeded from Municipal

● Existing Beneficial Use

○ Potential Beneficial Use

PROJECT ANTICIPATED AND POTENTIAL POLLUTANTS

Using Table 6, identify pollutants that are anticipated to be generated from the proposed priority project categories. Pollutants associated with any hazardous material sites that have been remediated or are not threatened by the proposed project are not considered a pollutant of concern.

TABLE 6: ANTICIPATED AND POTENTIAL POLLUTANTS GENERATED BY LAND USE TYPE

<i>PDP Categories</i>	<i>General Pollutant Categories</i>								
	Sediments	Nutrients	Heavy Metals	Organic Compounds	Trash & Debris	Oxygen Demanding Substances	Oil & Grease	Bacteria & Viruses	Pesticides
✓ Detached Residential Development	X	X			X	X	X	X	X
Attached Residential Development	X	X			X	P ⁽¹⁾	P ⁽²⁾	P	X
Commercial Development 1 acre or greater	P ⁽¹⁾	P ⁽¹⁾		P ⁽²⁾	X	P ⁽⁵⁾	X	P ⁽³⁾	P ⁽⁵⁾
Heavy industry /industrial development	X		X	X	X	X	X		
Automotive Repair Shops			X	X ^(4/5)	X		X		
Restaurants					X	X	X	X	
Hillside Development >5,000 ft ²	X	X			X	X	X		X
Parking Lots	P ⁽¹⁾	P ⁽¹⁾	X		X	P ⁽¹⁾	X		P ⁽¹⁾
Retail Gasoline Outlets			X	X	X	X	X		
✓ Streets, Highways & Freeways	X	P ⁽¹⁾	X	X ⁽⁴⁾	X	P ⁽⁵⁾	X		

X = anticipated
P = potential
(1) A potential pollutant if landscaping exists on-site.
(2) A potential pollutant if the project includes uncovered parking areas.
(3) A potential pollutant if land use involves food or animal waste products.
(4) Including petroleum hydrocarbons.
(5) Including solvents.

PROJECT POLLUTANTS OF CONCERN SUMMARY TABLE

Please summarize the identified project pollutants-of-concern by checking the appropriate boxes in the table below and list any surface water impairments identified. Pollutants anticipated to be generated by the project, which are also causing impairment of receiving waters, shall be considered the primary pollutants of concern. For projects where no primary pollutants of concern exist, those pollutants identified as anticipated shall be considered secondary pollutants of concern.

TABLE 7: PROJECT POLLUTANTS OF CONCERN

Pollutant Category	Anticipated (X)	Potential (P)	Surface Water Impairments (determined by your receiving waters impairments on page 10)
Sediments	X		
Nutrients		X	
Heavy Metals	X		
Organic Compounds	X		
Trash & Debris	X		
Oxygen Demanding Substances		X	
Oil & Grease	X		
Bacteria & Viruses	X		
Pesticides	X		

STEP 5

LID AND SITE DESIGN STRATEGIES

Each numbered item below is a Low Impact Development (LID) requirement of the WPO. Please check the box(s) under each number that best describes the LID BMP(s) and Site Design Strategies selected for this project. LID BMPs selected on this table will be typically represented as a self-retaining area, self-treating area, pervious pavement and greenroof, which, should be delineated in the Drainage Management Area map in Attachment C.

TABLE 8: LID AND SITE DESIGN

1. Conserve natural Areas, Soils, and Vegetation	
<input type="checkbox"/>	Preserve well draining soils (Type A or B)
<input type="checkbox"/>	Preserve Significant Trees
<input checked="" type="checkbox"/>	Preserve critical (or problematic) areas such as floodplains, steep slopes, wetlands, and areas with erosive or unstable soil conditions
<input type="checkbox"/>	Other. Description:
2. Minimize Disturbance to Natural Drainages	
<input checked="" type="checkbox"/>	Set-back development envelope from drainages
<input checked="" type="checkbox"/>	Restrict heavy construction equipment access to planned green/ open space areas
<input type="checkbox"/>	Other. Description:
3. Minimize and Disconnect Impervious Surfaces (see 5)	
<input type="checkbox"/>	Clustered Lot Design
<input type="checkbox"/>	Items checked in 5
<input checked="" type="checkbox"/>	Other. Description: Drain impervious surfaces to pervious areas
4. Minimize Soil Compaction	
<input checked="" type="checkbox"/>	Restrict heavy construction equipment access to planned green/ open space areas
<input type="checkbox"/>	Re-till soils compacted by construction vehicles/equipment
<input checked="" type="checkbox"/>	Collect & reuse upper soil layers of development site containing organic materials
<input type="checkbox"/>	Other. Description:
5. Drain Runoff from Impervious Surfaces to Pervious Areas	
<u>LID Street & Road Design</u>	
<input type="checkbox"/>	Curb-cuts to landscaping
<input type="checkbox"/>	Rural Swales
<input type="checkbox"/>	Concave Median
<input type="checkbox"/>	Cul-de-sac Landscaping Design
<input checked="" type="checkbox"/>	Other. Description: Flow-Through Planter <input checked="" type="checkbox"/>

<u>LID Parking Lot Design</u>	
<input type="checkbox"/>	Permeable Pavements
<input type="checkbox"/>	Curb-cuts to landscaping
<input checked="" type="checkbox"/>	Other. Description: N/A
<u>LID Driveway, Sidewalk, Bike-path Design</u>	
<input type="checkbox"/>	Permeable Pavements
<input checked="" type="checkbox"/>	Pitch pavements toward landscaping
<input type="checkbox"/>	Other. Description:
<u>LID Building Design</u>	
<input type="checkbox"/>	Cisterns & Rain Barrels
<input checked="" type="checkbox"/>	Downspout to swale or landscaping
<input type="checkbox"/>	Vegetated Roofs
<input type="checkbox"/>	Other. Description:
<u>LID Landscaping Design</u>	
<input type="checkbox"/>	Soil Amendments
<input checked="" type="checkbox"/>	Reuse of Native Soils
<input checked="" type="checkbox"/>	Smart Irrigation Systems
<input type="checkbox"/>	Street Trees
<input type="checkbox"/>	Other. Description:
6.	Minimize erosion from slopes
<input checked="" type="checkbox"/>	Disturb existing slopes only when necessary
<input checked="" type="checkbox"/>	Minimize cut and fill areas to reduce slope lengths
<input type="checkbox"/>	Incorporate retaining walls to reduce steepness of slopes or to shorten slopes
<input type="checkbox"/>	Provide benches or terraces on high cut and fill slopes to reduce concentration of flows
<input checked="" type="checkbox"/>	Rounding and shaping slopes to reduce concentrated flow
<input checked="" type="checkbox"/>	Collect concentrated flows in stabilized drains and channels
<input type="checkbox"/>	Other. Description:

STEP 6

SOURCE CONTROL

Please complete the checklist on the following pages to determine Source Control BMPs. Below is instruction on how to use the checklist. (Also see instructions on page 60 of the *SUSMP*)

1. Review Column 1 and identify which of these potential sources of stormwater pollutants apply to your site. Check each box that applies and list in Table 9.
2. Review Column 2 and incorporate all of the corresponding applicable BMPs in your Source Control Exhibit in Attachment B.
3. Review Columns 3 and 4 and incorporate all of the corresponding applicable permanent controls and operational BMPs into Table 9.
4. Use the format in Table 9 below to summarize the project Source Control BMPs. Incorporate all identified Source Control BMPs in your Source Control Exhibit in Attachment B.

