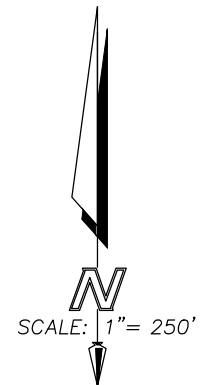
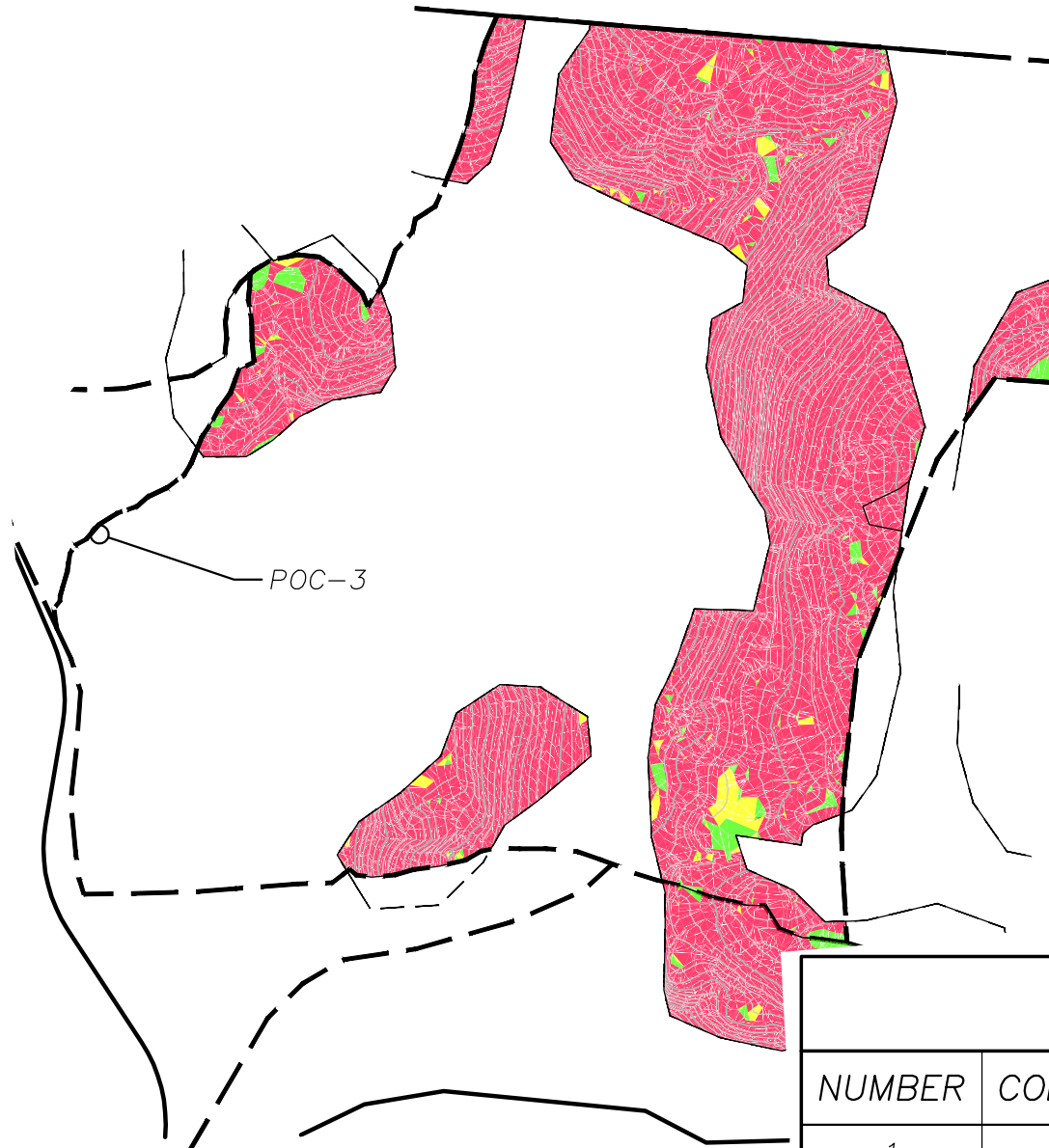
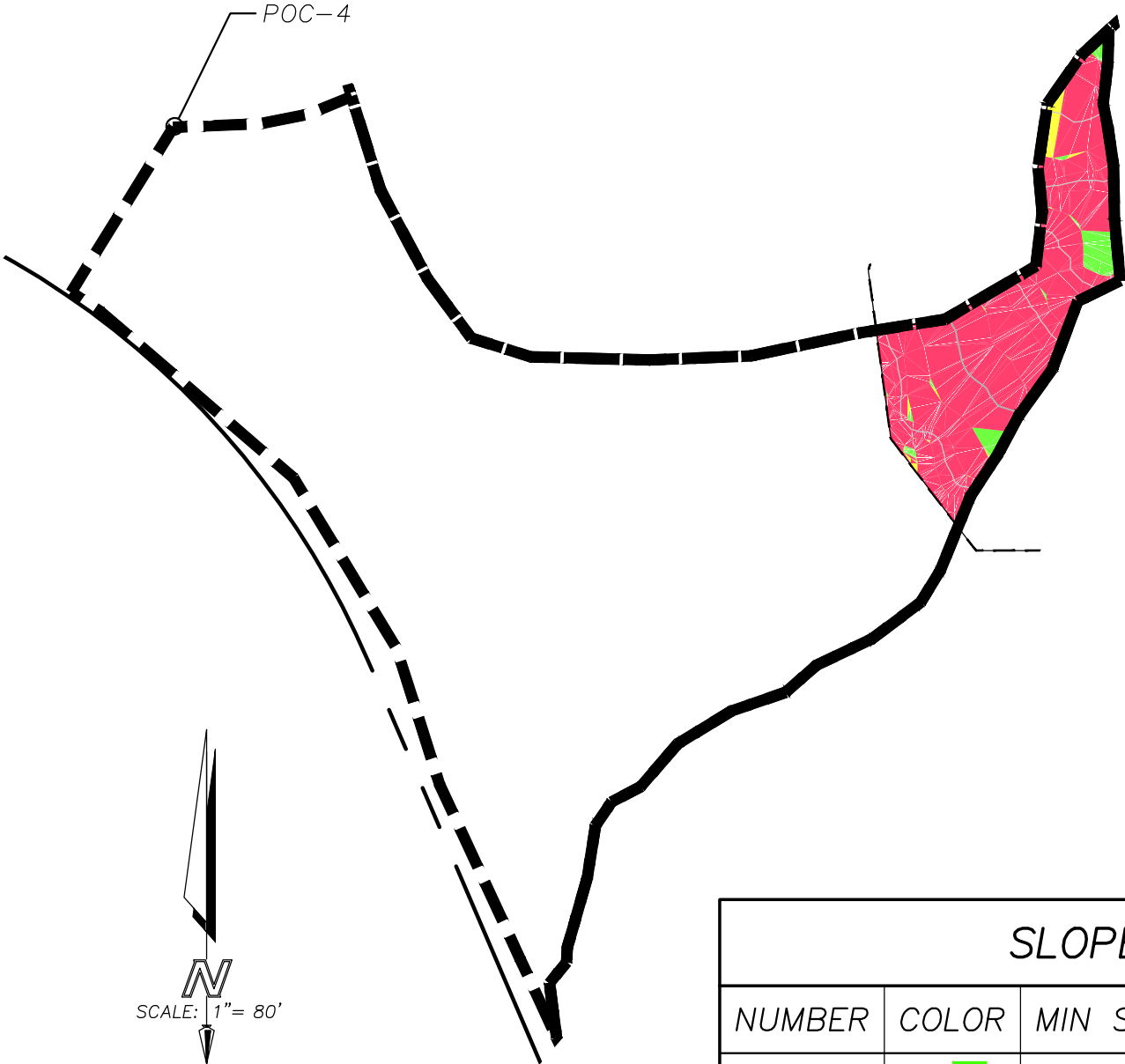


SLOPE ANALYSIS: GILDRED TPM PRE-DEVELOPMENT IMPERVIOUS AREAS POC-3



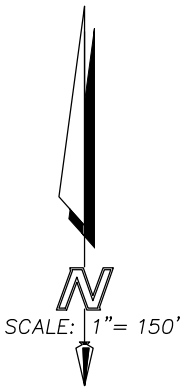
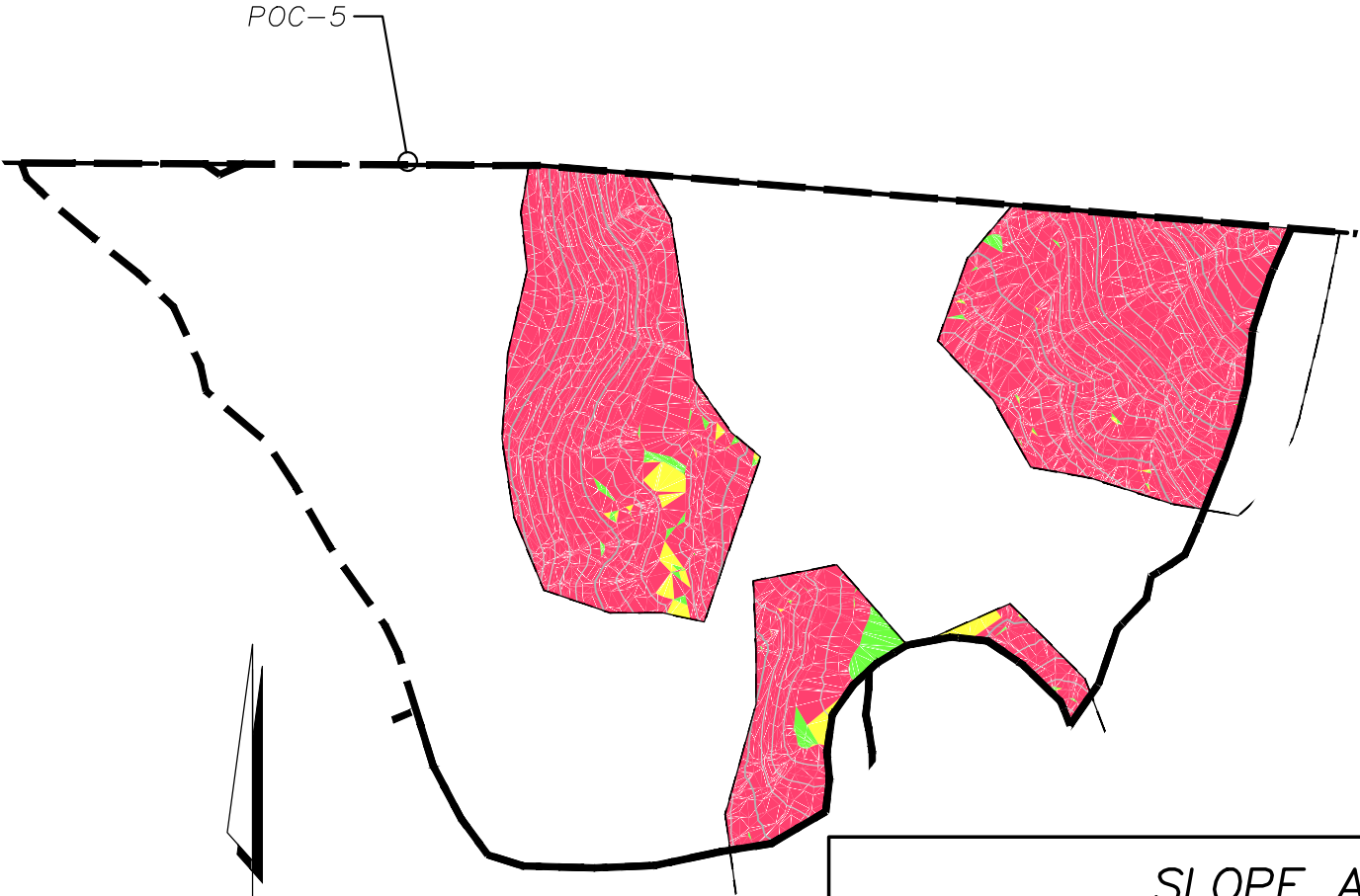
SLOPE ANALYSIS				
NUMBER	COLOR	MIN SLOPE	MAX SLOPE	AREA (AC)
1	■	0.0%	5.0%	0.25
2	■	5.0%	10.0%	0.19
3	■	10.0%	1000.0%	9.14

