STORMWATER MANAGEMENT PLAN (SWMP) FOR MINOR PROJECTS

The County of San Diego Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ordinance No. 9589) requires all applications for a permit or approval associated with a Land Disturbance Activity must be accompanied by a Storm Water Management Plan (SWMP) (section 67.804.f). The purpose of the SWMP is to describe how the project will minimize the short and long-term impacts on receiving water quality.

The WPO does not set a minimum size or type of project requiring a SWMP. The following types of projects/permits are generally not significant contributors to pollution loading after construction is complete:

> Construction Right of Way Permits, Encroachment Permits, Minor Excavation Permits, Variances, Boundary Adjustments, Minor Use Permits for Cellular Facilities, and Residential Tentative Parcel Maps.

As such, these projects may not require post construction Best Management Practices (BMPs) that require long-term maintenance. This form is to be submitted for these types of projects to fulfill the SWMP requirement of the WPO (section 67.804.f). It is a living document that can be modified at any time even after construction is complete. Changes to the SWMP are documented on the attached Addendum sheet.

Please be aware that completion of this form does not remove the applicant's responsibility from addressing BMPs during construction. If it is determined during the review process that the project has the potential to significantly impact water quality after construction, then a more detailed SWMP will be required that addresses post-construction BMPs.

Please describe the proposed project.

Project Name: DESERT DIAMOND

Permit Number: TPM 21017

Project Details: 4+1 PARCEL MAP OF 170A PARCEL
4 - FOR SALE LOTS + HORSE RANCH REMAIN.

Project Location: NORTH BORREGO SPRINGS

Assessors Parcel No.: 141-030-40

Address: NONE - BORREGO SPRINGS RD

Hydrologic Unit*: BORREGO SPRINGS

Hydrologic Subarea**: CLARK 720

Any previous stormwater action: NONE

* Hydrologic Unit and Area may be determined from the maps found at the following link: http://www.projectcleanwater.org/html/ws_map.html

** Hydrologic Subarea may be determined from the maps found at the following links: http://www.stormwater.water-programs.com/Webctswpfinal/Indexfinal.htm; http://endeavor.des.ucdavis.edu/wqsid/wblist.asp?region_pkey=9

Unique Site Features: (Check all that apply.) DRAINS TO BORREGO SINK.

Project is in a river, creek, or lake.

Directly discharges to a river, creek, or lake.

Project is 200 feet from a river, creek, or lake.

Runoff will directly discharge into a storm drain.

✓ There are no unique site features.

Individual designated as stormwater protection contact for the permit.

Name: JIM ENGELKE

Address: P.O. BOX 507

City, State, ZIP: BORREGO SPRINGS, CA 92004

Phone Number: 760-767-1283

Cellular Phone Number: 619-602-4841

Fax Number: 760-767-1283

A. CONSTRUCTION PHASE

1. Potential Pollutant Sources During Construction: (Check all that apply.)

✓ There will be soil-disturbing activities that will result in exposed soil areas. This includes minor grading and trenching.

There will be asphalt paving including patching.

There will be slurries from mortar mixing, coring, or PCC saw cutting and placement.

There will be solid wastes from PCC demolition and removal, wall construction, or form work.

There might be stockpiling (soil, compost, asphalt concrete, solid waste) for over 24 hours.

There will be dewatering operations.

There will 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.

There might be trash generated from the project.

This project will involve activities that are not considered to generate pollutants. Includes placement of temporary signs (i.e. elections, events).

2. List the construction BMPs that may be used: (Check all that apply.)

The BMPs selected are those that will be implemented during construction of the project. The applicant is responsible for the placement and maintenance of the BMPs selected. Attach descriptions of the BMPs and their application (available at the DPW counter) as Attachment A.

✔ Silt Fence	Desilting Basin
✔ Fiber Rolls	Gravel Bag Berm
Street Sweeping and Vacuuming	Sandbag Barrier
Storm Drain Inlet Protection	Material Delivery and Storage
Stockpile Management	Spill Prevention and Control
Solid Waste Management	Concrete Waste Management
Stabilized Construction Entrance/Exit	Water Conservation Practices
Dewatering Operations	Paving and Grinding Operations
Vehicle and Equipment Maintenance	

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.

No BMPs needed. Activities are not considered to generate pollutants.