TABLE 9: PROJECT SOURCE CONTROL BMPS

<i>Potential source of runoff pollutants</i>	<i>Permanent source control BMPs</i>	<i>Operational source control BMPs</i>
Storm drain	Inlets will be stenciled with warning.	
Detached Residence	Fact Sheet SC-41, "Building and Grounds Maintenance," in h CASQA S	
Roofing	New owners will be advised not to use copper roofing or downspouts.	

Describe your specific Source Control BMPs in an accompanying narrative, and explain any special conditions or situations that required omitting Source Control BMPs or substituting alternatives.

The source control recommended are the standard controls for each item listed above.

IF THESE SOURCES WILL BE ON THE PROJECT SITE THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 Potential Sources of Runoff Pollutants – List in Table 9	2 Permanent Controls—Show on Source Control Exhibit, Attachment B	3 Permanent Controls—List in Table 9 and Narrative	4 Operational BMPs—Include in Table 9 and Narrative
<input checked="" type="checkbox"/> A. On-site storm drain inlets	<input type="checkbox"/> Locations of inlets.	<input checked="" type="checkbox"/> Mark all inlets with the words “No Dumping! Flows to Bay” or similar where feasible.	<input checked="" type="checkbox"/> Maintain and periodically repaint or replace inlet markings. <input checked="" type="checkbox"/> Provide stormwater pollution prevention information to new site owners, lessees, or operators. <input checked="" type="checkbox"/> See applicable operational BMPs in Fact Sheet SC-44, “Drainage System Maintenance,” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com <input checked="" type="checkbox"/> Include the following in lease agreements: “Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains.”
<input type="checkbox"/> B. Interior floor drains and elevator shaft sump pumps		<input type="checkbox"/> State that interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer.	<input type="checkbox"/> Inspect and maintain drains to prevent blockages and overflow.
<input type="checkbox"/> C. Interior parking garages		<input type="checkbox"/> State that parking garage floor drains will be plumbed to the sanitary sewer.	<input type="checkbox"/> Inspect and maintain drains to prevent blockages and overflow.

IF THESE SOURCES WILL BE ON THE PROJECT SITE THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
<p style="text-align: center;">1</p> <p style="text-align: center;">Potential Sources of Runoff Pollutants – List in Table 9</p>	<p style="text-align: center;">2</p> <p style="text-align: center;">Permanent Controls—Show on Source Control Exhibit, Attachment B</p>	<p style="text-align: center;">3</p> <p style="text-align: center;">Permanent Controls—List in Table 9 and Narrative</p>	<p style="text-align: center;">4</p> <p style="text-align: center;">Operational BMPs—Include in Table 9 and Narrative</p>
<input type="checkbox"/> D1. Need for future indoor & structural pest control		<input type="checkbox"/> Note building design features that discourage entry of pests.	<input type="checkbox"/> Provide Integrated Pest Management information to owners, lessees, and operators.

IF THESE SOURCES WILL BE ON THE PROJECT SITE THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 Potential Sources of Runoff Pollutants – List in Table 9	2 Permanent Controls—Show on Source Control Exhibit, Attachment B	3 Permanent Controls—List in Table 9 and Narrative	4 Operational BMPs—Include in Table 9 and Narrative
<input checked="" type="checkbox"/> D2. Landscape/ Outdoor Pesticide Use <u>Note: Should be consistent with project landscape plan (if applicable).</u>	<input type="checkbox"/> Show locations of native trees or areas of shrubs and ground cover to be undisturbed and retained. <input type="checkbox"/> Show self-retaining landscape areas, if any. <input checked="" type="checkbox"/> Show stormwater treatment facilities.	<p>State that final landscape plans will accomplish all of the following:</p> <input type="checkbox"/> Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. <input checked="" type="checkbox"/> Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. <input type="checkbox"/> Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. <input type="checkbox"/> Consider using pest-resistant plants, especially adjacent to hardscape. <input type="checkbox"/> To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	<input checked="" type="checkbox"/> Maintain landscaping using minimum or no pesticides. <input checked="" type="checkbox"/> See applicable operational BMPs in Fact Sheet SC-41, “Building and Grounds Maintenance,” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com <input checked="" type="checkbox"/> Provide IPM information to new owners, lessees and operators.

IF THESE SOURCES WILL BE ON THE PROJECT SITE THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 Potential Sources of Runoff Pollutants – List in Table 9	2 Permanent Controls—Show on Source Control Exhibit, Attachment B	3 Permanent Controls—List in Table 9 and Narrative	4 Operational BMPs—Include in Table 9 and Narrative
<input type="checkbox"/> E. Pools, spas, ponds, decorative fountains, and other water features.	<input type="checkbox"/> Show location of water feature and a sanitary sewer cleanout in an accessible area within 10 feet.	<input type="checkbox"/> If the local municipality requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements.	<input type="checkbox"/> See applicable operational BMPs in Fact Sheet SC-72, “Fountain and Pool Maintenance,” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com
<input type="checkbox"/> F. Food service	<input type="checkbox"/> For restaurants, grocery stores, and other food service operations, show location (indoors or in a covered area outdoors) of a floor sink or other area for cleaning floor mats, containers, and equipment. <input type="checkbox"/> On the drawing, show a note that this drain will be connected to a grease interceptor before discharging to the sanitary sewer.	<input type="checkbox"/> Describe the location and features of the designated cleaning area. <input type="checkbox"/> Describe the items to be cleaned in this facility and how it has been sized to insure that the largest items can be accommodated.	<input type="checkbox"/>