SLOPE ANALYSIS: GILDRED TPM
PRE-DEVELOPMENT IMPERVIOUS AREAS
POC-4



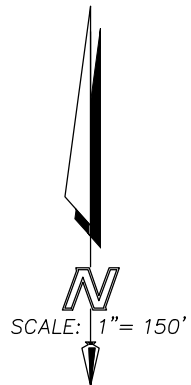
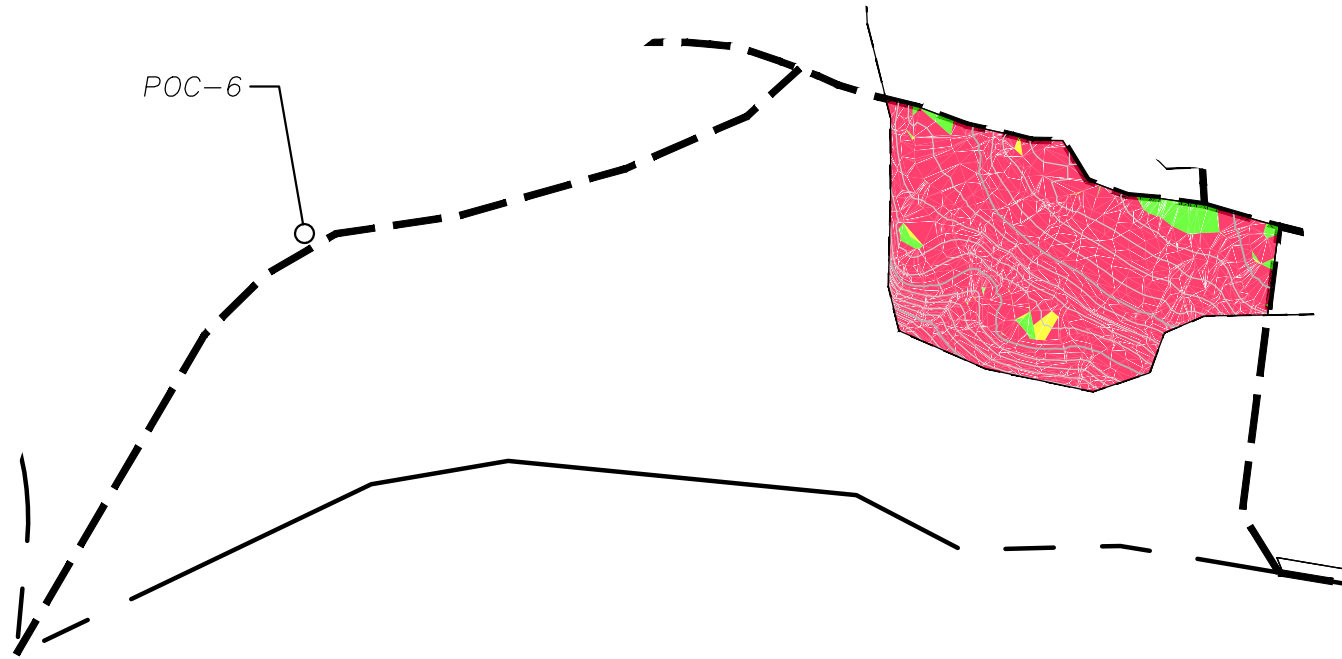
SLOPE ANALYSIS				
NUMBER	COLOR	MIN SLOPE	MAX SLOPE	AREA (AC)
1		0.0%	5.0%	0.01
2		5.0%	10.0%	0.01
3		10.0%	1000.0%	0.20

SLOPE ANALYSIS: GILDRED TPM
PRE-DEVELOPMENT IMPERVIOUS AREAS
POC-5



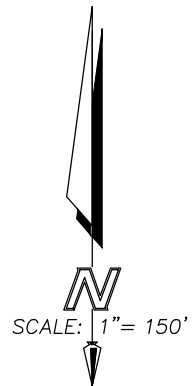
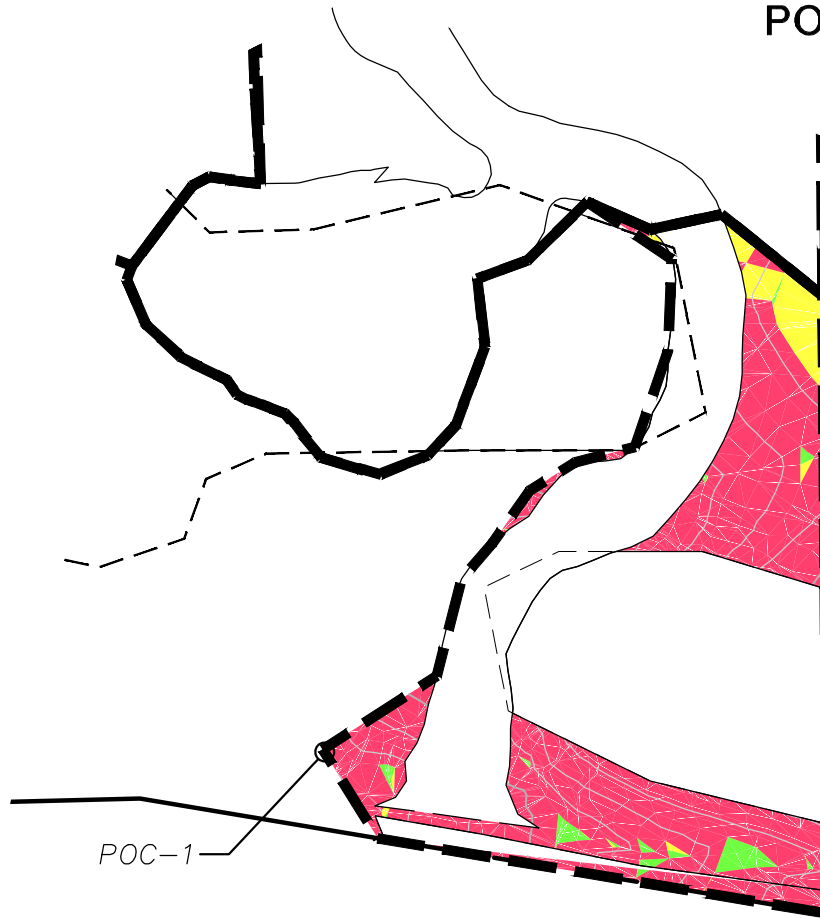
SLOPE ANALYSIS				
NUMBER	COLOR	MIN SLOPE	MAX SLOPE	AREA (AC)
1		0.0%	5.0%	0.06
2		5.0%	10.0%	0.06
3		10.0%	1000.0%	2.59

SLOPE ANALYSIS: GILDRED TPM PRE-DEVELOPMENT IMPERVIOUS AREAS POC-6



SLOPE ANALYSIS				
NUMBER	COLOR	MIN SLOPE	MAX SLOPE	AREA (AC)
1	■	0.0%	5.0%	0.04
2	■	5.0%	10.0%	0.01
3	■	10.0%	1000.0%	0.96

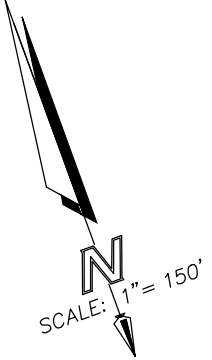
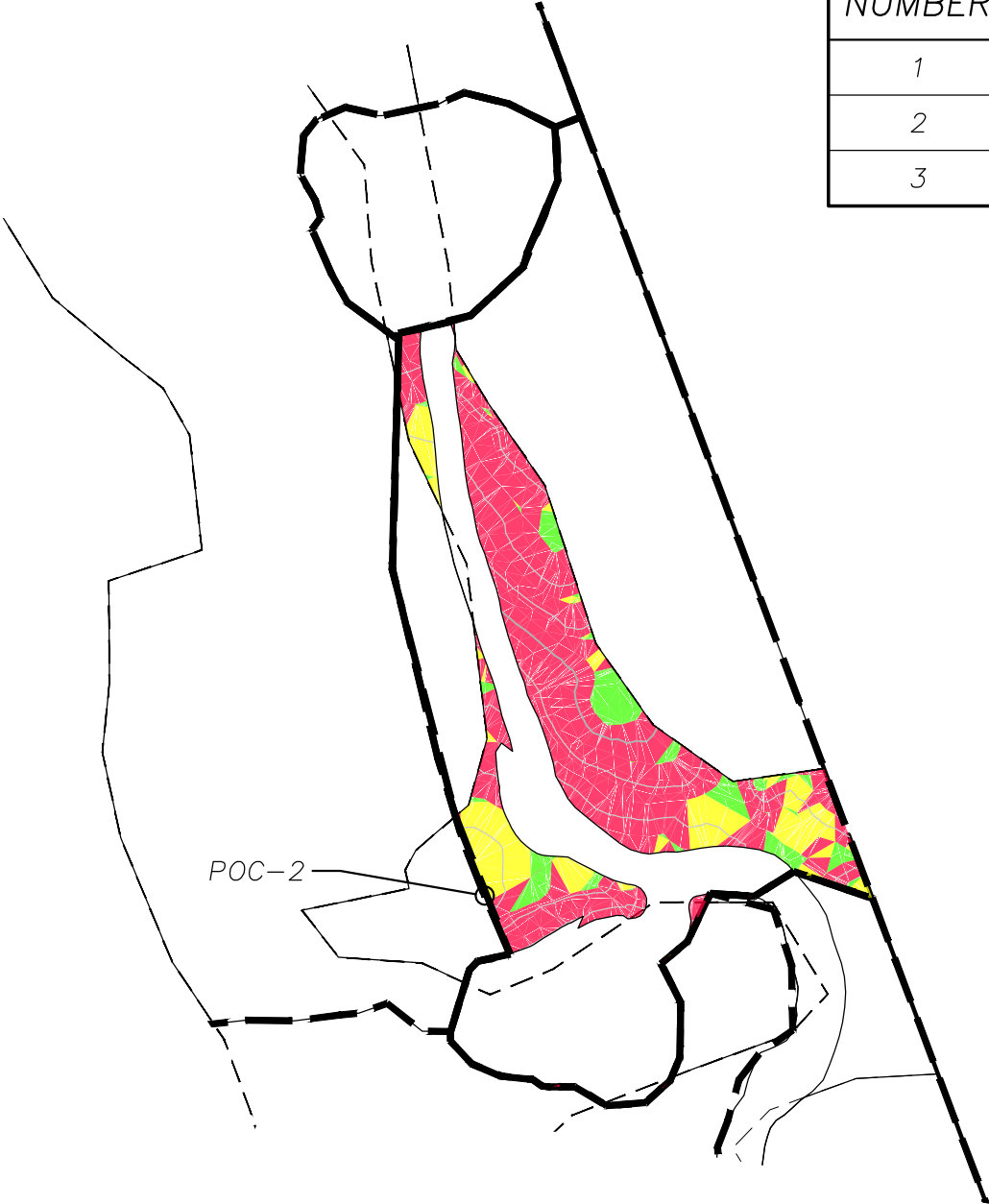
SLOPE ANALYSIS: GILDRED TPM POST-DEVELOPMENT PERVIOUS AREAS POC-1



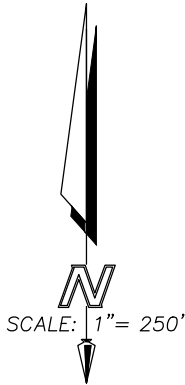
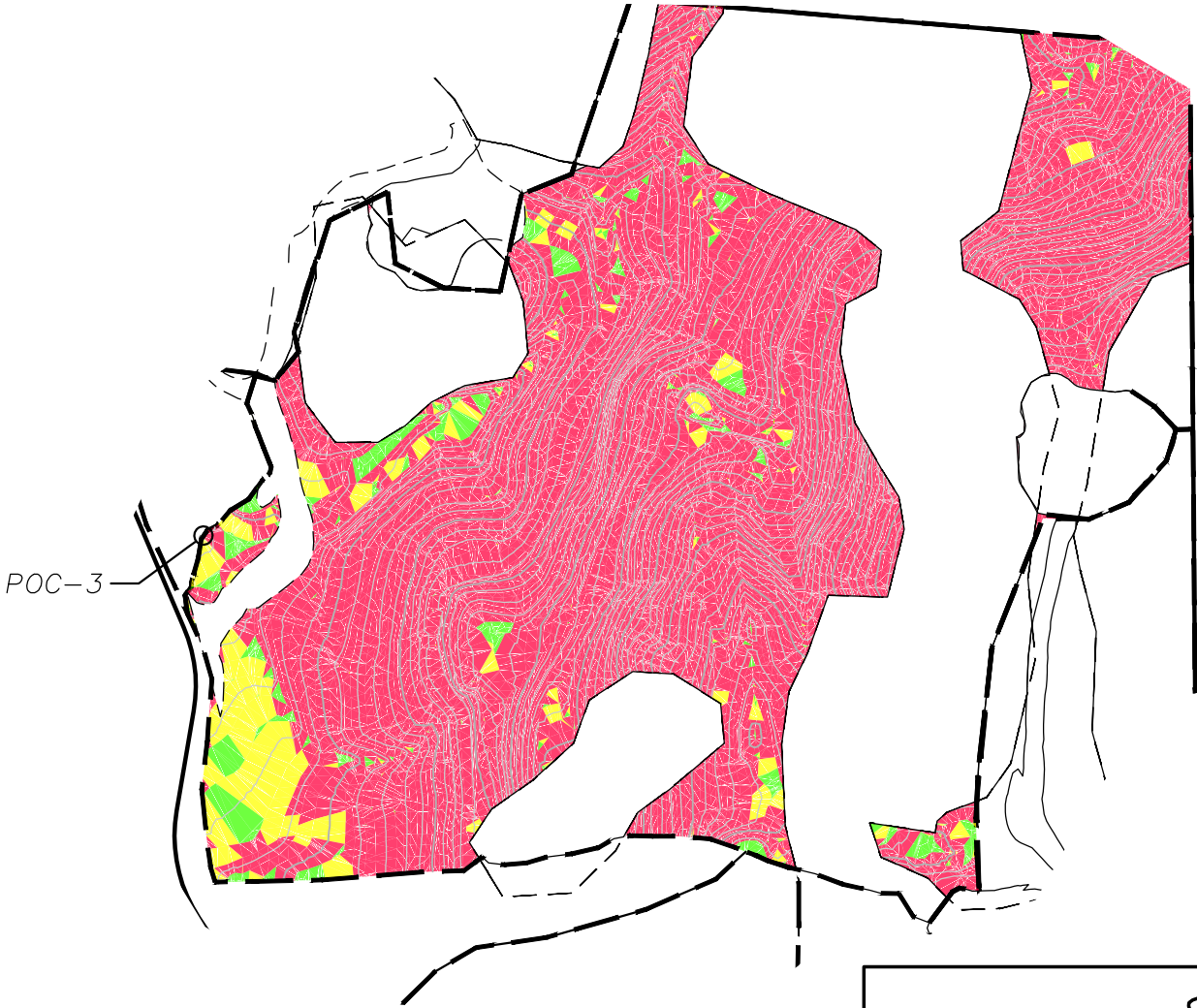
SLOPE ANALYSIS				
NUMBER	COLOR	MIN SLOPE	MAX SLOPE	AREA (AC)
1	■	0.0%	5.0%	0.02
2	■	5.0%	10.0%	0.04
3	■	10.0%	1000.0%	0.42

