Major Stormwater Management Plan
(Major SWMP)
For
Vista Valley Country Club Pool Center
APN 170-272-02

PDS2014-MUP-14-021
PDS2014-VAC-14-002
PDS2014-ER-14-08-008

Preparation/Revision Date:
October 29, 2014

Prepared for:

VVCC Havens Vista Valley Country Club
29354 Vista Valley Drive
Vista, CA 92084

Prepared by:

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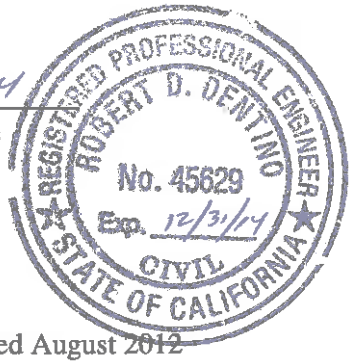
The selection, sizing, and preliminary design of stormwater treatment and other control measures in this plan have been prepared under the direction of the following Registered Civil Engineer and meet the requirements of Regional Water Quality Control Board Order R9-2007-0001 and subsequent amendments.

Name, RCE #

10/29/14
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:	Vista Valley Country Club Pool Center
Project Location/Address:	29354 Vista Valley Drive Vista CA 92084
Permit Number (Land Development Projects):	PDS2014-MUP-14-021 and PDS2014-VAC-14-002
Work Authorization Number (**CIP only**):	
Applicant:	VVCC Havens Vista Valley Country Club
Applicant's Address:	29354 Vista Valley Drive Vista, CA 92084
Plan Prepared By (*Leave blank if same as applicant*):	Excel Engineering
Preparer's Address:	440 State Place Escondido, CA 92029
Date:	See Cover Sheet

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		
1st Submittal				
2nd Submittal				

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 ☐	No ☒	A	Housing subdivisions of 10 or more dwelling units. Examples: single-family homes, multi-family homes, condominiums, and apartments.
Yes ☒	No ☐	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 ☐	No ☒	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 ☐	No ☒	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 ☐	No ☒	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 ☐	No ☒	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 ☐	No ☒	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 ☒	No ☐	H	Parking lots 5,000 square feet or more or with 15 or more (paved) parking spaces and potentially exposed to urban runoff.
Yes ☐	No ☒	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 ☐	No ☒	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 9.88 (Acres or ft^2)

Estimated amount of disturbed area: 2.04 (Acres or ft^2)
(If >1 acre, you must also provide a WDID number from the SWRCB) WDID: TBD

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: 9.88 (Acres or ft^2)

B. Total impervious area (including roof tops) before construction 0.5 (Acres or ft^2)

C. Total impervious area (including roof tops) after construction 1.09 (Acres or ft^2)

Calculate percent impervious before construction: B/A = 5.1 %
Calculate percent impervious after construction: C/A = 11.0 %

Please provide detailed descriptions regarding the following questions:

TABLE 2: PROJECT SPECIFIC STORMWATER ANALYSIS

1.	Please provide a brief description of the project.
The project is the construction of a recreational pool facility for Vista Valley Country Club.	
2.	Describe the current and proposed zoning and land use designation.
The project site is Rural Lands (RL-40), 1 du/40ac and is adjacent to Semi-Rural Residential (SR-10), 1du/10.20. Zoning is Agriculture and adjacent to General Rural and Specific Plan.	
3.	Describe the pre-project and post-project topography of the project. (Show on Plan)
The project is located at the intersection of Vista Valley Drive and Hoxie Ranch Road. There are existing buildings, structures, and an asphalt pavement driveway located on a hillside. Much of the hillside above the property's buildings is undisturbed, natural terrain with small trees and shrubbery that is approximately a 2:1 slope. Below and on-site, the landscape consists of grass and medium sized trees on an approximate slope of 20% that eventually ends at Hoxie Ranch Road. The proposed project removes the existing buildings and asphalt pavement road. A driveway southeast of Vista Valley Drive and Hoxie Ranch Road will provide access to the proposed development from Vista Valley Drive. The project will include one large pool, two parking lots, and facilities to serve the pool. Since the project is located on a hillside, retaining walls will be provided on the east and west sides of the proposed development. A brow ditch will be provided on the east side, between the proposed retaining wall and existing slope, to route storm water runoff from the hill around the proposed development.	
4.	Describe the soil classification, permeability, erodiblity, 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.
The soil parameters for this site are taken from research done for the site on the USDA Web Soil Survey (WSS) found on-line at: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx. The Soil type was determined to be mostly soil type C and D. The permeability is assumed to be closely related to the hydraulic conductivity (Ksat) also reported on the WSS. For the lower elevations of the site (where development is proposed), this site has a hydraulic conductivity rating of 9mm/sec, which is considered moderately high, an erodiblity factor of 0.28 – 0.43 which is used in the RUSLE formula, and a depth to ground water of greater than 200cm (6.5 feet).	
5.	Describe if contaminated or hazardous soils are within the project area. (Show on Plan)
No contaminated or hazardous soils reported within the project area.	
6.	Describe the existing site drainage and natural hydrologic features. (Show on Plan).
The existing onsite drainage consists of overland flow from the east side of the property to the southwest. The flow is captured offsite in two brow ditches on the western and southern	