IF THESE SOURCES WILL BE ON THE PROJECT SITE THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 Potential Sources of Runoff Pollutants – List in Table 9	2 Permanent Controls—Show on Source Control Exhibit, Attachment B	3 Permanent Controls—List in Table 9 and Narrative	4 Operational BMPs—Include in Table 9 and Narrative
<input type="checkbox"/> G. Refuse areas	<input type="checkbox"/> Show where site refuse and recycled materials will be handled and stored for pickup. See local municipal requirements for sizes and other details of refuse areas. <input type="checkbox"/> If dumpsters or other receptacles are outdoors, show how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. <input type="checkbox"/> Any drains from dumpsters, compactors, and tallow bin areas shall be connected to a grease removal device before discharge to sanitary sewer.	<input type="checkbox"/> State how site refuse will be handled and provide supporting detail to what is shown on plans. <input type="checkbox"/> State that signs will be posted on or near dumpsters with the words “Do not dump hazardous materials here” or similar.	<input type="checkbox"/> State how the following will be implemented: Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post “no hazardous materials” signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, “Waste Handling and Disposal” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com
<input type="checkbox"/> H. Industrial processes.	<input type="checkbox"/> Show process area.	<input type="checkbox"/> If industrial processes are to be located on site, state: “All process activities to be performed indoors. No processes to drain to exterior or to storm drain system.”	<input type="checkbox"/> See Fact Sheet SC-10, “Non-Stormwater Discharges” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

IF THESE SOURCES WILL BE ON THE PROJECT SITE THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 Potential Sources of Runoff Pollutants – List in Table 9	2 Permanent Controls—Show on Source Control Exhibit, Attachment B	3 Permanent Controls—List in Table 9 and Narrative	4 Operational BMPs—Include in Table 9 and Narrative
<input type="checkbox"/> I. Outdoor storage of equipment or materials. (See rows J and K for source control measures for vehicle cleaning, repair, and maintenance.)	<input type="checkbox"/> Show any outdoor storage areas, including how materials will be covered. Show how areas will be graded and bermed to prevent run-on or run-off from area. <input type="checkbox"/> Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults. <input type="checkbox"/> Storage of hazardous materials and wastes must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site.	<input type="checkbox"/> Include a detailed description of materials to be stored, storage areas, and structural features to prevent pollutants from entering storm drains. Where appropriate, reference documentation of compliance with the requirements of local Hazardous Materials Programs for: <ul style="list-style-type: none"> ▪ Hazardous Waste Generation ▪ Hazardous Materials Release Response and Inventory ▪ California Accidental Release (CalARP) ▪ Aboveground Storage Tank ▪ Uniform Fire Code Article 80 Section 103(b) & (c) 1991 ▪ Underground Storage Tank 	<input type="checkbox"/> See the Fact Sheets SC-31, “Outdoor Liquid Container Storage” and SC-33, “Outdoor Storage of Raw Materials ” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

<p><input type="checkbox"/> J. Vehicle and Equipment Cleaning</p>	<p><input type="checkbox"/> Show on drawings as appropriate:</p> <p>(1) Commercial/industrial facilities having vehicle /equipment cleaning needs shall either provide a covered, bermed area for washing activities or discourage vehicle/equipment washing by removing hose bibs and installing signs prohibiting such uses.</p> <p>(2) Multi-dwelling complexes shall have a paved, bermed, and covered car wash area (unless car washing is prohibited on-site and hoses are provided with an automatic shut-off to discourage such use).</p> <p>(3) Washing areas for cars, vehicles, and equipment shall be paved, designed to prevent run-on to or runoff from the area, and plumbed to drain to the sanitary sewer.</p> <p>(4) Commercial car wash facilities shall be designed such that no runoff from the facility is discharged to the storm drain system. Wastewater from the facility shall discharge to the sanitary sewer, or a wastewater reclamation system shall be installed.</p>	<p><input type="checkbox"/> If a car wash area is not provided, describe measures taken to discourage on-site car washing and explain how these will be enforced.</p>	<p>Describe operational measures to implement the following (if applicable):</p> <p><input type="checkbox"/> Washwater from vehicle and equipment washing operations shall not be discharged to the storm drain system.</p> <p><input type="checkbox"/> Car dealerships and similar may rinse cars with water only.</p> <p><input type="checkbox"/> See Fact Sheet SC-21, “Vehicle and Equipment Cleaning,” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com</p>
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<p><input type="checkbox"/> K. Vehicle/Equipment Repair and Maintenance</p>	<p><input type="checkbox"/> Accommodate all vehicle equipment repair and maintenance indoors. Or designate an outdoor work area and design the area to prevent run-on and runoff of stormwater.</p> <p><input type="checkbox"/> Show secondary containment for exterior work areas where motor oil, brake fluid, gasoline, diesel fuel, radiator fluid, acid-containing batteries or other hazardous materials or hazardous wastes are used or stored. Drains shall not be installed within the secondary containment areas.</p> <p><input type="checkbox"/> Add a note on the plans that states either (1) there are no floor drains, or (2) floor drains are connected to wastewater pretreatment systems prior to discharge to the sanitary sewer and an industrial waste discharge permit will be obtained.</p>	<p><input type="checkbox"/> State that no vehicle repair or maintenance will be done outdoors, or else describe the required features of the outdoor work area.</p> <p><input type="checkbox"/> State that there are no floor drains or if there are floor drains, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.</p> <p><input type="checkbox"/> State that there are no tanks, containers or sinks to be used for parts cleaning or rinsing or, if there are, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.</p>	<p>In the SUSMP report, note that all of the following restrictions apply to use the site:</p> <p><input type="checkbox"/> No person shall dispose of, nor permit the disposal, directly or indirectly of vehicle fluids, hazardous materials, or rinsewater from parts cleaning into storm drains.</p> <p>No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately.</p> <p><input type="checkbox"/> No person shall leave unattended drip parts or other open containers containing vehicle fluid, unless such containers are in use or in an area of secondary containment.</p>
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<p><input type="checkbox"/> L. Fuel Dispensing Areas</p>	<p><input type="checkbox"/> Fueling areas¹ shall have impermeable floors (i.e., portland cement concrete or equivalent smooth impervious surface) that are: a) graded at the minimum slope necessary to prevent ponding; and b) separated from the rest of the site by a grade break that prevents run-on of stormwater to the maximum extent practicable.</p> <p>Fueling areas shall be covered by a canopy that extends a minimum of ten feet in each direction from each pump. [Alternative: The fueling area must be covered and the cover's minimum dimensions must be equal to or greater than the area within the grade break or fuel dispensing area¹.] The canopy [or cover] shall not drain onto the fueling area.</p>		<p><input type="checkbox"/> The property owner shall dry sweep the fueling area routinely.</p> <p><input type="checkbox"/> See the Business Guide Sheet, "Automotive Service—Service Stations" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com</p>
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¹ The fueling area shall be defined as the area extending a minimum of 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus a minimum of one foot, whichever is greater.