SLOPE ANALYSIS- GILDRED TPM
POST-DEVELOPMENT PERVIOUS AREAS
POC-2

SLOPE ANALYSIS				
NUMBER	COLOR	MIN SLOPE	MAX SLOPE	AREA (AC)
1		0.0%	5.0%	0.11
2		5.0%	10.0%	0.21
3		10.0%	1000.0%	0.82

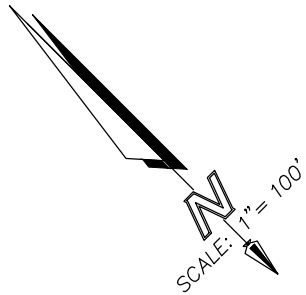
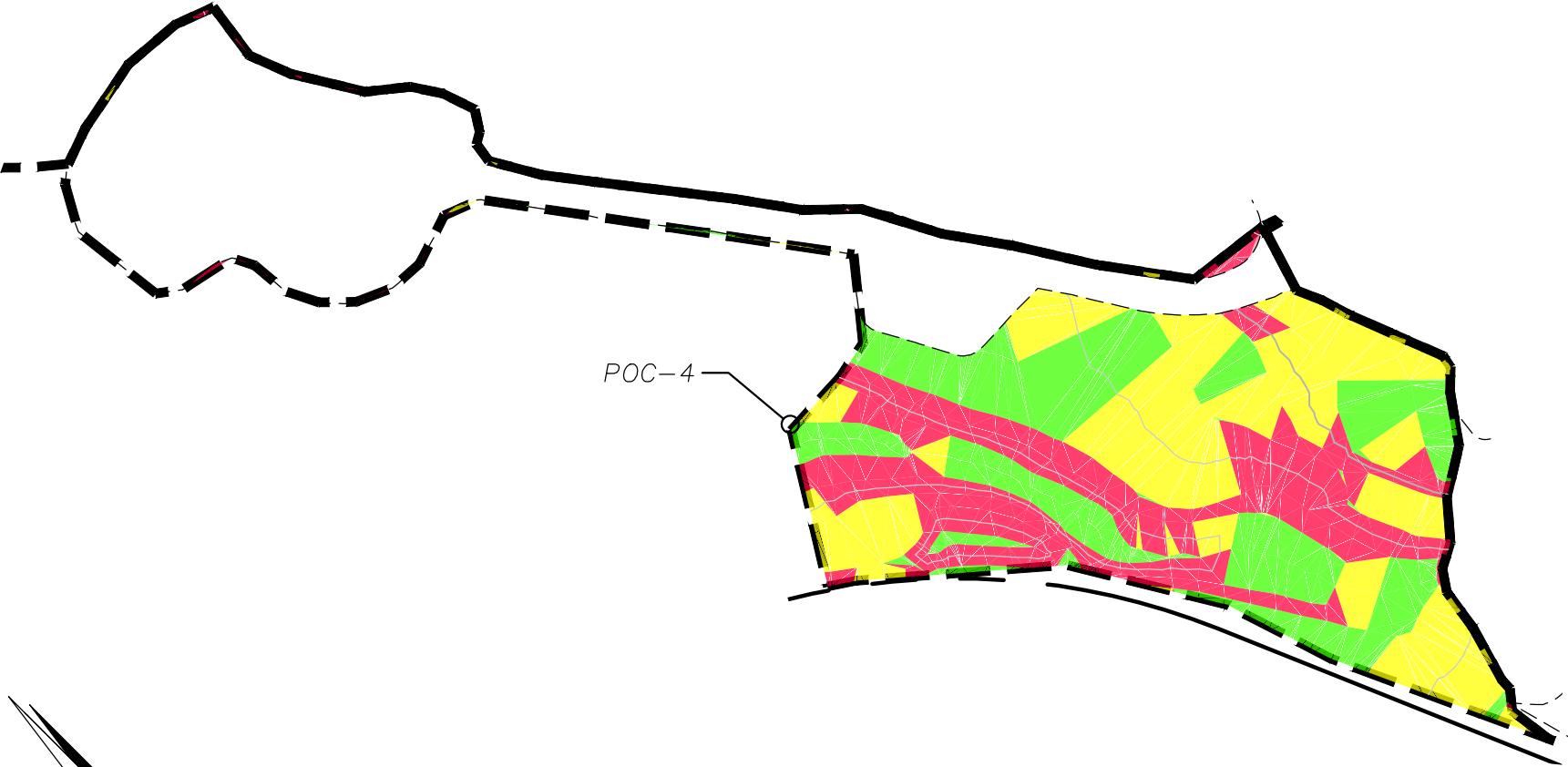


SLOPE ANALYSIS: GILDRED TPM
POST-DEVELOPMENT PERVIOUS AREAS
POC-3



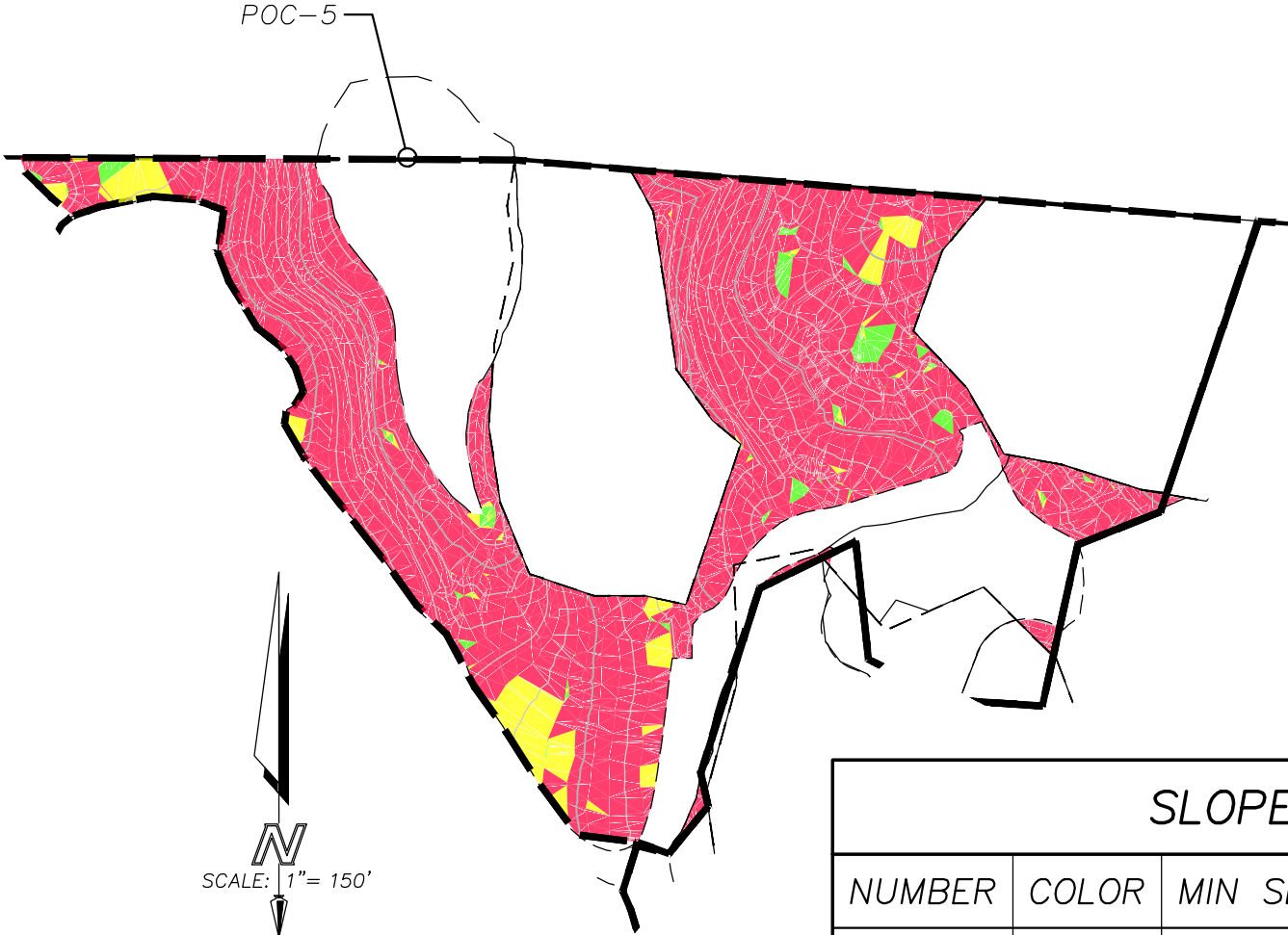
SLOPE ANALYSIS				
NUMBER	COLOR	MIN SLOPE	MAX SLOPE	AREA (AC)
1		0.0%	5.0%	0.60
2		5.0%	10.0%	1.04
3		10.0%	1000.0%	14.49

SLOPE ANALYSIS: GILDRED TPM
POST-DEVELOPMENT PERVIOUS AREAS
POC-4



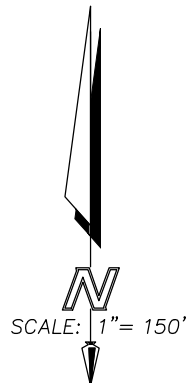
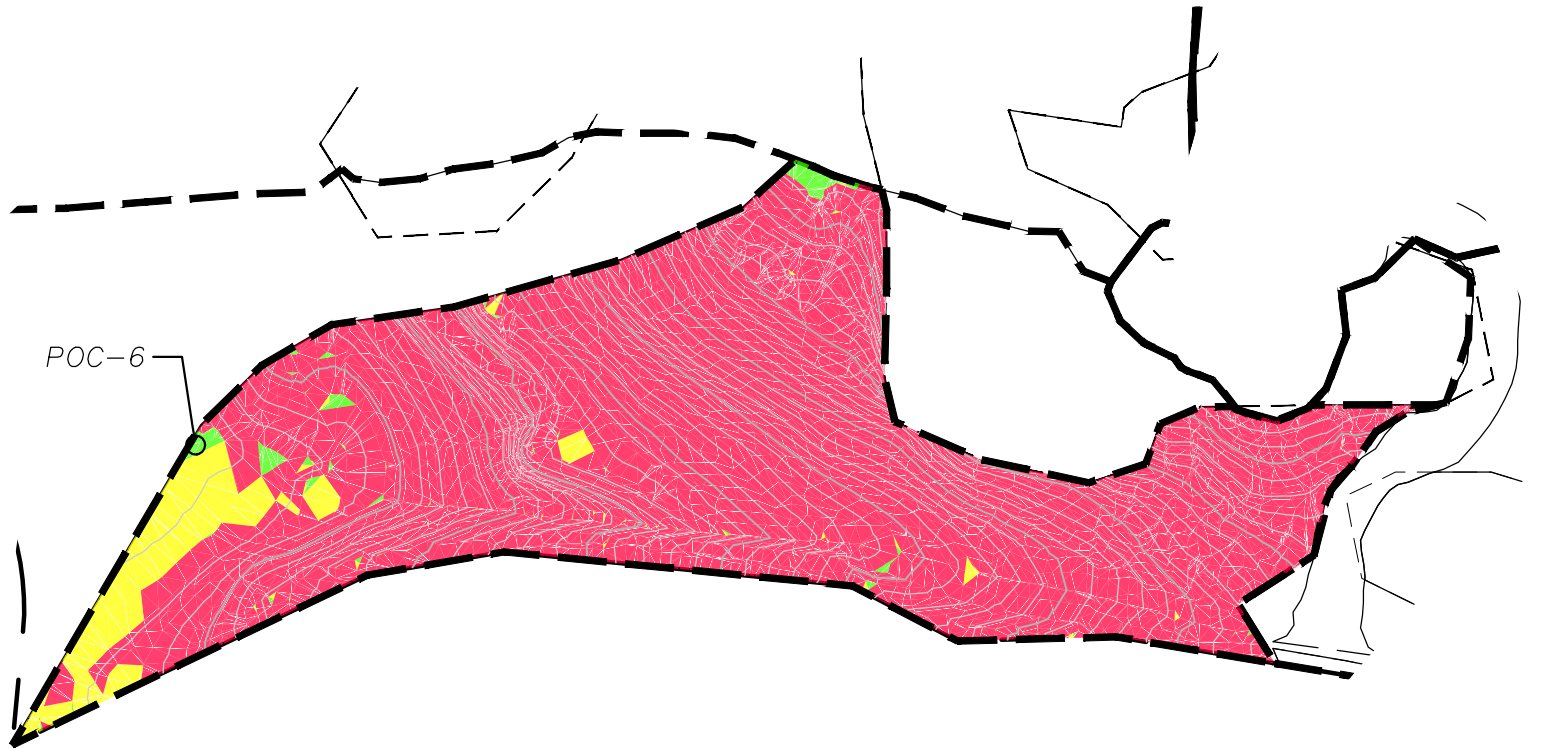
SLOPE ANALYSIS				
NUMBER	COLOR	MIN SLOPE	MAX SLOPE	AREA (AC)
1		0.0%	5.0%	0.44
2		5.0%	10.0%	0.52
3		10.0%	1000.0%	0.44