boundaries of the property. Both brow ditches eventually confluence at the southwest corner of the property and continue to flow west offsite to an existing storm drain inlet on Vista Valley Drive. The project is located within the San Luis Rey (HU 903) hydrologic unit and the Lower San Luis Rey (903.1) hydrologic area. The surface and groundwater receiving waters located in the area and downstream of this project include Gopher Creek, San Luis Rey River, and the Pacific Ocean.	
7.	Describe site features and conditions that constrain, or provide opportunities for stormwater control, such as LID features.
☐ The site has a large amount of slope and available head for LID features. ☐ The site has a large amount of open space area for use in Bio-retention system. ☐ The site is constrained by a relatively low infiltration rate soils.	
8.	Is this project within the environmentally sensitive areas as defined on the maps in Appendix A of the *County of San Diego Standard Urban Storm Water Mitigation Plan for Land Development and Public Improvement Projects?*
	No
9.	Is this an emergency project? If yes, please provide a description below.
	No

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.

No.	CRITERIA	YES	NO	N/A	COMMENTS
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.

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

☒ 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/2010state_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.

San Juan 901	Santa Margarita 902	☒ San Luis Rey 903	Carlsbad 904
San Dieguito 905	Penasquitos 906	San Diego 907	Sweetwater 909
Otay 910	Tijuana 911	Whitewater 719*	Clark 720*
West Salton 721*	Anza Borrego 722*	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
903.31	Bonsall Hydrologic sub-area

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
South Fork Gopher Creek	903.12	Not Listed	< 1 Mile
Gopher Creek	903.12	Not Listed	~ 1 Mile
San Luis Rey River	903.12	Chloride (salinity) Enterococcus (pathogens) Fecal Coliform (pathogens) Phosphorus (nutrients) TDS (salinity) Total Nitrogen (nutrients) Toxicity (toxicity)	~ 3 Miles
Pacific Ocean	905.12	Not Listed	~ 15 Miles

http://www.waterboards.ca.gov/water_issues/programs/tmdl/docs/303dlists2006/epa/r9_06_303d_reqtmdls.pdf

GROUND WATERS

Ground Waters	Hydrologic Unit Basin Number	MUN	AGR	IND	PROC	GWR	FRESH
Lower San Luis Rey	903.10	☒	☒	☒			

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

+ Excepted 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

	General Pollutant Categories								
PDP Categories	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 ft²	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		☒	Not Listed
Nutrients		☒	Listed
Heavy Metals	☒		Not Listed
Organic Compounds		☒	Not Listed
Trash & Debris	☒		Not Listed
Oxygen Demanding Substances		☒	Not Listed
Oil & Grease	☒		Not Listed
Bacteria & Viruses		☒	Listed
Pesticides		☒	Not Listed

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
☐ Preserve well draining soils (Type A or B)
☐ Preserve Significant Trees
☐ Preserve critical (or problematic) areas such as floodplains, steep slopes, wetlands, and areas with erosive or unstable soil conditions
☒ Other. The site is basically an addition to a golf course property of a recreational pool house facility. The area of construction occupies a small percentage of the total site area. All existing vegetation in the way of trees and turf areas will be preserved.
2. Minimize Disturbance to Natural Drainages
☐ Set-back development envelope from drainages
☐ Restrict heavy construction equipment access to planned green/open space areas
☒ Other. Description: No natural drainages exist near the area of construction.
3. Minimize and Disconnect Impervious Surfaces (see 5)
☐ Clustered Lot Design
☒ Items checked in 5
☐ Other. Description:
4. Minimize Soil Compaction
☒ Restrict heavy construction equipment access to planned green/open space areas
☒ Re-till soils compacted by construction vehicles/equipment
☒ Collect & re-use upper soil layers of development site containing organic materials
☐ Other. Description:
5. Drain Runoff from Impervious Surfaces to Pervious Areas
<u>LID Street & Road Design</u>
☒ Curb-cuts to landscaping
☒ Rural Swales
☐ Concave Median
☐ Cul-de-sac Landscaping Design
☐ Other. Description:

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

Potential source of runoff pollutants	*Permanent source control BMPs*	*Operational source control BMPs*
1. On-site storm drain inlets	Mark inlets with the words "NO DUMPING!"	Maintain periodically repaint or replace inlet markings Provide Stormwater pollution prevention information to new site owner or lessees. See applicable operational BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com 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."
2. Landscape/ Outdoor Pesticide Use	The final landscape plans will accomplish all of the following: Landscape is designed 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.	Maintain landscaping using minimum or no pesticides. Apply building & grounds maintenance as specified on SC-41 CA BMP handbooks. IPM information will be provided for the new owners, lessees and operators.

	Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. Use pest-resistant plants, especially adjacent to hardscape. To insure successful establishment, plants will be selected as appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	
3. Pools, Spas, and other water features	Pool drain shall be connected to sanitary sewer	See BMP Fact Sheet SC-72 for Pool maintenance procedures
5. 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. Wash water containing any cleaning agent or degreaser shall be collected and discharged to the sanitary sewer and not discharged to a storm drain.

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.

Bio-retention is chosen instead of other IMPs because its mechanism is used as detention system to attenuate the peak flow from the Post-development. The soil mix and the gravel storage have a good water retention characteristic and also have greater permittivity compare to the native soil has. These properties are good to detain water but also drain the standing water in less than 48 hours.

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**
☒ **A.** On-site storm drain inlets	☒ Locations of inlets.	☒ Mark all inlets with the words "No Dumping! Flows to Bay" or similar where feasible.	☒ Maintain and periodically repaint or replace inlet markings. ☒ Provide stormwater pollution prevention information to new site owners, lessees, or operators. ☒ See applicable operational BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com ☒ 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."
❑ **B.** Interior floor drains and elevator shaft sump pumps		❑ State that interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer.	❑ Inspect and maintain drains to prevent blockages and overflow.
❑ **C.** Interior parking garages		❑ State that parking garage floor drains will be plumbed to the sanitary sewer.	❑ Inspect and maintain drains to prevent blockages and overflow.

❑ **D1.** Need for future indoor & structural pest control		❑ Note building design features that discourage entry of pests.	❑ Provide Integrated Pest Management information to owners, lessees, and operators.
☒ **D2.** Landscape/ Outdoor Pesticide Use Note: Should be consistent with project landscape plan (if applicable).	❑ Show locations of native trees or areas of shrubs and ground cover to be undisturbed and retained. ☒ Show self-retaining landscape areas, if any. ☒ Show stormwater treatment facilities.	State that final landscape plans will accomplish all of the following: ☒ Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. ☒ 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. ☒ Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. ☒ Consider using pest-resistant plants, especially adjacent to hardscape. ☒ To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	☒ Maintain landscaping using minimum or no pesticides. ☒ See applicable operational BMPs in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com ☒ Provide IPM information to new owners, lessees and operators.

☒ **E.** Pools, spas, ponds, decorative fountains, and other water features.	☒ Show location of water feature and a sanitary sewer cleanout in an accessible area within 10 feet.	☒ 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.	☒ See applicable operational BMPs in Fact Sheet SC-72, "Fountain and Pool Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com
❑ **F.** Food service	❑ 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. ❑ On the drawing, show a note that this drain will be connected to a grease interceptor before discharging to the sanitary sewer.	❑ Describe the location and features of the designated cleaning area. ❑ Describe the items to be cleaned in this facility and how it has been sized to insure that the largest items can be accommodated.	❑
❑ **G.** Refuse areas	❑ 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. ❑ 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. ❑ Any drains from dumpsters, compactors, and tallow bin areas shall be connected to a grease removal device before discharge to sanitary sewer.	❑ State how site refuse will be handled and provide supporting detail to what is shown on plans. ❑ State that signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar.	❑ 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

❑ **H.** Industrial processes.	❑ Show process area.	❑ 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."	❑ See Fact Sheet SC-10, "Non-Stormwater Discharges" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

❑ **I. Outdoor storage of equipment or materials. (See rows J and K for source control measures for vehicle cleaning, repair, and maintenance.)**	❑ **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.** ❑ **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.** ❑ **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.**	❑ **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:** ▪ **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**	❑ **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**

❑ **J. Vehicle and Equipment Cleaning**	❑ **Show on drawings as appropriate:** **(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.** **(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).** **(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.** **(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.**	❑ **If a car wash area is not provided, describe measures taken to discourage on-site car washing and explain how these will be enforced.**	**Describe operational measures to implement the following (if applicable):** ❑ **Washwater from vehicle and equipment washing operations shall not be discharged to the storm drain system.** ❑ **Car dealerships and similar may rinse cars with water only.** ❑ **See Fact Sheet SC-21, "Vehicle and Equipment Cleaning," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com**

❑ **K. Vehicle/Equipment Repair and Maintenance**	❑ **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.** ❑ **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.** ❑ **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.**	❑ **State that no vehicle repair or maintenance will be done outdoors, or else describe the required features of the outdoor work area.** ❑ **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.** ❑ **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.**	**In the SUSMP report, note that all of the following restrictions apply to use the site:** ❑ **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.** ❑ **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.** ❑ **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.**