<input type="checkbox"/> M. Loading Docks	<input type="checkbox"/> Show a preliminary design for the loading dock area, including roofing and drainage. Loading docks shall be covered and/or graded to minimize run-on to and runoff from the loading area. Roof downspouts shall be positioned to direct stormwater away from the loading area. Water from loading dock areas should be drained to the sanitary sewer where feasible. Direct connections to storm drains from depressed loading docks are prohibited. Loading dock areas draining directly to the sanitary sewer shall be equipped with a spill control valve or equivalent device, which shall be kept closed during periods of operation. <input type="checkbox"/> Provide a roof overhang over the loading area or install door skirts (cowling) at each bay that enclose the end of the trailer. <input type="checkbox"/>		<input type="checkbox"/> Move loaded and unloaded items indoors as soon as possible. <input type="checkbox"/> See Fact Sheet SC-30, "Outdoor Loading and Unloading," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com
<input type="checkbox"/> N. Fire Sprinkler Test Water		<input type="checkbox"/> Provide a means to drain fire sprinkler test water to the sanitary sewer.	<input type="checkbox"/> See the note in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

<p>O. Miscellaneous Drain or Wash Water</p> <ul style="list-style-type: none"> <input type="checkbox"/> Boiler drain lines <input type="checkbox"/> Condensate drain lines <input type="checkbox"/> Rooftop equipment <input type="checkbox"/> Drainage sumps <input checked="" type="checkbox"/> Roofing, gutters, and trim. 		<ul style="list-style-type: none"> <input type="checkbox"/> Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system. <input type="checkbox"/> Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system. <p>Rooftop mounted equipment with potential to produce pollutants shall be roofed and/or have secondary containment.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water. <input type="checkbox"/> Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff. 	
<ul style="list-style-type: none"> <input type="checkbox"/> P. Plazas, sidewalks, and parking lots. 			<ul style="list-style-type: none"> <input type="checkbox"/> Plazas, sidewalks, and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing shall be collected to prevent entry into the storm drain system. Washwater containing any cleaning agent or degreaser shall be collected and discharged to the sanitary sewer and not discharged to a storm drain.

STEP 7

LID AND TREATMENT CONTROL SELECTION

A treatment control BMP and/or LID IMP must be selected to treat the project pollutants of concern identified in Table 7 “Project Pollutants of Concern”. A treatment control facility with a high or medium pollutant removal efficiency for the project’s most significant pollutant of concern shall be selected. It is recommended to use the design procedure in Chapter 4 of the SUSMP to meet NPDES permit LID requirements, treatment requirements, and flow control requirements. If your project does not utilize this approach, the project will need to demonstrate compliance with LID, treatment and hydromodification flow control requirements. Review Chapter 2 “Selection of Stormwater Treatment Facilities” in the SUSMP to assist in determining the appropriate treatment facility for your project.

Will this project be utilizing the unified LID design procedure as described in Chapter 4 of the Local SUSMP? <i>(If yes, please document in Attachment D following the steps in Chapter 4 of the County SUSMP)</i>	
Yes ✓	No
If this project is not utilizing the unified LID design procedure, please describe how the alternative treatment facilities will comply with applicable LID criteria, stormwater treatment criteria, and hydromodification management criteria.	
The project will install Flow-Through Planters for both volume and treatment control. This BMP was chosen because of its high pollutant removal efficiency.	

- Indicate the project pollutants of concern (POCs) from Table 7 in Column 2 below.

TABLE 10: GROUPING OF POTENTIAL POLLUTANTS of Concern (POCs) by fate during stormwater treatment

Pollutant	Check Project Specific POCs	Coarse Sediment and Trash	Pollutants that tend to associate with fine particles during treatment	Pollutants that tend to be dissolved following treatment
Sediment	✓	X	X	
Nutrients	✓		X	X
Heavy Metals	✓		X	
Organic Compounds	✓		X	
Trash & Debris	✓	X		
Oxygen Demanding	✓		X	
Bacteria	✓		X	
Oil & Grease	✓		X	
Pesticides	✓		X	

- Indicate the treatment facility(s) chosen for this project in the following table.

TABLE 11: GROUPS OF POLLUTANTS and relative effectiveness of treatment facilities

Pollutants of Concern	Bioretention Facilities (LID)	Settling Basins (Dry Ponds)	Wet Ponds and Constructed Wetlands	Infiltration Devices (LID)	Media Filters	Higher-rate biofilters	Higher-rate media filters	Trash Racks & Hydro-dynamic Devices	Vegetated Swales
Coarse Sediment and Trash	High	High	High	High	High	High	High	High	High
Pollutants that tend to associate with fine particles during treatment	High	High	High	High	High	Medium	Medium	Low	Medium
Pollutants that tend to be dissolved following treatment	Medium	Low	Medium	High	Low	Low	Low	Low	Low

- Please check the box(s) that best describes the Treatment Control BMP(s) and/or LID IMP selected for this project. Please check if the treatment facility is designed for water quality or hydromodification flow control. Check both boxes if the facility is designed for both water quality and hydromodification flow control.

TABLE 12: PROJECT TCBMPS - BMPs designed to treat stormwater (e.g., LID and hydromod) shall be considered TCBMPS.

TCBMP Type	Water Quality Treatment	Hydromodification Flow Control
Bioretention Facilities (LID)		
<input type="checkbox"/> Bioretention area		
<input checked="" type="checkbox"/> Flow-through Planter	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Cistern with Bioretention		
Basins		
<input type="checkbox"/> Extended/dry detention basin with grass/vegetated lining		
<input type="checkbox"/> Extended/dry detention basin with impervious lining		
<input type="checkbox"/> Underground vault		
<input type="checkbox"/> Cistern		
Infiltration Devices (LID)		

<input type="checkbox"/> Infiltration basin		
<input type="checkbox"/> Infiltration trench		
<input type="checkbox"/> Other _____		
Wet Ponds and Constructed Wetlands		
<input type="checkbox"/> Wet pond/basin (permanent pool)		
<input type="checkbox"/> Constructed wetland		
Vegetated Swales (LID⁽¹⁾)		
<input type="checkbox"/> Vegetated Swale		
Media Filters		
<input type="checkbox"/> Austin Sand Filter		
<input type="checkbox"/> Delaware Sand Filter		
<input type="checkbox"/> Multi-Chambered Treatment Train (MCTT)		
Higher-rate Biofilters		
<input type="checkbox"/> Tree-pit-style unit		
<input type="checkbox"/> Other _____		
Higher-rate Media Filters		
<input type="checkbox"/> Vault-based filtration unit with replaceable cartridges		
<input type="checkbox"/> Other _____		
Hydrodynamic Separator Systems		
<input type="checkbox"/> Swirl Concentrator		
<input type="checkbox"/> Other _____		
Trash Racks		
<input type="checkbox"/> Catch Basin Insert		
<input type="checkbox"/> Catch Basin Insert w/ Hydrocarbon boom		
<input type="checkbox"/> Other _____		
Self-Retaining Areas (LID)		
<input type="checkbox"/> Permeable Pavements		
<input type="checkbox"/> Self-Retaining		
<input type="checkbox"/> Vegetated Roof		

⁽¹⁾ Must be designed per SUSMP “Vegetated Swales” design criteria for water quality treatment credit (p. 102-103).