SLOPE ANALYSIS: GILDRED TPM
POST-DEVELOPMENT PERVIOUS AREAS
POC-5



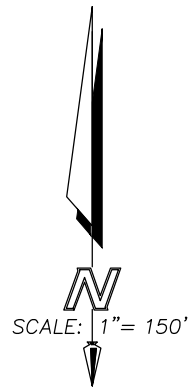
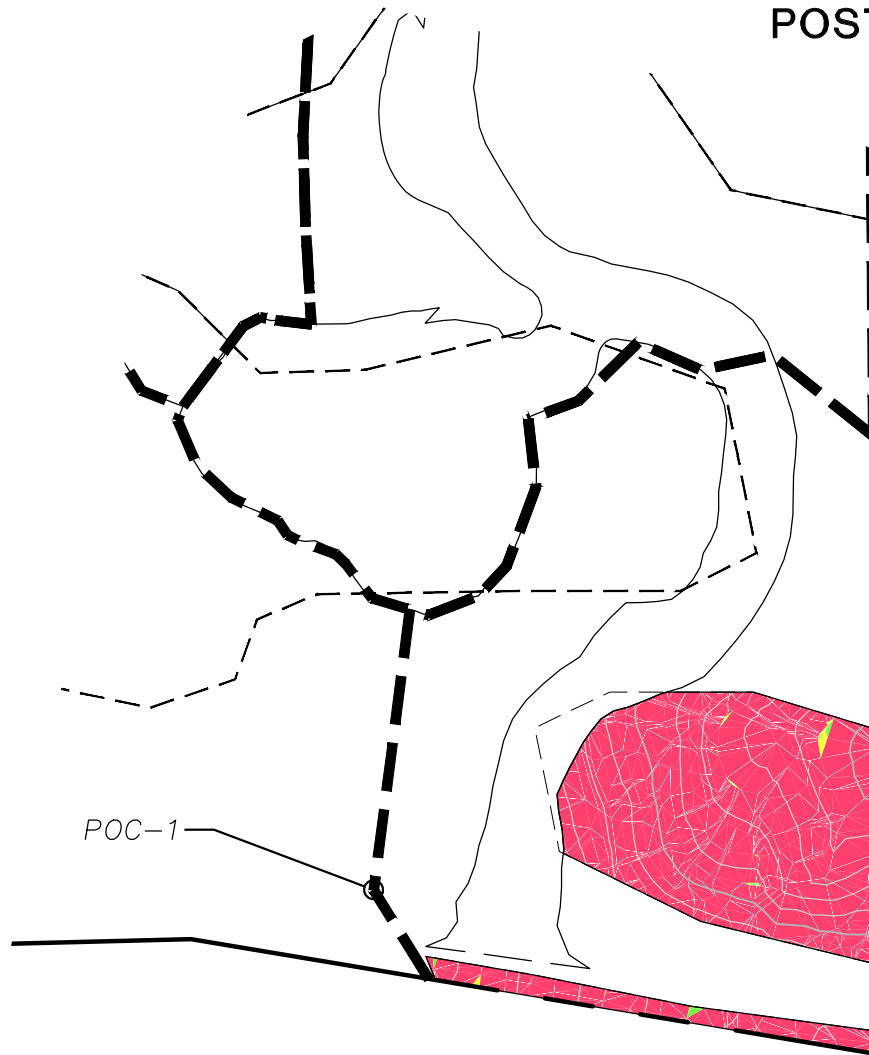
SLOPE ANALYSIS				
NUMBER	COLOR	MIN SLOPE	MAX SLOPE	AREA (AC)
1		0.0%	5.0%	0.07
2		5.0%	10.0%	0.19
3		10.0%	1000.0%	2.87

SLOPE ANALYSIS: GILDRED TPM POST-DEVELOPMENT PERVIOUS AREAS POC-6



SLOPE ANALYSIS				
NUMBER	COLOR	MIN SLOPE	MAX SLOPE	AREA (AC)
1	■	0.0%	5.0%	0.05
2	■	5.0%	10.0%	0.28
3	■	10.0%	1000.0%	4.11

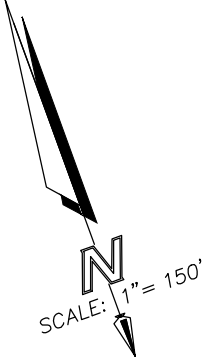
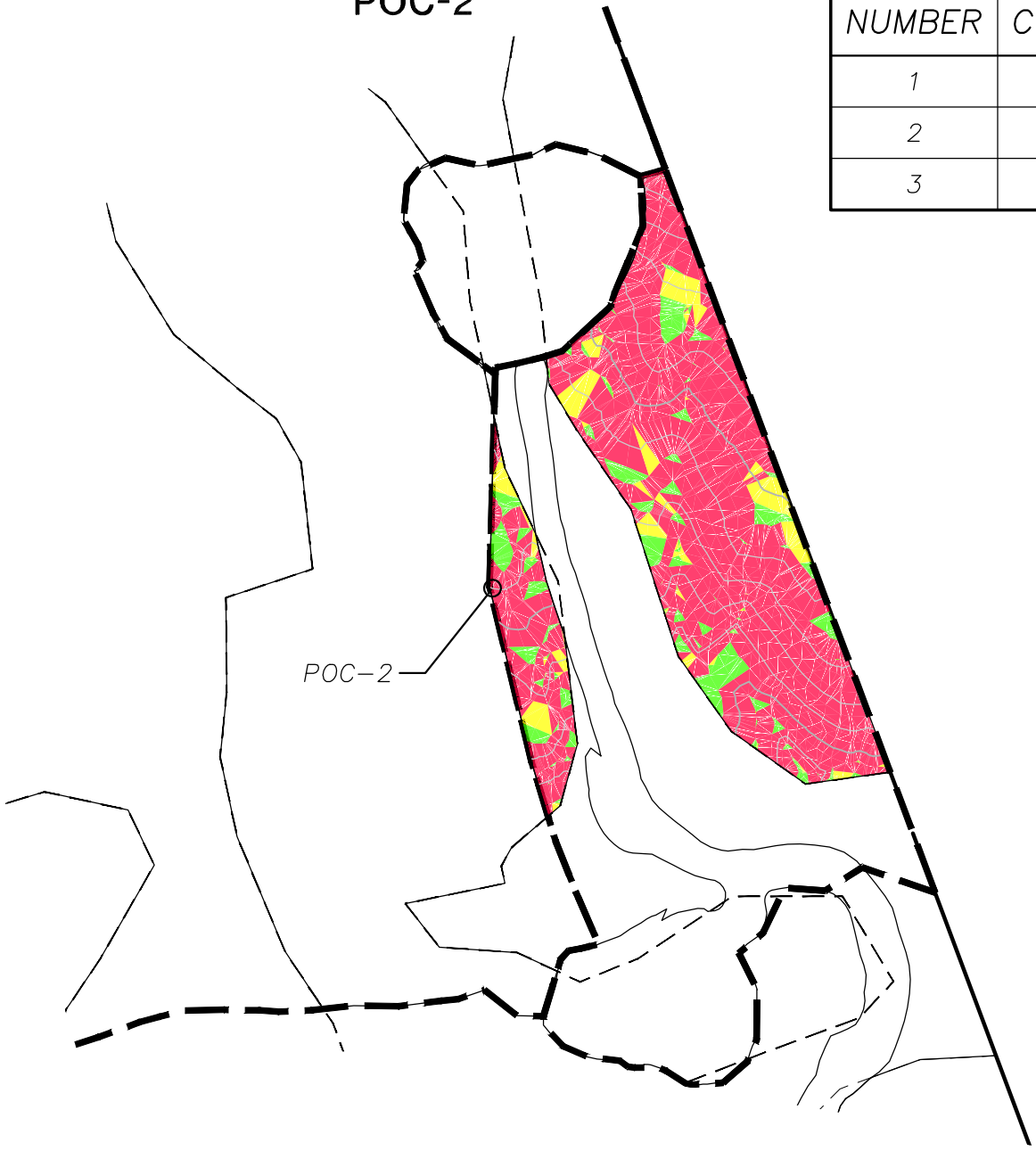
SLOPE ANALYSIS: GILDRED TPM POST-DEVELOPMENT IMPERVIOUS AREAS POC-1



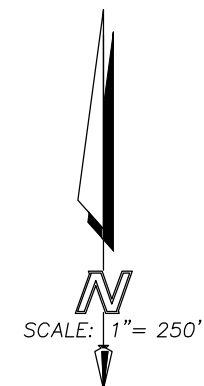
SLOPE ANALYSIS				
NUMBER	COLOR	MIN SLOPE	MAX SLOPE	AREA (AC)
1	■	0.0%	5.0%	0.00
2	■	5.0%	10.0%	0.00
3	■	10.0%	1000.0%	0.46

SLOPE ANALYSIS: GILDRED TPM
POST-DEVELOPMENT IMPERVIOUS AREAS
POC-2

SLOPE ANALYSIS				
NUMBER	COLOR	MIN SLOPE	MAX SLOPE	AREA (AC)
1		0.0%	5.0%	0.17
2		5.0%	10.0%	0.14
3		10.0%	1000.0%	1.45

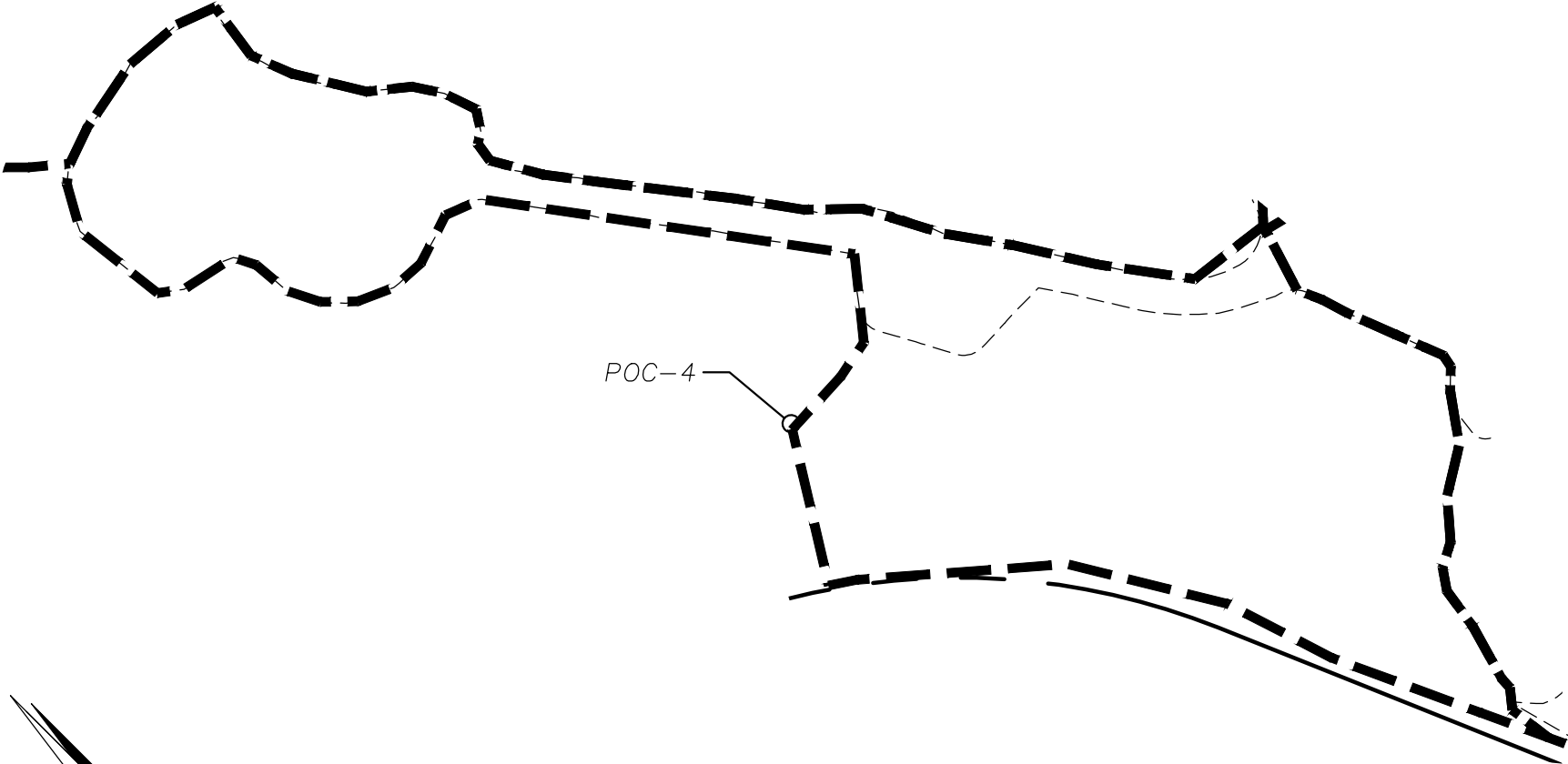


SLOPE ANALYSIS: GILDRED TPM POST-DEVELOPMENT IMPERVIOUS AREAS POC-3



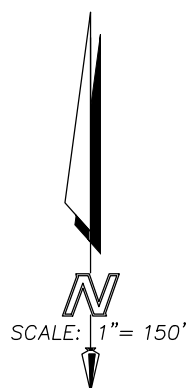
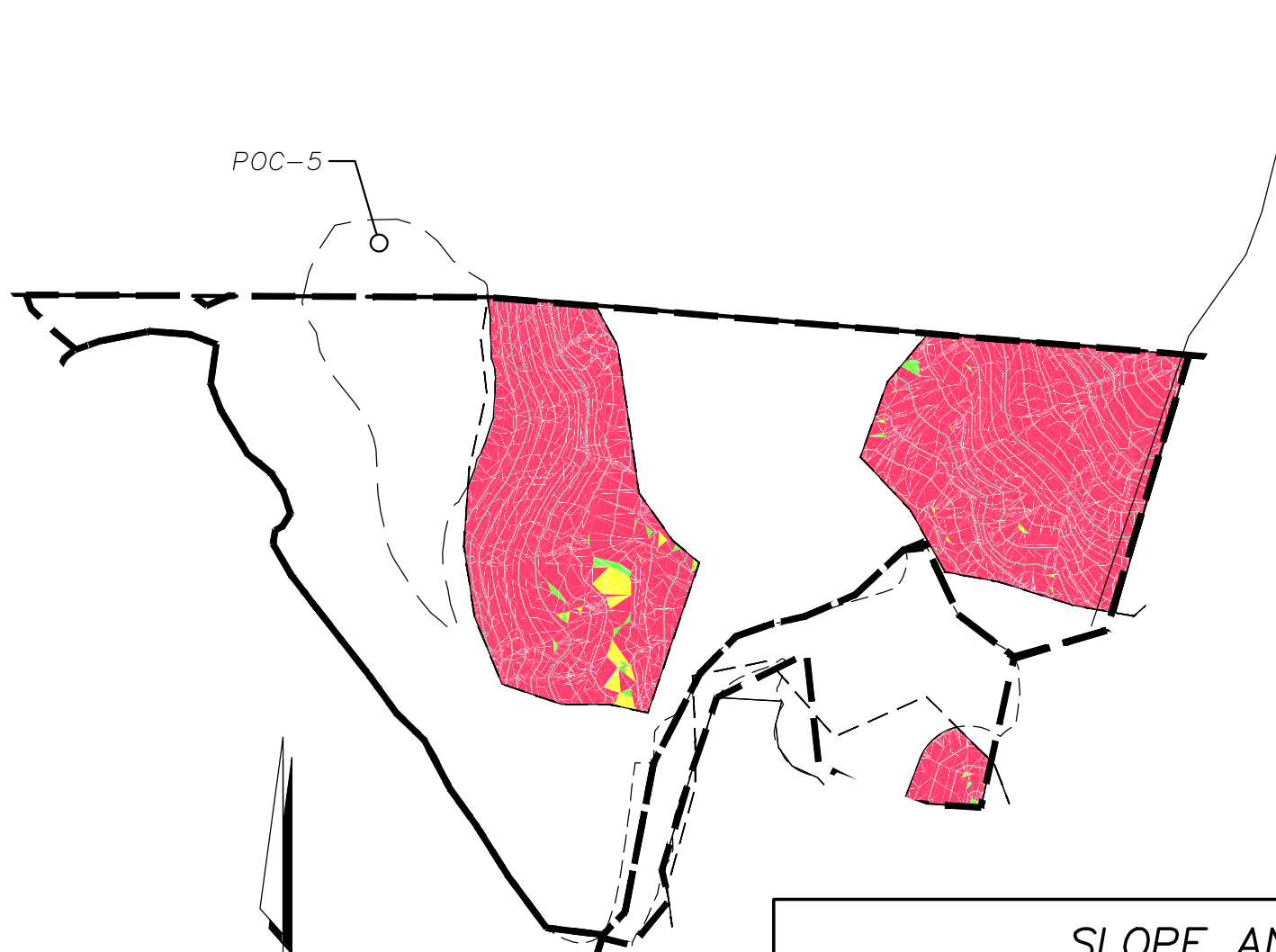
SLOPE ANALYSIS				
NUMBER	COLOR	MIN SLOPE	MAX SLOPE	AREA (AC)
1		0.0%	5.0%	0.25
2		5.0%	10.0%	0.20
3		10.0%	1000.0%	9.40