B. POST-CONSTRUCTION PHASE

ATTENTION: THIS PROJECT MAY BE EXEMPT FROM POST CONSTRUCTION BMP REQUIREMENTS IF ONE OR MORE OF THE FOLLOWING THREE STATEMENTS APPLY. (Check all that apply.)

✔ My project is not located within the County Urban Area as defined by the map that is in Appendix B of the County Watershed Protection, Stormwater Management and Discharge Control Ordinance (map on file with the Clerk of the Board as document number 0768626), AND my project will not route stormwater run-off into or through an underground conveyance other than a road-crossing culvert. I have attached project plans that show the location of this project, and that demonstrate that stormwater run-off will be carried above ground only, except at road crossings.

IF YOU CHECKED OFF THE STATEMENT ABOVE, SKIP TO ITEM D. OTHERWISE COMPLETE ALL REMAINING SECTIONS.

My project is physically complete or substantially complete, and the prior work on the project has all been done pursuant to or as required by a valid County permit or approval. The permit or approval I am seeking is not related to the construction of any stormwater management device, and will not be followed by any additional construction that will increase the impervious surface of this project or change the post-construction uses of the project area. I have attached photographs showing the current state of construction in the areas of the project to which this application for a permit or approval applies.

My project has no potential to add pollutants to stormwater after construction is complete, AND will not affect the flow rate or velocity of stormwater run off after construction is complete. I have attached project plans that demonstrate that the project will not significantly increase impervious surfaces in the project area and will not add any impervious surfaces that are directly connected to the stormwater conveyance system. These plans also show the anticipated post-construction use of the project area. **I understand that this application will not be exempt from the requirement to submit a post-construction stormwater management plan if County staff conclude that these post-construction uses of the project area have the potential to add pollutants to stormwater after construction is complete. I acknowledge that at such time that staff makes this determination, I shall be notified and required to submit the appropriate post-construction SWMP.**

List the post-construction BMPs that will be used: (Check all that apply.)

There will be permanent landscaping as part of this project. The property owner will maintain the landscaping.

Asphalt concrete will be placed over the disturbed areas designated as roadway or parking lots.

PCC will be placed over the disturbed areas designated as either roadway, parking lots or building pads.

Rock slope protection will be placed along channel banks.

Outlet Protection/velocity dissipation devices will be placed at storm drain outfalls to reduce the velocity of the flow.

This project will result in a reduction of the amount of asphalt concrete or PCC within the project.

Either asphalt concrete, PCC or porous pavement will be placed over a dirt driveway.

C. MINISTERIAL PERMITS (Per Part G.8 of Ordinance No. 9426)
Please complete this section C if the proposed project is a discretionary permit subject to future ministerial permits, be aware that additional requirements may have to be fulfilled in order to satisfy the requirements of the WPO.

Provide information for the following steps to determine the impervious area for this project:

A. Total size of construction area ___1___ (Acres or ft^2 whichever is appropriate.)

B. Total impervious area (including roof tops) before construction ___0___ (Acres or ft^2)

C. Total impervious area (including roof tops) after construction ___1___ (Acres or ft^2)

Percent impervious before construction: B/A = ___0___ %

Percent impervious after construction: C/A = ___.607___ %

For proposals that increase impervious surface, a detailed drawing showing drainage from these surfaces being directed to flat vegetated areas not less that 15 feet wide in the

direction of runoff flow. A detailed drawing of the proposed activity showing that it will not occupy any of the areas currently used for surface drainage flow, filtering, or infiltration.

New walkways, trails, and alleys and other low-traffic areas shall be constructed with permeable surfaces, such as pervious concrete, porous asphalt, unit pavers, or granular materials that allow infiltration.

If the proposed project is subject to future ministerial permits, please be aware that additional requirements may have to be fulfilled in order to satisfy the requirements of the WPO.

D. ATTACHMENTS

1. Please Attach a Project Map or Plan.

2. If applicable, construction BMPs from Caltrans Storm Water Quality Handbooks Construction Site Best Management Practices Manual, November 2000. Available at the DPW Counter, 5201 Ruffin Road, Suite B, San Diego, CA 92123 or on the Internet at http://www.dot.ca.gov/hq/construc/stormwater/CSBMPM_303_Final.pdf

APPLICANT'S CERTIFICATION OF SWMP

I certify under a penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature

4/23/07
Date

JIM ENGELKE, ARCHITECT
Name and Title

760-767-1283
Telephone Number