For design guidelines and calculations refer to Chapter 4 “Low Impact Development Design Guide” in the SUSMP. Please show all calculations and design sheets for all treatment control BMPs proposed in Attachment D.

- Create a Construction Plan SWMP Checklist for your project.

Instructions on how to fill out table

1. Number and list each measure or BMP you have specified in your SWMP in Columns 1 and Maintenance Category in Column 3 of the table. Leave Column 2 blank.
2. When you submit construction plans, duplicate the table (by photocopy or electronically). Now fill in Column 2, identifying the plan sheets where the BMPs are shown. List all plan sheets on which the BMP appears. **This table must be shown on the front sheet of the grading and improvement plans.**

Treatment Control BMPs ¹			
Description / Type	Sheet	Maintenance Category	Revisions
Flow-Through Planter ☒	1 ☒	1 ☒	

¹ BMPs designed to treat stormwater (e.g., LID and hydromod) shall be considered TCBMPs.

*BMP's approved as part of Stormwater Management Plan (SWMP) dated xx/xx/xx on file with DPW. Any changes to the above BMP's will require SWMP revision and Plan Change approvals.

- Please describe why the chosen treatment control BMP(s) was selected for this project. For projects utilizing a low performing BMP, please provide a **feasibility analysis** that demonstrates utilization of a treatment control BMP with a high or medium removal efficiency ranking is infeasible.

The treatment control BMP selected is a Flow-Through Planter. It was chosen because of its High and Medium efficiencies at treating the POCs.

Please provide the sizing design calculations for each Drainage Management Area in Attachment D. Guidelines for design calculations are located in Chapter 4 of the County SUSMP. To assist in these calculations a BMP sizing calculator is available for use at the following location: http://www.projectcleanwater.org/html/wg_susmp.html

STEP 8

OPERATION AND MAINTENANCE

- Please check the box that best describes the maintenance mechanism(s) for this project. The recorded maintenance agreement shall be included in the Maintenance Plan for this project (Attachment F).

TABLE 13: PROJECT BMP CATEGORY

CATEGORY	SELECTED		BMP Description
	YES	NO	
First ¹	✓		Flow-Through Planter
Second ²			
Third ³			
Fourth ⁴			

Note:

1. A maintenance notification will be required.
2. A recorded maintenance agreement and access easement will be required.
3. The project will be required to establish or be included in a watershed specific Community Facility District (CFD) for long-term maintenance.
4. The developer would be required to dedicate the BMP (and the property on which it is located and any necessary access) to the County.

➤ Responsible Party for the Construction Phase:

Identify the parties responsible for maintenance during the construction phase of the BMPs identified above and Source Controls specified in Attachment B.

Developer's Name:	Panwebster Investments, Inc.		
Address:	2445 Brant Street #511		
City	San Diego	State	CA
Zip	92101		
Email Address:			
Phone Number:	(310) 871-6806		
Engineer of Work:	Jim Magee		
Engineer's Phone Number:	(858) 270-8899		

➤ Responsible Party for Ongoing Maintenance:

Identify the parties responsible for long-term maintenance of the BMPs identified above and Source Controls specified in Attachment B. Include the appropriate written agreement with the entities responsible for O&M in Attachment F. Please see Chapter 5 "Stormwater Facility Maintenance" of the County SUSMP for appropriate maintenance mechanisms.

Owner's Name:	Panwebster Investments, Inc.		
Address:	2445 Brant Street #511		
City	San Diego	State	CA
Zip	92101		
Email Address:			
Phone Number:	(310) 871-6806		
* Note: If a corporation or LLC, provide information for principal partner or Agent for Service of Process. If an HOA, provide information for the Board or property manager at time of project closeout.			

➤ Funding Source:

Provide the funding source or sources for long-term operation and maintenance of each BMP identified above. Please see Chapter 5 “Stormwater Facility Maintenance” of the County SUSMP for the appropriate funding source options. By certifying the Major SWMP the applicant is certifying that the funding responsibilities have been addressed and will be transferred to future owners.

Homeowners where BMP is located..