SLOPE ANALYSIS: GILDRED TPM
POST-DEVELOPMENT IMPERVIOUS AREAS
POC-4



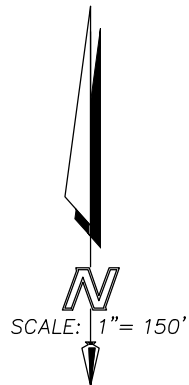
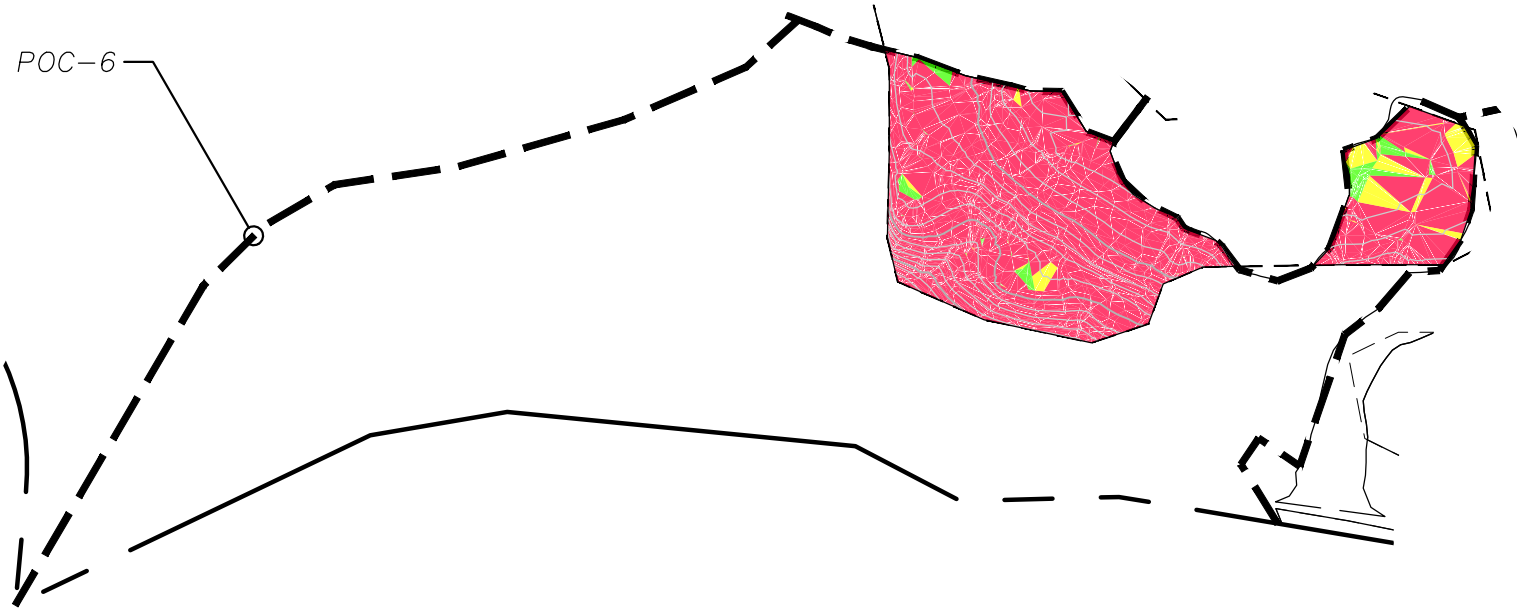
SLOPE ANALYSIS				
NUMBER	COLOR	MIN SLOPE	MAX SLOPE	AREA (AC)
1		0.0%	5.0%	0.00
2		5.0%	10.0%	0.00
3		10.0%	1000.0%	0.00

SLOPE ANALYSIS: GILDRED TPM POST-DEVELOPMENT IMPERVIOUS AREAS POC-5



SLOPE ANALYSIS				
NUMBER	COLOR	MIN SLOPE	MAX SLOPE	AREA (AC)
1	■	0.0%	5.0%	0.02
2	■	5.0%	10.0%	0.03
3	■	10.0%	1000.0%	2.28

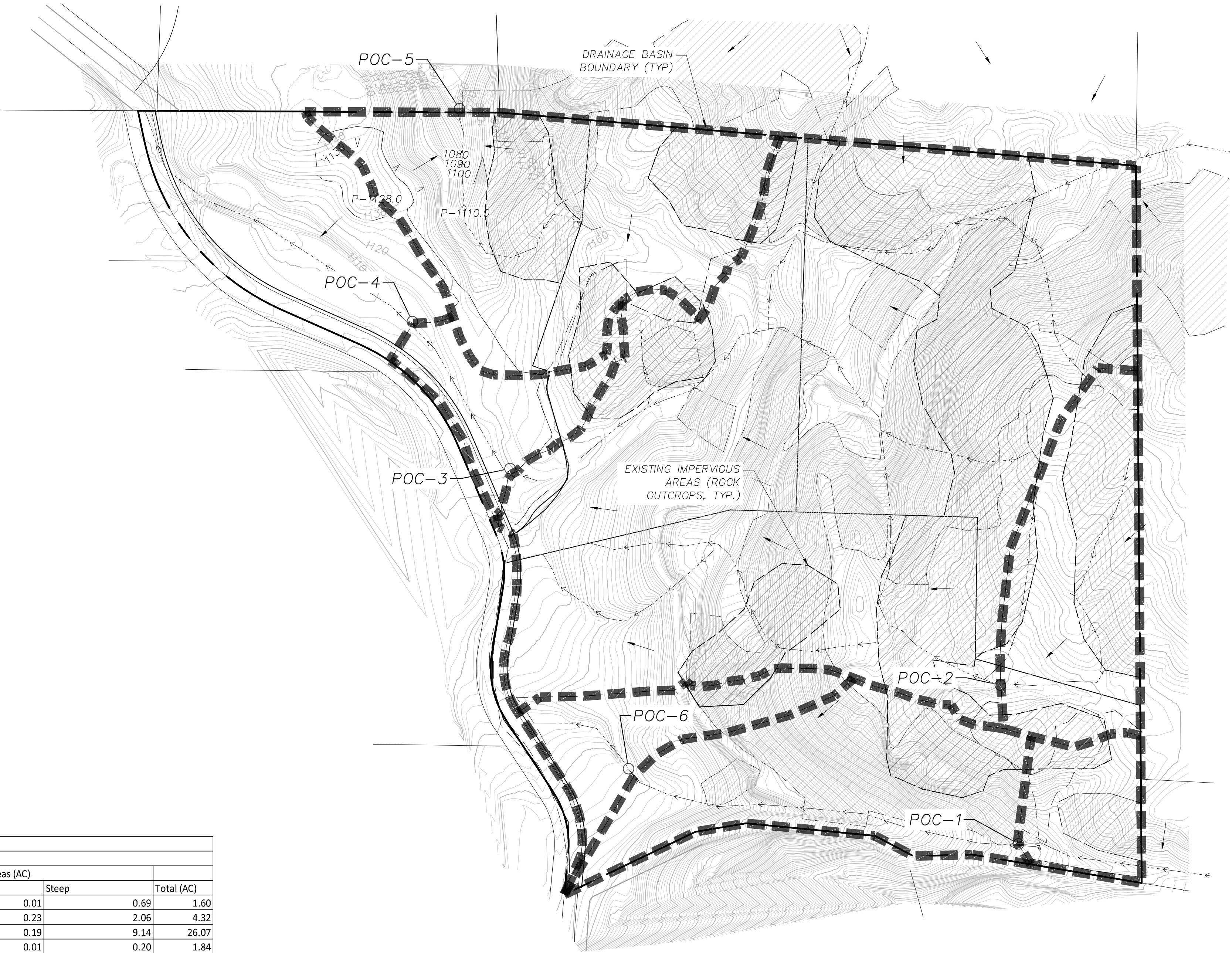
SLOPE ANALYSIS: GILDRED TPM POST-DEVELOPMENT IMPERVIOUS AREAS POC-6



SLOPE ANALYSIS				
NUMBER	COLOR	MIN SLOPE	MAX SLOPE	AREA (AC)
1	■	0.0%	5.0%	0.03
2	■	5.0%	10.0%	0.05
3	■	10.0%	1000.0%	1.02

HMP ANALYSIS EXHIBIT
PRE-DEVELOPMENT CONDITIONS

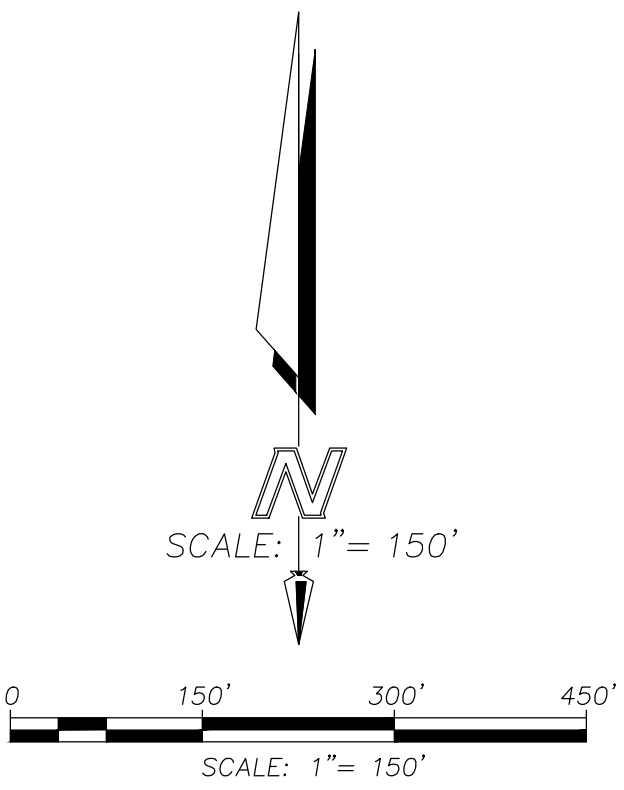
GILDRED TPM



LEGEND

- PROJECT BOUNDARY
- POC DRAINAGE BOUNDARY
- NATURAL FLOW PATH
- IMPERVIOUS ROCK
OUTCROPS
- POTENTIAL CRITICAL
COARSE SEDIMENT YIELD
AREAS (RPO)
- DIRECTION OF FLOW

Hydromodification Area Summary									
Pre-Development									
POC	Pervious Areas (AC)			Impervious Areas (AC)					
	Flat	Moderate	Steep	Flat	Moderate	Steep	Total (AC)		
1	0.03	0.02	0.84	0.01	0.01	0.69	1.60		
2	0.17	0.31	1.30	0.25	0.23	2.06	4.32		
3	0.68	1.09	14.72	0.25	0.19	9.14	26.07		
4	0.42	0.55	0.65	0.01	0.01	0.20	1.84		
5	0.38	0.60	4.16	0.06	0.06	2.59	7.85		
6	0.05	0.28	3.90	0.04	0.01	0.96	5.24		
Total (AC)							46.92		



HMP ANALYSIS EXHIBIT
POST-DEVELOPMENT
CONDITIONS

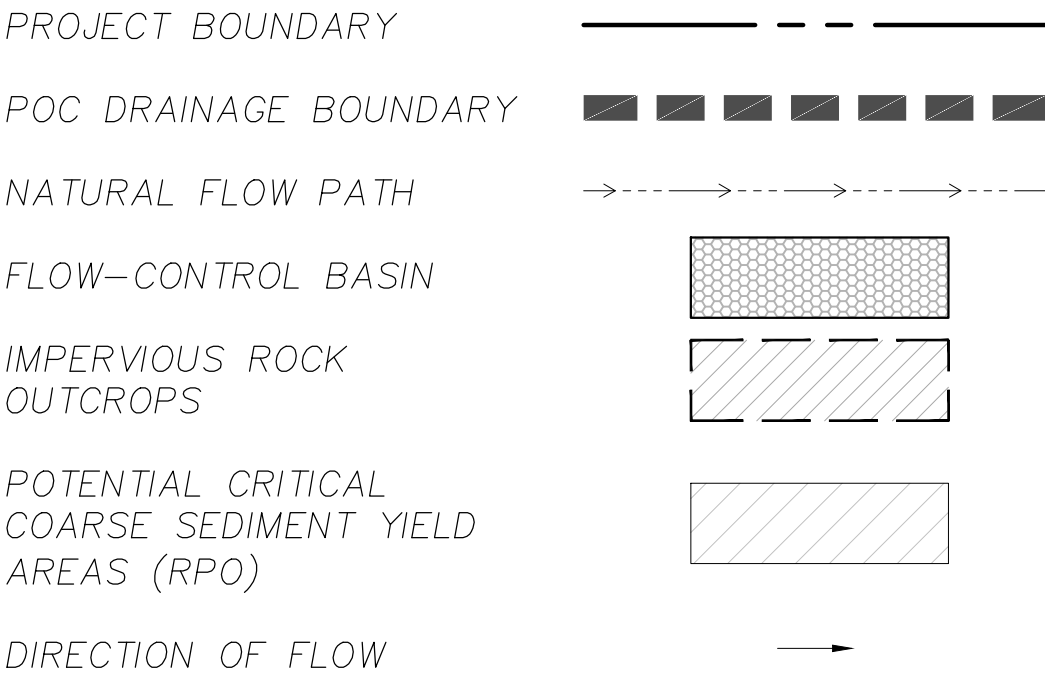
GILDRED TPM



NOTES

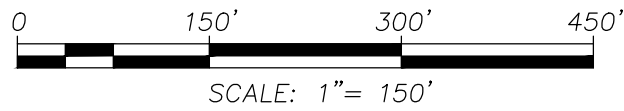
1. UNDERLYING SOIL GROUP: 'D'
2. APPROXIMATE DEPTH TO GROUNDWATER: >20'
3. EXISTING ROCK OUTCROPS AND THE EXISTING ROADWAYS ALONG THE WESTERLY AND SOUTHERLY PROJECT BOUNDARY ARE THE ONLY EXISTING IMPERVIOUS FEATURES.
4. POTENTIAL CRITICAL COARSE SEDIMENT YIELD AREAS SHOWN ON THIS PLAN ARE BASED ON THE COUNTY OF SAN DIEGO RPO (>25% SLOPE, >50' IN HEIGHT)
5. NO HOME CONSTRUCTION IS PROPOSED FOR THIS PROJECT. BMPs ARE SIZED ASSUMING 7,500 SF OF IMPERVIOUS AREA PER PAD.
6. LESS THAN 10% OF THE POTENTIAL CRITICAL COARSE SEDIMENT YIELD AREAS ARE IMPACTED ON-SITE. NO MITIGATION IS REQUIRED.
7. ON-SITE BYPASS STORM DRAINS WILL BE DESIGNED TO ENSURE TRANSPORT OF UPSTREAM CRITICAL COARSE SEDIMENT
8. ON-SITE RPO STEEP SLOPES (CCSYA) SHOWN ARE FROM THE STEEP SLOPE ANALYSIS PREVIOUSLY APPROVED BY THE COUNTY OF SAN DIEGO. THE OFF-SITE STEEP SLOPES WERE ADDED TO THIS PREVIOUSLY PERFORMED ANALYSIS.

LEGEND

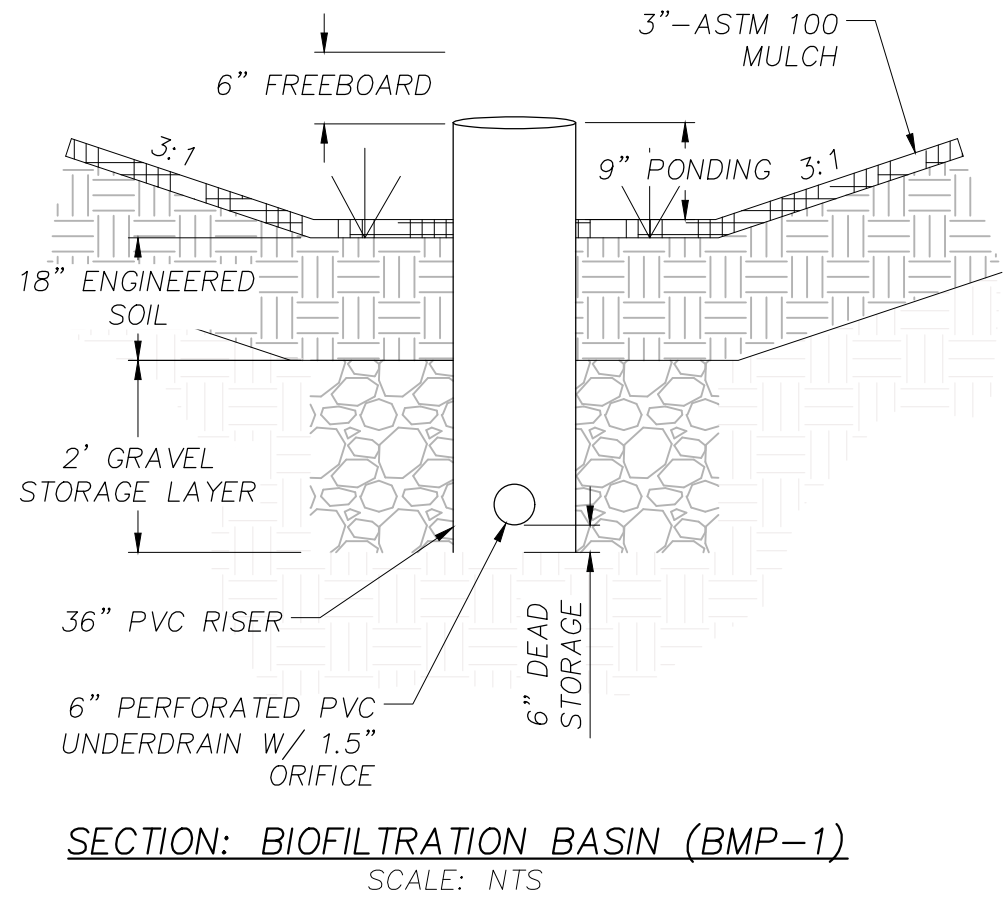


Post Development (Outside Development Footprint)								
POC	Pervious Areas (AC)			Impervious Areas (AC)			Total (AC)	
	Flat	Moderate	Steep	Flat	Moderate	Steep		
1	0.02		0.04	0.52	0.00	0.00	0.46	1.04
2	0.11	0.21		0.82	0.17	0.14	1.45	2.90
3	0.60	1.04		14.49	0.25	0.20	9.40	25.98
4	0.44	0.52		0.44	0.00	0.00	0.00	1.40
5	0.07	0.19		2.87	0.02	0.03	2.28	5.46
6	0.05	0.13		3.99	0.03	0.05	1.02	5.27
							Subtotal (AC)	42.05

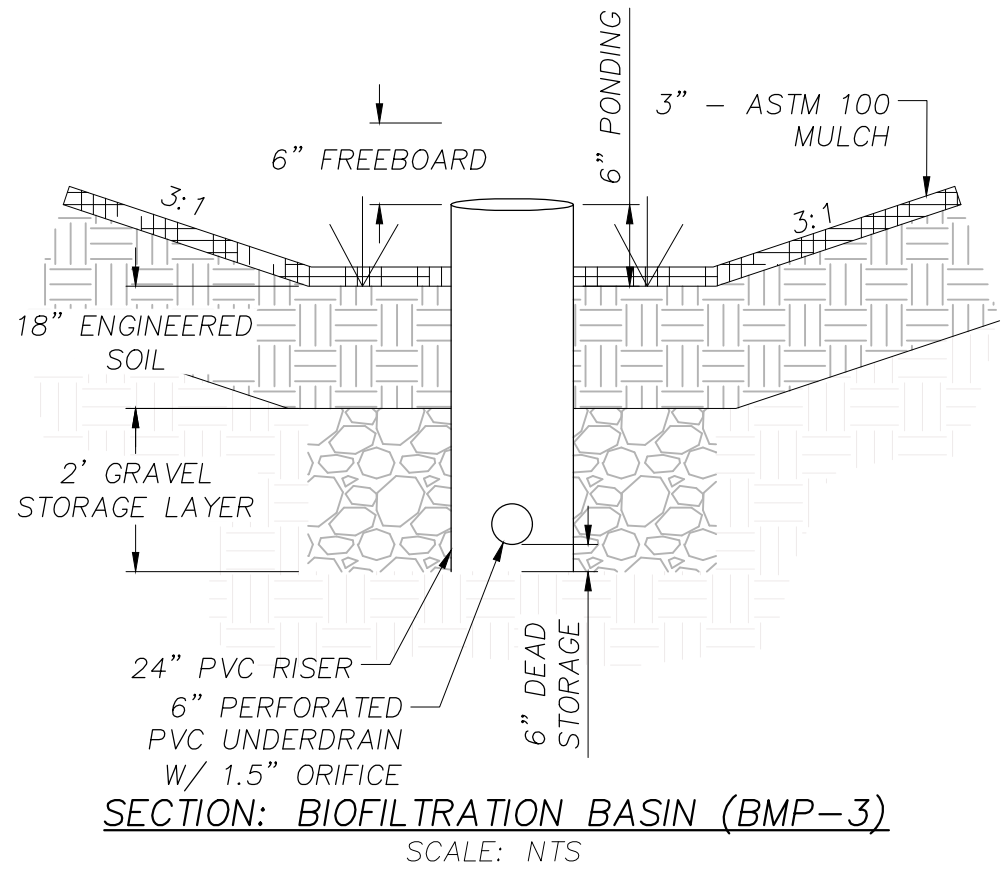
Post Development (Within Development Footprint)								
POC	Pervious Areas (AC)			Impervious Areas (AC)			Total (AC)	
	Flat	Moderate	Steep	Flat	Moderate	Steep		
1	0.00		0.00	0.04	0.00	0.00	0.17	0.21
2	0.68		0.00	0.38	0.35	0.00	0.34	1.75
3	0.00	0.00		0.20	0.00	0.00	0.18	0.38
4	0.31		0.00	0.05	0.17	0.00	0.17	0.70
5	0.80		0.00	0.39	0.17	0.00	0.30	1.66
6	0.00		0.00	0.02	0.00	0.00	0.15	0.17
							Subtotal (AC)	4.87



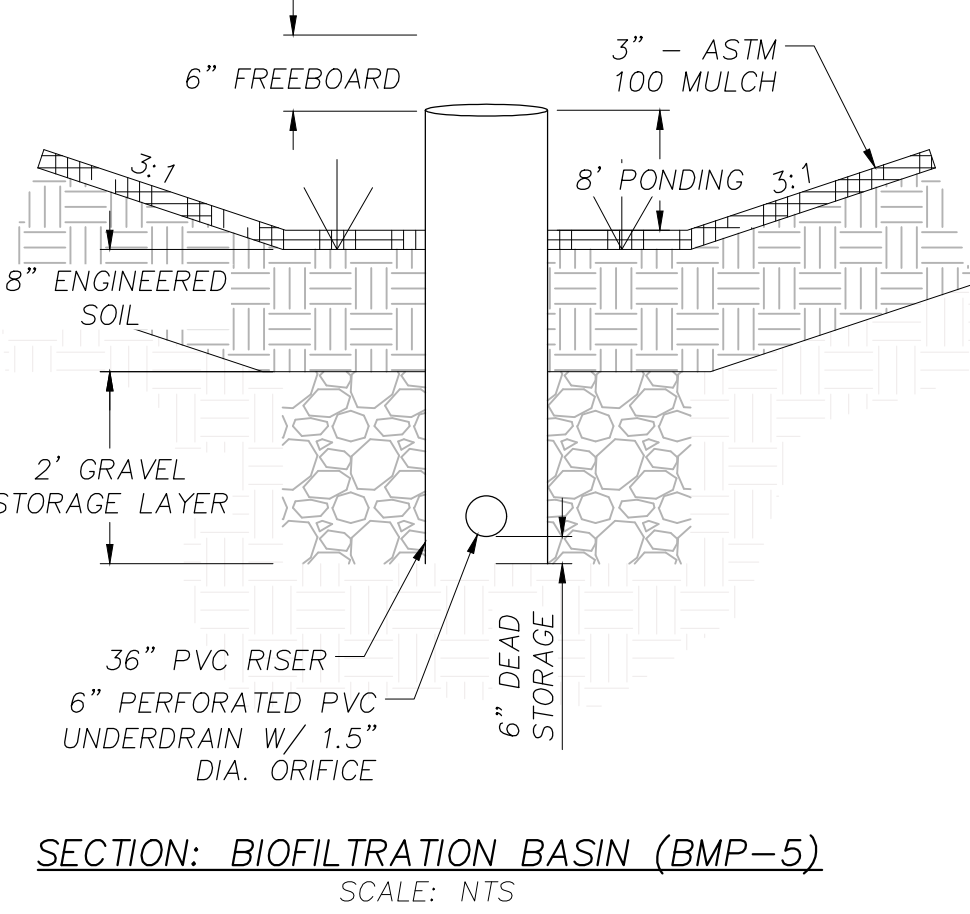
SCALE: 1" = 150'