ATTACHMENTS

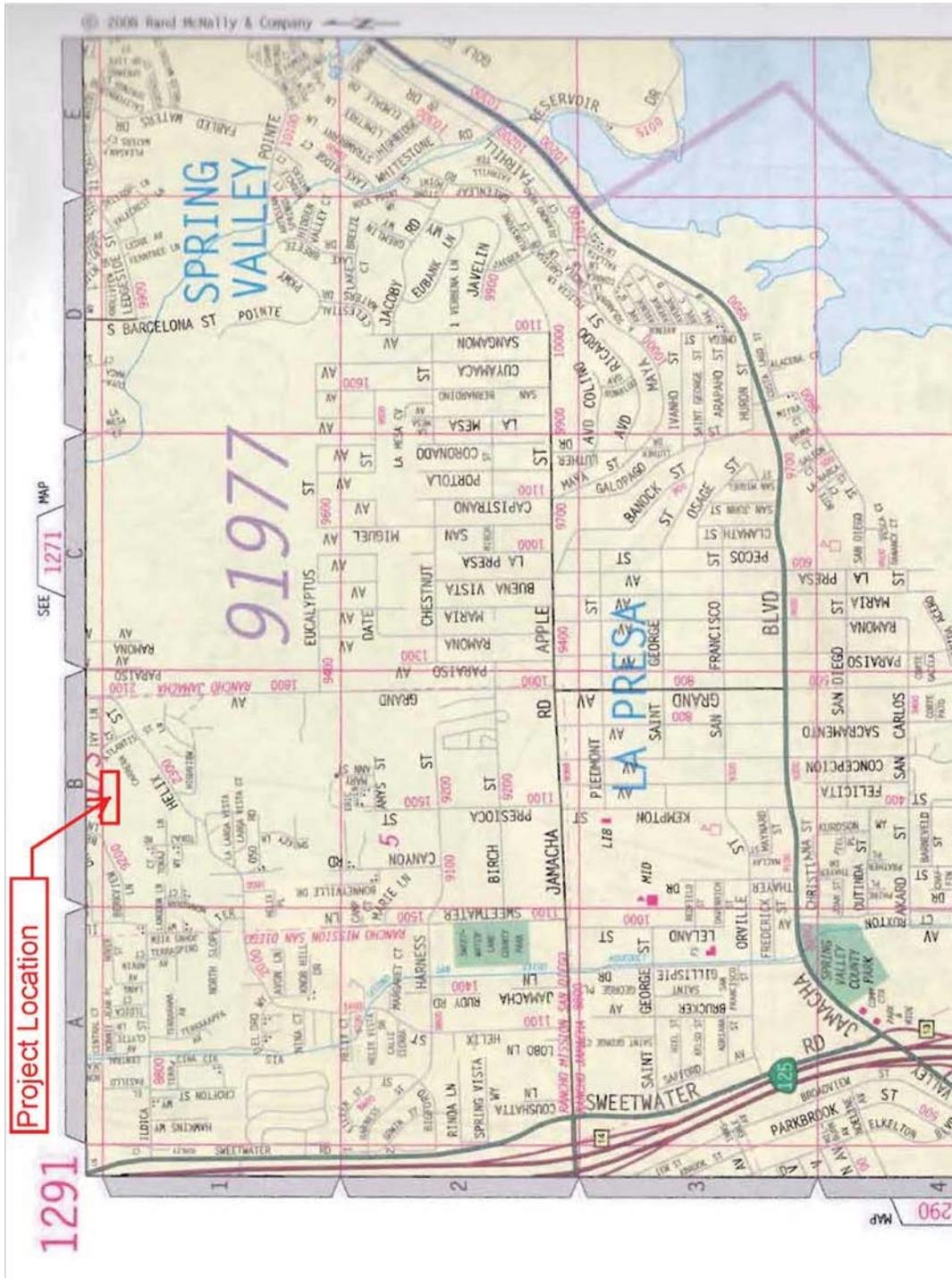
Please include the following attachments.

ATTACHMENT		COMPLETED	N/A
A	Project Location Map	✓	
B	Source Control Exhibit	✓	
C	Drainage Management Area (DMA) Exhibit	✓	
D	BMP Sizing Design Calculations (Water Quality and Hydromodification) and TCBMP/IMP Design Details	✓	
E	Geotechnical Certification Sheet		✓
F	Maintenance Plan	✓	
G	Treatment Control BMP Certification (due at project completion)		
H	HMP Study	✓	
I	Geomorphic Assessment		✓
J	HMP Exemption Documentation		✓
K	Addendum		✓

Note: Attachments B and C may be combined.

ATTACHMENT A

Project Location Map



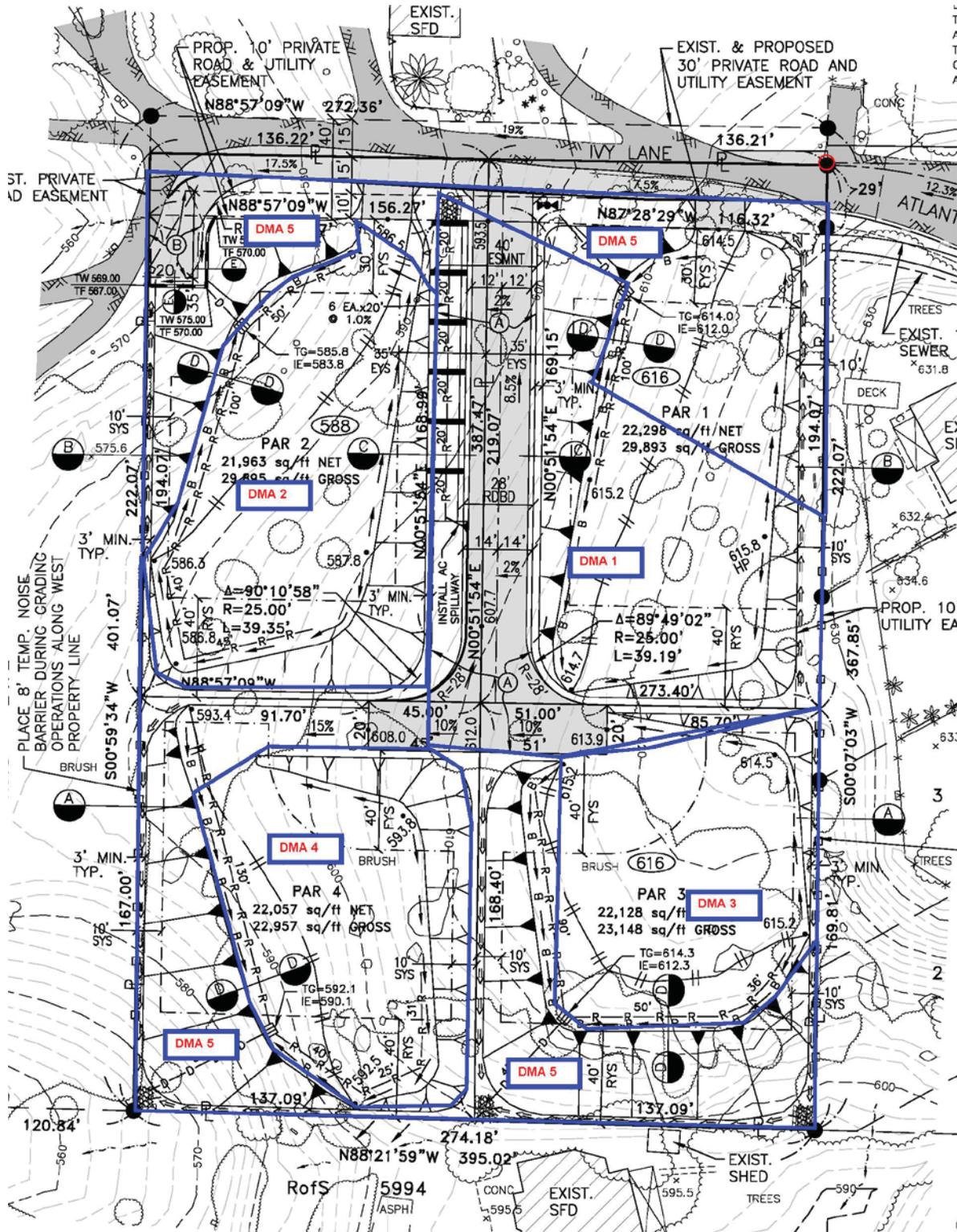
ATTACHMENT B

Source Control Exhibit

<i>Potential source of runoff pollutants</i>	<i>Permanent source control BMPs</i>	<i>Operational source control BMPs</i>
Storm drain	Inlet's will be stenciled with warnings.	
Landscaping	Fact Sheet SC-41, "Building and Grounds Maintenance,"	
Roofing	Owners will be advised not to use copper roofing.	