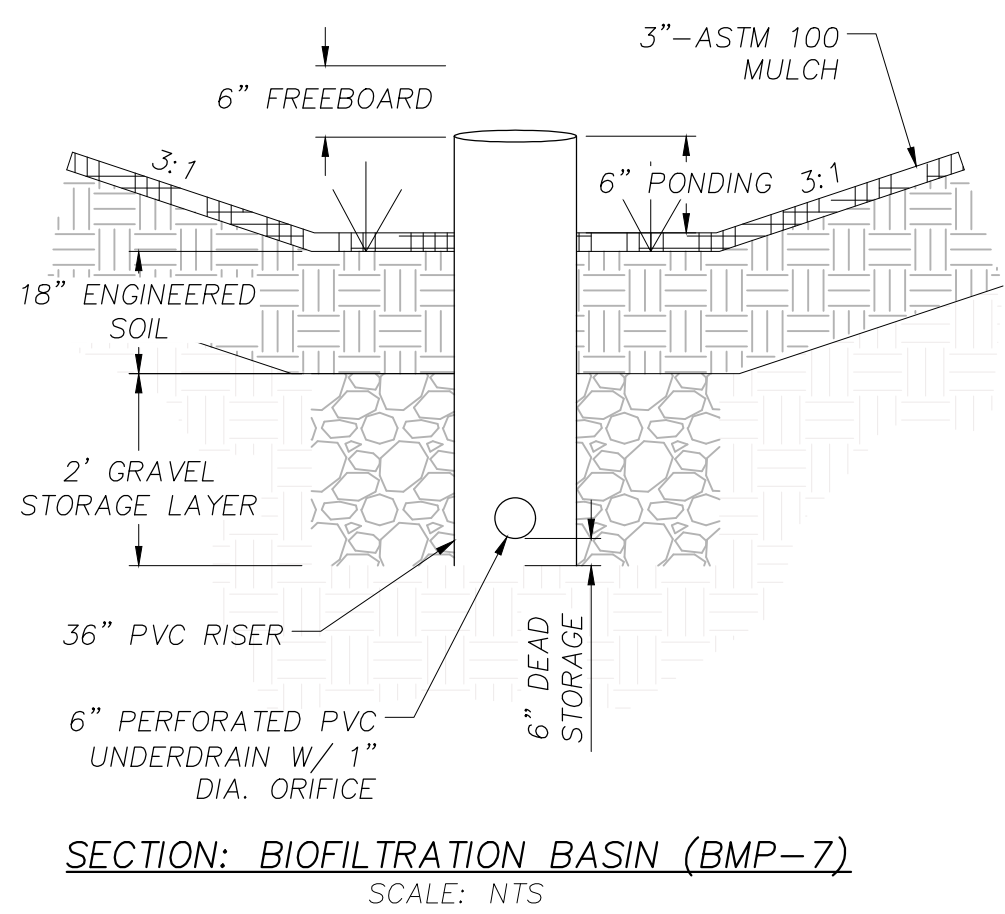
SECTION: BIOFILTRATION BASIN (BMP-1)
SCALE: NTS



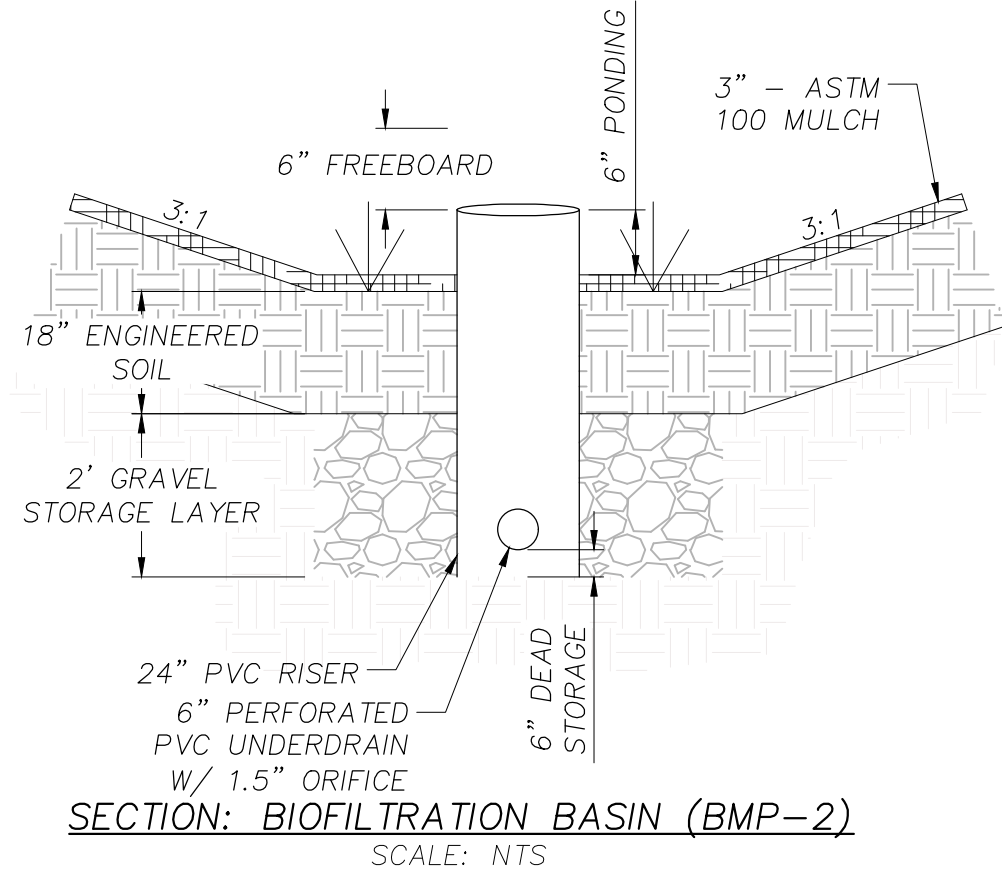
SECTION: BIOFILTRATION BASIN (BMP-3)
SCALE: NTS



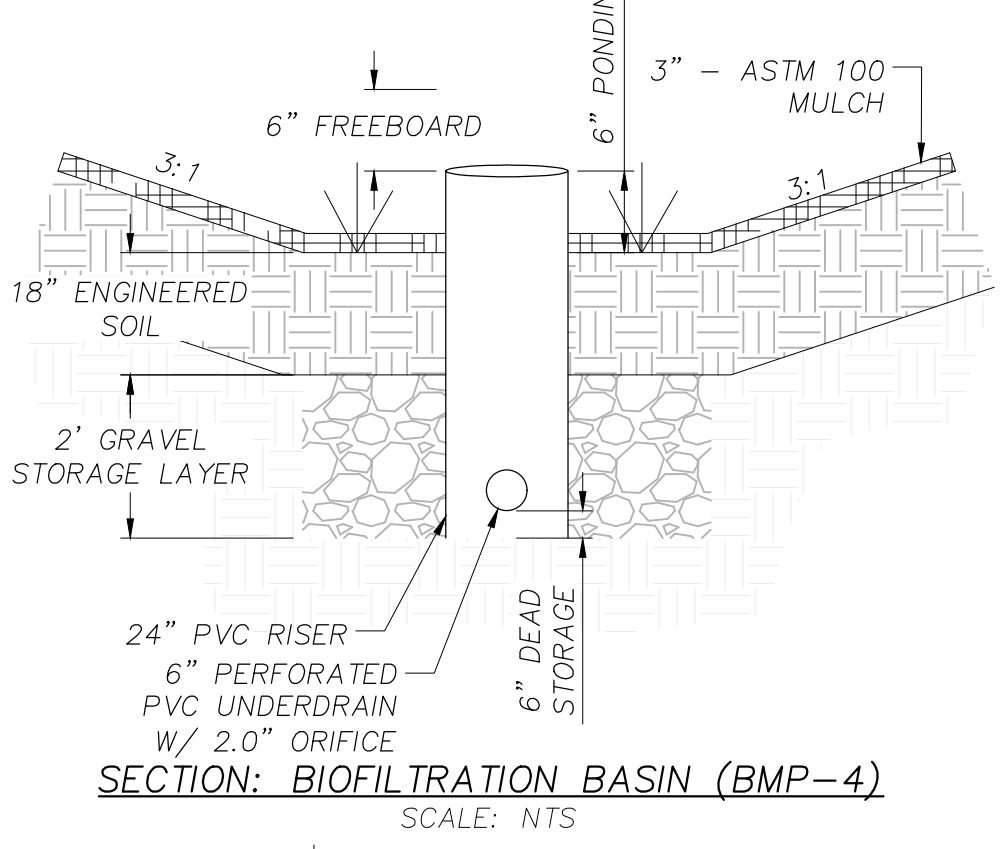
SECTION: BIOFILTRATION BASIN (BMP-5)
SCALE: NTS



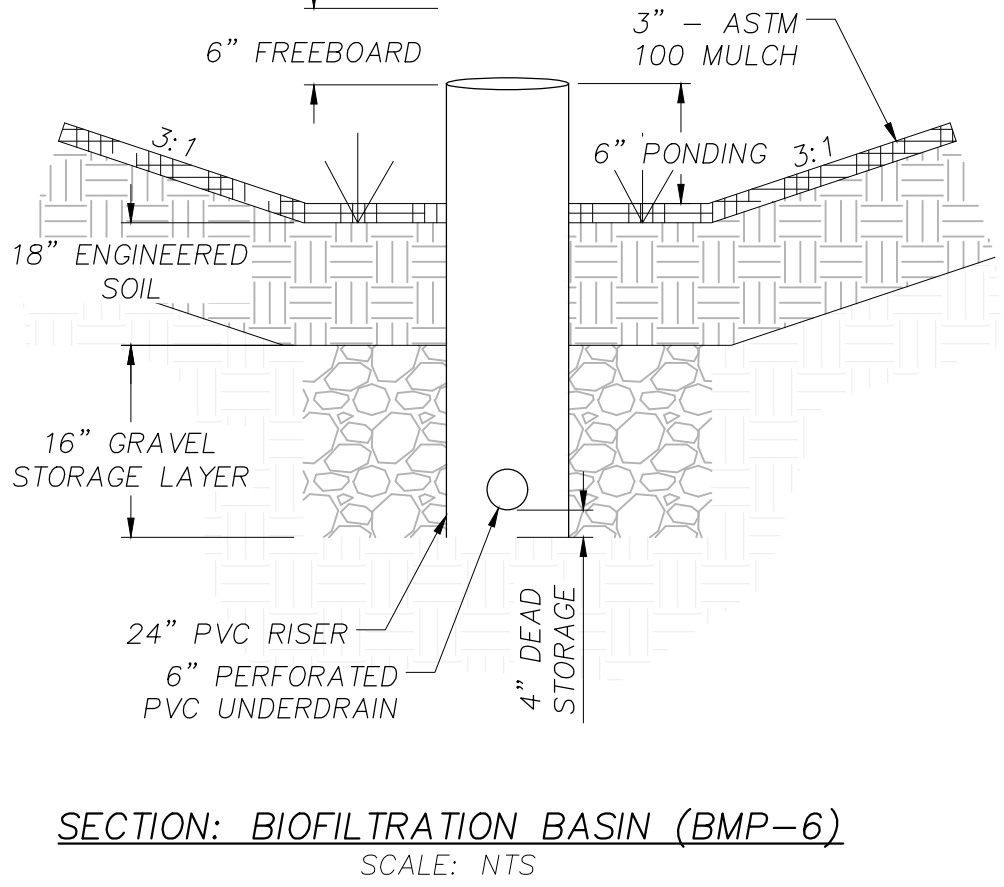
SECTION: BIOFILTRATION BASIN (BMP-7)
SCALE: NTS



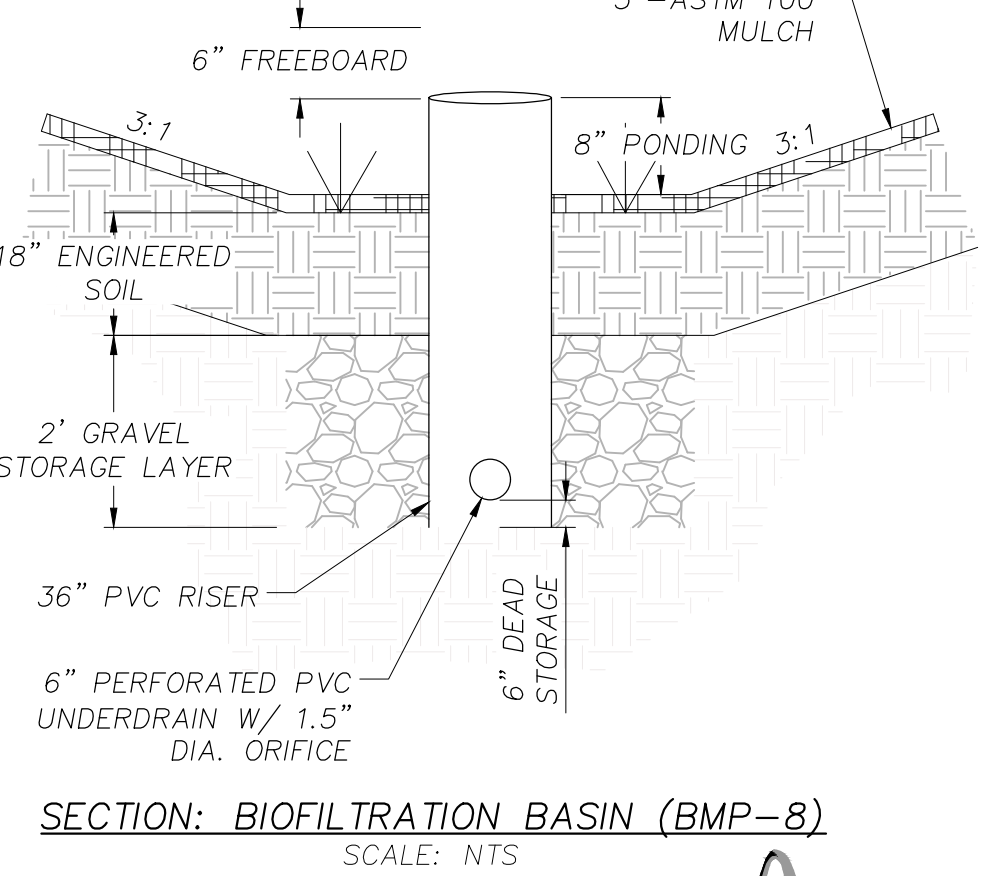
SECTION: BIOFILTRATION BASIN (BMP-2)
SCALE: NTS