ATTACHMENT C

Drainage Management Area (DMA) Exhibit



ATTACHMENT D & H

HMP Study including Sizing Design Calculations TCBMP/LID Design Details

(Provide BMP Sizing Calculator results and/or continuous simulation modeling results, if applicable)

The design of the Flow-Through Planter is shown on the following pages as specified in the County's SUSMP. The County' BMP Sizing Calculator was used for the analysis as recommended in the SUSWMP. As can be seen, the analysis includes both water quality treatment and volume treatment. Therefore, the **flows after the project will be the same as before the project.**

The sizing calculations that follow are for DMA1, DMA2, DMA3 and DMA4. On the other hand, DMA5 represents the areas around the project that will be vegetation after the project. Since this area will be vegetated and has no impervious areas, it is not required to be treated under the storm water regulations and is not included in the calculations.

Project Summary

Project Name	Ivy Lane TPM
Project Applicant	Panwebster
Jurisdiction	County of San Diego
Parcel (APN)	578-050-19
Hydrologic Unit	Sweetwater

Compliance Basin Summary

Basin Name:	Parcel 4
Receiving Water:	
Rainfall Basin	Oceanside
Mean Annual Precipitation (inches)	13.3
Project Basin Area (acres):	0.35
Watershed Area (acres):	0.00
SCCWRP Lateral Channel Susceptibility (H, M, L):	
SCCWRP Vertical Channel Susceptibility (H, M, L):	
Overall Channel Susceptibility (H, M, L):	HIGH
Lower Flow Threshold (% of 2-Year Flow):	0.1

Drainage Management Area Summary

ID	Type	BMP ID	Description	Area (ac)	Pre-Project Cover	Post Surface Type	Drainage Soil	Slope
32864	Drains to LID	BMP 4	Roof	0.07	Pervious (Pre)	Roofs	Type D (high runoff - clay soi...	Moderate (5 - 10%)
32865	Drains to LID	BMP 4	lawn	0.22	Pervious (Pre)	Landscaping	Type D (high runoff - clay soi...	Moderate (5 - 10%)

LID Facility Summary

BMP ID	Type	Description	Plan Area (sqft)	Volume 1(cft)	Volume 2(cft)	Orifice Flow (cfs)	Orifice Size (inch)
BMP 4	Flow-Through Planter	Flow through planter	641	534	384	0.006	0.4

Project Summary

Project Name	Ivy Lane TPM
Project Applicant	Panwebster
Jurisdiction	County of San Diego
Parcel (APN)	578-050-19
Hydrologic Unit	Sweetwater

Compliance Basin Summary

Basin Name:	Parcel 3
Receiving Water:	
Rainfall Basin	Oceanside
Mean Annual Precipitation (inches)	13.3
Project Basin Area (acres):	0.15
Watershed Area (acres):	0.00
SCCWRP Lateral Channel Susceptibility (H, M, L):	
SCCWRP Vertical Channel Susceptibility (H, M, L):	
Overall Channel Susceptibility (H, M, L):	HIGH
Lower Flow Threshold (% of 2-Year Flow):	0.1

Drainage Management Area Summary

ID	Type	BMP ID	Description	Area (ac)	Pre-Project Cover	Post Surface Type	Drainage Soil	Slope
32870	Drains to LID	BMP 3	Roof	0.07	Pervious (Pre)	Roofs	Type D (high runoff - clay soi...	Moderate (5 - 10%)
32871	Drains to LID	BMP 3	Lawn	0.06	Pervious (Pre)	Landscaping	Type D (high runoff - clay soi...	Moderate (5 - 10%)

LID Facility Summary

BMP ID	Type	Description	Plan Area (sqft)	Volume 1(cft)	Volume 2(cft)	Orifice Flow (cfs)	Orifice Size (inch)
BMP 3	Flow-Through Planter	Flow through planter	529	441	317	0.002	0.2

Project Summary

Project Name	Ivy Lane TPM
Project Applicant	Panwebster
Jurisdiction	County of San Diego
Parcel (APN)	578-050-19
Hydrologic Unit	Sweetwater

Compliance Basin Summary

Basin Name:	Parcel 2
Receiving Water:	
Rainfall Basin	Oceanside
Mean Annual Precipitation (inches)	13.3
Project Basin Area (acres):	0.39
Watershed Area (acres):	0.00
SCCWRP Lateral Channel Susceptibility (H, M, L):	
SCCWRP Vertical Channel Susceptibility (H, M, L):	
Overall Channel Susceptibility (H, M, L):	HIGH
Lower Flow Threshold (% of 2-Year Flow):	0.1

Drainage Management Area Summary

ID	Type	BMP ID	Description	Area (ac)	Pre-Project Cover	Post Surface Type	Drainage Soil	Slope
32868	Drains to LID	BMP 2	Roof	0.07	Pervious (Pre)	Roofs	Type D (high runoff - clay soi...	Moderate (5 - 10%)
32869	Drains to LID	BMP 2	Lawn	0.3	Pervious (Pre)	Landscaping	Type D (high runoff - clay soi...	Moderate (5 - 10%)

LID Facility Summary

BMP ID	Type	Description	Plan Area (sqft)	Volume 1(cft)	Volume 2(cft)	Orifice Flow (cfs)	Orifice Size (inch)
BMP 2	Flow-Through Planter	Flow through planter	696	580	418	0.007	0.4

Project Summary

Project Name	Ivy Lane TPM
Project Applicant	Panwebster
Jurisdiction	County of San Diego
Parcel (APN)	578-050-19
Hydrologic Unit	Sweetwater

Compliance Basin Summary

Basin Name:	Parcel 1 and road
Receiving Water:	
Rainfall Basin	Oceanside
Mean Annual Precipitation (inches)	13.3
Project Basin Area (acres):	0.45
Watershed Area (acres):	0.45
SCCWRP Lateral Channel Susceptibility (H, M, L):	Low (Lateral)
SCCWRP Vertical Channel Susceptibility (H, M, L):	Low (Vertical)
Overall Channel Susceptibility (H, M, L):	HIGH
Lower Flow Threshold (% of 2-Year Flow):	0.1