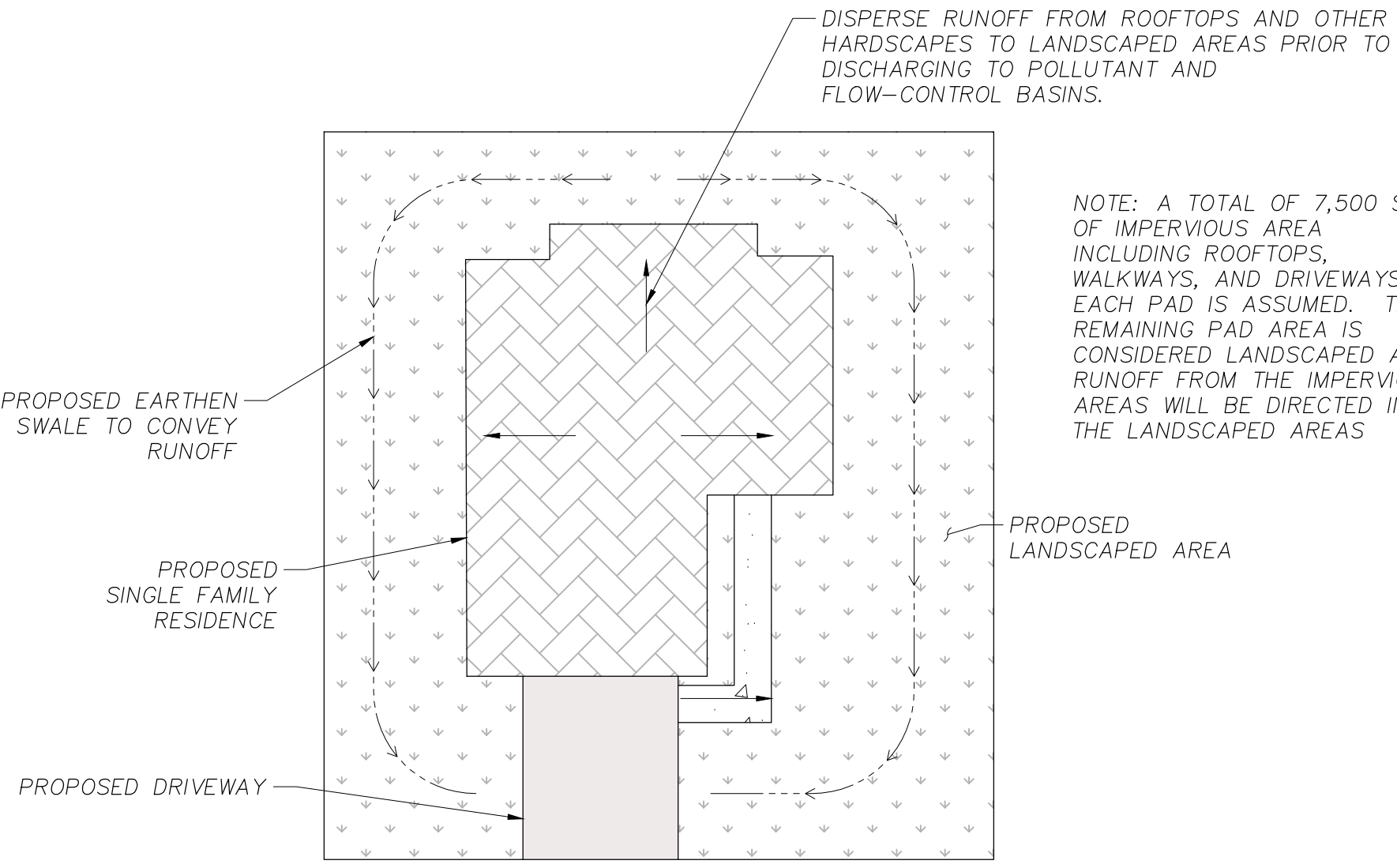
SECTION: BIOFILTRATION BASIN (BMP-4)
SCALE: NTS



SECTION: BIOFILTRATION BASIN (BMP-6)
SCALE: NTS



SECTION: BIOFILTRATION BASIN (BMP-8)
SCALE: NTS



DETAIL: TYPICAL LOT DRAINAGE
SCALE: NTS

Attachment 2b. HMP Exhibit

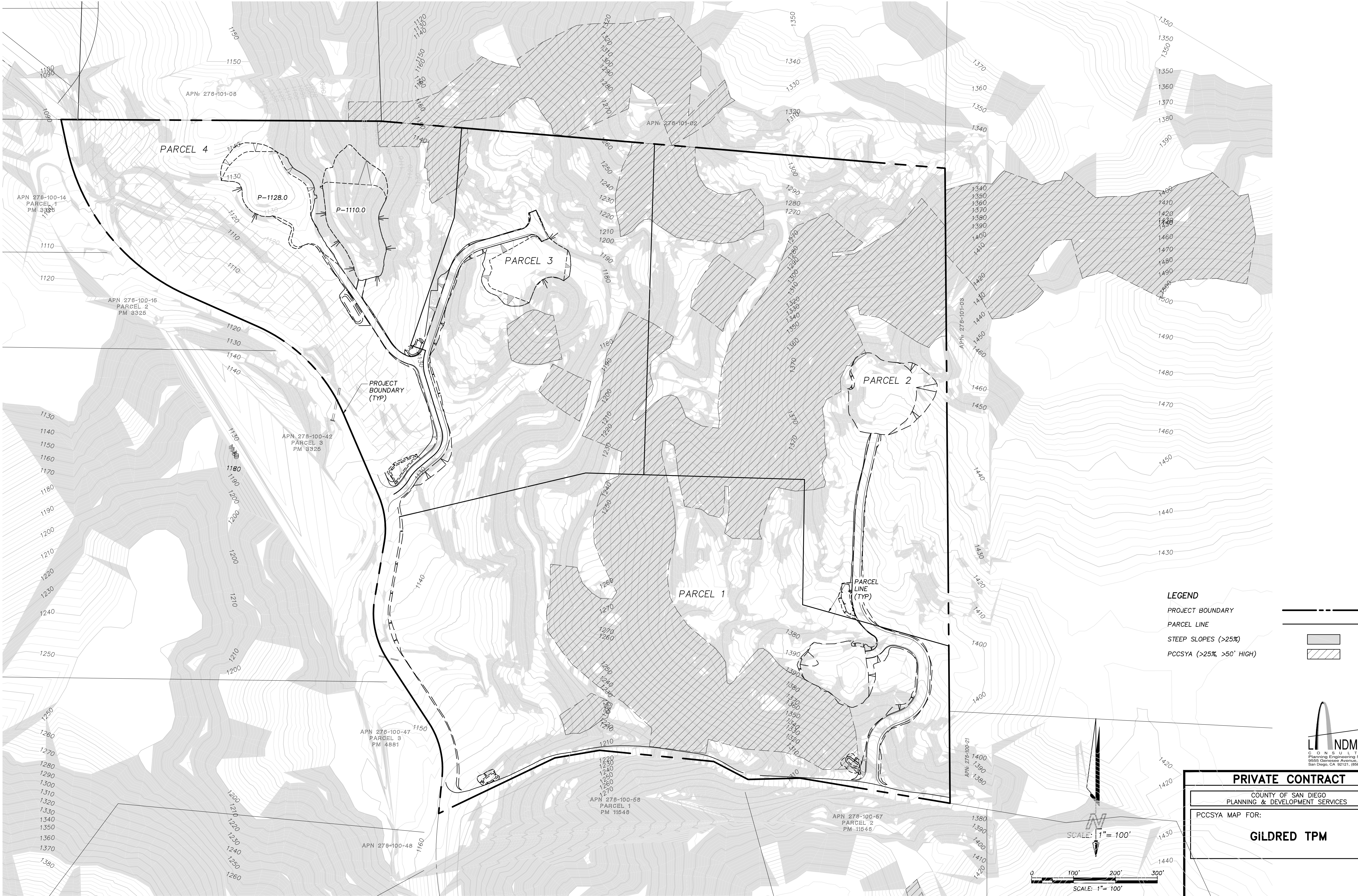
Attachment 2c. Critical Coarse Sediment Yield Area Analysis

The potential critical coarse sediment yield areas are delineated on both the HMP exhibit and DMA map. The areas are shaded in grey and represent the slopes on-site that are greater than 25% and more than 50' high per the 2016 San Diego County BMP Design Manual. The project disturbance area avoids nearly all of these delineated areas on site. No portions of these areas are proposed to be disturbed. Therefore, no mitigation for critical coarse sediment yield areas is required in accordance with Appendix H in the current County of San Diego BMP Design Manual. Furthermore, the proposed bypass storm drains connecting natural drainage networks beneath the proposed developments are designed to convey upstream critical coarse sediments without sink conditions. Overall, the project is not anticipated to produce any net impacts to downstream critical coarse sediment loads.

The project is designed to bypass upstream potential critical coarse sediment yield areas through several culverts. The proposed culverts are sized according to Appendix H of the County of San Diego BMP Design Manual. In all cases, the slope of the proposed bypass culvert exceeds 2.0%, thus the required velocity for the transport of critical coarse sediment can be achieved. A summary of the bypass culverts is shown below.

UPSTREAM CCSYA BYPASS SUMMARY				
DMA	AREA (AC)	CULVERT DIAMETER (IN)	CULVERT LENGTH (FT)	CULVERT SLOPE
1	12.77	18	66	17%
3	15.64	18	66	6.60%
7	41.38	2-30" CULVERTS	86	4.80%
		18	46	15.20%
15	2.00	18	36	10.00%

POTENTIAL CRITICAL COARSE SEDIMENT YIELD AREAS
GILDRED TPM



LEGEND

PROJECT BOUNDARY
PARCEL LINE
STEEP SLOPES (>25%)
PCCSYA (>25%, >50' HIGH)



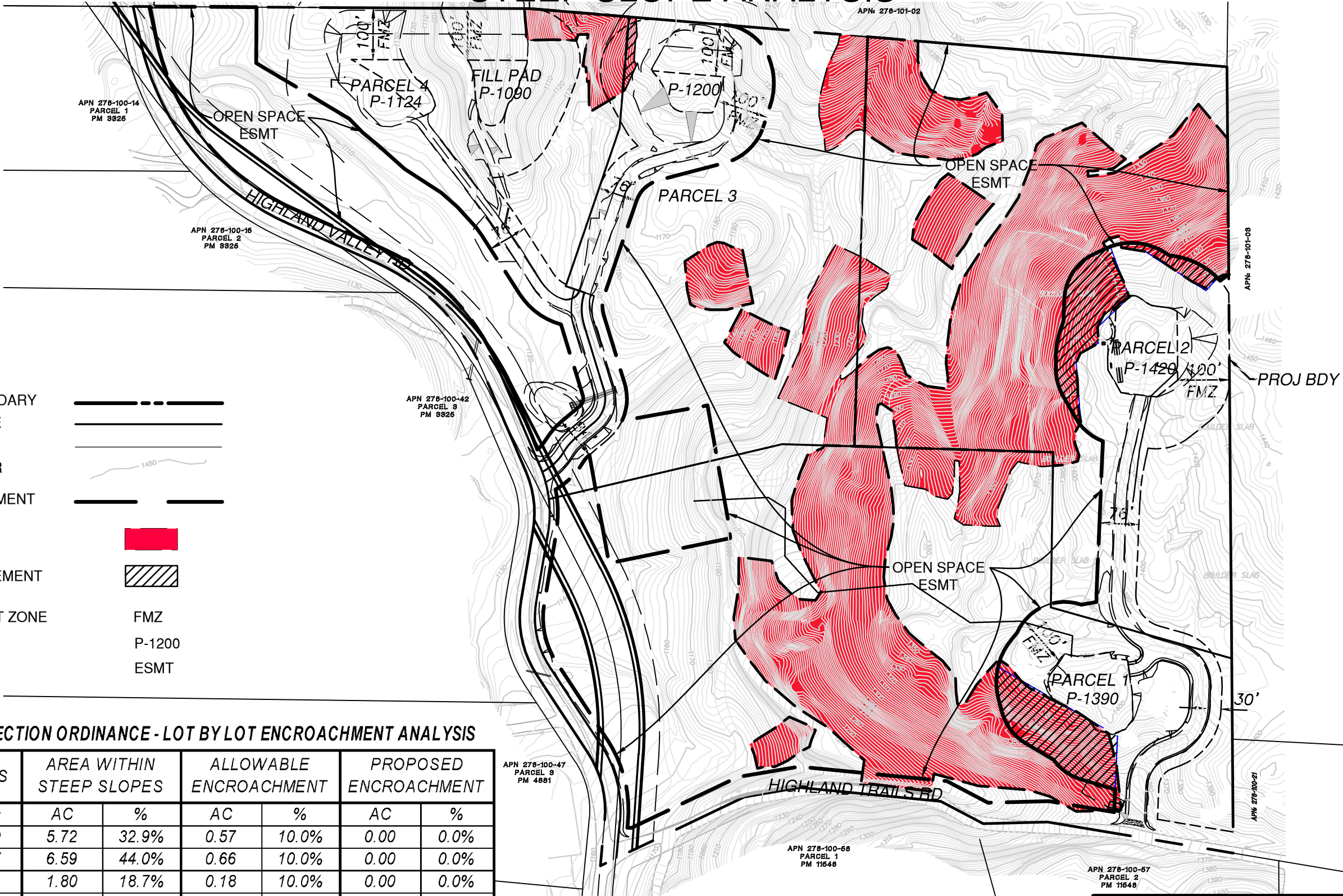
PRIVATE CONTRACT

COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES

PCCSYA MAP FOR:

GILDRED TPM

STEEP SLOPE ANALYSIS



LEGEND

- SUBDIVISION BOUNDARY
- PROP. PARCEL LINE
- EX. LOT LINE
- EXISTING CONTOUR
- OPEN SPACE EASEMENT
- STEEP SLOPES
- STEEP SLOPE EASEMENT
- FUEL MANAGEMENT ZONE FMZ
- PAD ELEVATION P-1200
- EASEMENT ESMT

RESOURCE PROTECTION ORDINANCE - LOT BY LOT ENCROACHMENT ANALYSIS

PARCEL	ACRES	AREA WITHIN STEEP SLOPES		ALLOWABLE ENCROACHMENT		PROPOSED ENCROACHMENT	
		AC	%	AC	%	AC	%
1	17.39	5.72	32.9%	0.57	10.0%	0.00	0.0%
2	14.97	6.59	44.0%	0.66	10.0%	0.00	0.0%
3	9.65	1.80	18.7%	0.18	10.0%	0.00	0.0%
4	9.72	0.44	4.5%	0.04	10.0%	0.00	0.0%
HV RD	1.38						
TOTAL	53.11	14.55		1.45		0.00	

NOTE: LEACH FIELD AREAS AND FMZ AREAS SHOWN WILL NOT REQUIRE GRADING/ALTERING OF THE NATURAL GROUND LINE.



COUNTY OF SAN DIEGO TPM 21176

GILDRED TPM

STEEP SLOPE ANALYSIS

SHEET NO. 1 OF 1 SHEET