Drainage Management Area Summary

ID	Type	BMP ID	Description	Area (ac)	Pre-Project Cover	Post Surface Type	Drainage Soil	Slope
32857	Drains to LID	BMP 1	road	0.12	Pervious (Pre)	Concrete or asphalt	Type D (high runoff - clay soi...	Moderate (5 - 10%)
32858	Drains to LID	BMP 1	roof	0.07	Pervious (Pre)	Roofs	Type D (high runoff - clay soi...	Moderate (5 - 10%)
32859	Drains to LID	BMP 1	lawn	0.2	Pervious (Pre)	Landscaping	Type D (high runoff - clay soi...	Moderate (5 - 10%)

LID Facility Summary

BMP ID	Type	Description	Plan Area (sqft)	Volume 1(cft)	Volume 2(cft)	Orifice Flow (cfs)	Orifice Size (inch)
BMP 1	Flow-Through Planter	Flow through planter	1463	1219	878	0.008	0.4

ATTACHMENT E

Geotechnical Certification Sheet (if applicable)

The design of stormwater treatment and other control measures proposed in this plan requiring specific soil infiltration characteristics and/or geological conditions has been reviewed and approved by a registered Civil Engineer, Geotechnical Engineer, or Geologist in the State of California.

Name and registration #

Date

ATTACHMENT F

Maintenance Plan

(Use Chapter 5 of the SUSMP as guidance in developing your Maintenance Plan)

The following is a general outline to create your project specific Maintenance Plan. A Maintenance Plan is a living document and field conditions may require modifications to the Maintenance Plan.

- I. Inspection, Maintenance Log and Self-Verification Forms (Examples are provided in Appendix F of the San Diego County SUSMP)
- II. Updates, Revisions and Errata
- III. Introduction
 - A. Narrative overview describing the site; drainage areas, routing, and discharge points; and treatment facilities.
- IV. Responsibility for Maintenance
 - A. General
 - (1) Name and contact information for responsible individual(s).
 - (2) Organization chart or charts showing organization of the maintenance function and location within the overall organization.
 - (3) Insert a copy of the recorded maintenance agreement.
 - (4) Maintenance Funding
 - (1) Sources of funds for maintenance
 - (2) Budget category or line item
 - (3) Description of procedure and process for ensuring adequate funding for maintenance
 - B. Staff Training Program
 - C. Records
 - D. Safety
- V. Summary of Drainage Areas and Stormwater Facilities
 - A. Drainage Areas

- (1) Drawings showing pervious and impervious areas (copied or adapted from initial SWMP).
- (2) Designation and description of each drainage area and how flow is routed to the corresponding facility.

B. Treatment and Flow-Control Facilities

- (1) Drawings showing location and type of each facility
- (2) General description of each facility (Consider a table if more than two facilities)
 - (1) Area drained and routing of discharge.
 - (2) Facility type and size

VI. Facility Documentation

- A. “As-built” drawings of each facility (design drawings in the draft Plan)
- B. Manufacturer’s data, manuals, and maintenance requirements for pumps, mechanical or electrical equipment, and proprietary facilities (include a “placeholder” in the draft plan for information not yet available).
- C. Specific operation and maintenance concerns and troubleshooting

VII. Maintenance Schedule or Matrix

- A. Maintenance Schedule for each facility with specific requirements for:
 - (1) Routine inspection and maintenance
 - (2) Annual inspection and maintenance
 - (3) Inspection and maintenance after major storms
- B. Service Agreement Information

Assemble and make copies of your maintenance plan. One copy must be submitted to the County, and at least one copy kept on-site. Here are some suggestions for formatting the maintenance plan:

- Format plans to 8½" x 11" to facilitate duplication, filing, and handling.
- Include the revision date in the footer on each page.
- Scan graphics and incorporate with text into a single electronic file. Keep the electronic file backed-up so that copies of the maintenance plan can be made if the hard copy is lost or damaged.

ATTACHMENT G

Treatment Control BMP Certification for DPW Permitted Land Development Projects

After TCBMP construction, complete a TCBMP Certification form to verify with County staff that all constructed TCBMPs on the record plans match the approved TCBMPs in the most current SWMP. TCBMP Certification must be completed and verified for permit closure.



County of San Diego

DEPARTMENT OF PUBLIC WORKS

Treatment Control BMP Certification for DPW Permitted Land Development Projects

Permit Number (e.g. L-grading) _____ HSU Watershed _____

Project Name _____

Location / Address _____

Maintenance Notification/Agreement No.: _____

Responsible Party for Construction Phase

Developer's Name: _____

Address: _____

City _____ State _____ Zip _____

Email Address: _____

Phone Number: _____

Engineer of Work: _____

Engineer's Phone Number: _____

Responsible Party for Ongoing Maintenance

Owner's Name(s)* _____

Address: _____

City _____ State _____ Zip _____

Email Address: _____

Phone Number: _____

* Note: If a corporation or LLC, provide information for principal partner or Agent for Service of Process. If an HOA, provide information for the Board or property manager at time of project closeout.

For Applicant to submit to PDCI:

- Copy of the final accepted SWMP and any accepted addendum.
- Copy of the most current plan showing the Stormwater TCBMP Table, plans/cross-section sheets of the TCBMPs and the location of each verified as-built TCBMP.
- Photograph of each TCBMP.
- Copy of the approved TCBMP maintenance agreement and associated security

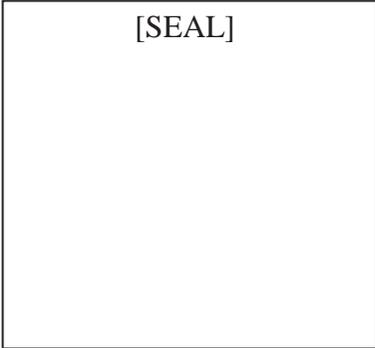
By signing below, I certify that the treatment control BMP(s) for this project have been constructed and all BMPs are in substantial conformance with the approved plans and applicable regulations. I understand the County reserves the right to inspect the above BMPs to verify compliance with the approved plans and Watershed Protection Ordinance. Should it be determined that the BMPs were not constructed to plan or code, corrective actions may be necessary before permits can be closed.

Please sign your name and seal.

Professional Engineer's Printed Name:

Professional Engineer's Signed Name:

Date: _____



ATTACHMENT I

Geomorphic Assessment

(Contact County staff immediately if you are planning to conduct a Geomorphic Assessment. A Geomorphic Assessment must be performed if the project is using a “Medium” low flow threshold of $0.3Q_2$ or a “High” low flow threshold of $0.5Q_2$.)

ATTACHMENT J

HMP Exemption Documentation (if applicable)

ATTACHMENT K

Addendum