❑ **L. Fuel Dispensing Areas**	❑ **Fueling areas[1] 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.** ❑ **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 area[1].] The canopy [or cover] shall not drain onto the fueling area.**		❑ **The property owner shall dry sweep the fueling area routinely.** ❑ **See the Business Guide Sheet, "Automotive Service—Service Stations" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com**

[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.**

❑ **M.** Loading Docks	❑ 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. ❑ Provide a roof overhang over the loading area or install door skirts (cowling) at each bay that enclose the end of the trailer.		❑ Move loaded and unloaded items indoors as soon as possible. ❑ See Fact Sheet SC-30, "Outdoor Loading and Unloading," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com
❑ **N.** Fire Sprinkler Test Water		❑ Provide a means to drain fire sprinkler test water to the sanitary sewer.	❑ See the note in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

O. Miscellaneous Drain or Wash Water ❑ **Boiler drain lines** ❑ **Condensate drain lines** ❑ **Rooftop equipment** ❑ **Drainage sumps** ❑ **Roofing, gutters, and trim.**		❑ **Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system.** ❑ **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.** ❑ **Rooftop mounted equipment with potential to produce pollutants shall be roofed and/or have secondary containment.** ❑ **Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water.** ❑ **Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.**	
☒ **P. Plazas, sidewalks, and parking lots.**			☒ **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 conce 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. 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 o Stormwater Treatment Facilities" in the SUSMP to assist in determining the appropriate treatmer facility for your project.

Will this project be utilizing the unified LID design procedure as described in Chapter 4 of the Local SUSMP? *(If yes, please document in Attachment D following the steps in Chapter 4 of the County SUSMP)*	
(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.	
N/A	

- 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 duri 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 Facilites (LID)		
☒ Bioretention area	☒	☒
Flow-through Planter		
Cistern with Bioretention		
Basins		
Extended/dry detention basin with grass/vegetated lining		
Extended/dry detention basin with impervious lining		
Underground vault		
Cistern		
Infiltration Devices (LID)		
Infiltration basin		

Infiltration trench		
Other_____		
Wet Ponds and Constructed Wetlands		
Wet pond/basin (permanent pool)		
Constructed wetland		
Vegetated Swales (LID[1])		
Vegetated Swale		
Media Filters		
Austin Sand Filter		
Delaware Sand Filter		
Multi-Chambered Treatment Train (MCTT)		
Higher-rate Biofilters		
Tree-pit-style unit		
Other_____		
Higher-rate Media Filters		
Vault-based filtration unit with replaceable cartridges		
Other_____		
Hydrodynamic Separator Systems		
Swirl Concentrator		
Other_____		
Trash Racks		
Catch Basin Insert		
Catch Basin Insert w/ Hydrocarbon boom		
Other_____		
Self-Retaining Areas (LID)		
Permeable Pavements		
Self-Retaining		
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
1. Bio-retention		Category 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.

Bioretention is selected to treat the pollutants because this has the highest removal efficiency for all the pollutants from this project.

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]	☒		Bio-Retention
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.

- Please list all individual Treatment Control BMPs (TCBMPs) incorporated into the project. Please attach the record plan sheets upon completion of project and amend the Major SWMP where appropriate. For each type of TCBMP provide an inspection sheet in Attachment F "Maintenance Plan". Replicate Table 14 in Attachment G once the TCBMP has been constructed.

TABLE 14: PROJECT SPECIFIC LID AND TCBMPS

Treatment Control BMPs (TCBMPs)[1,2] (List all from SWMP)		
Lot Number Or Location	**Description/Type**	**Sheet**
1	Bio-Retention	

[1] All Priority Development Projects (PDPs) require a TCBMP.
[2] BMPs designed to treat stormwater (e.g. LID and hydromod) shall be considered TCBMPs.

* For location of BMP's, see approved Record Plan dated _XX/XX/XX_, plan (TYPE) sheet _(#)_

- 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: VVCC Havens Vista Valley Country Club attn.: Steve Lane .

Address: 29354 Vista Valley Drive .

City Vista State CA Zip 92084 .

Email Address: Srlane@sbcglobal.net .

Phone Number: 760-716-3589 .

Engineer of Work: Excel Engineering (Robert D. Dentino, P.E.) .

Engineer's Phone Number: 760-745-8118 .

- 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: VVCC Havens Vista Valley Country Club attn.: Steve Lane .

Address: 29354 Vista Valley Drive .

City Vista State CA Zip 92084 .

Email Address: Srlane@sbcglobal.net .

Phone Number: 760-716-3589 .

* 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.

VVCC Havens Vista Valley Country Club
29354 Vista Valley Drive
Vista, CA 92084

ATTACHMENTS

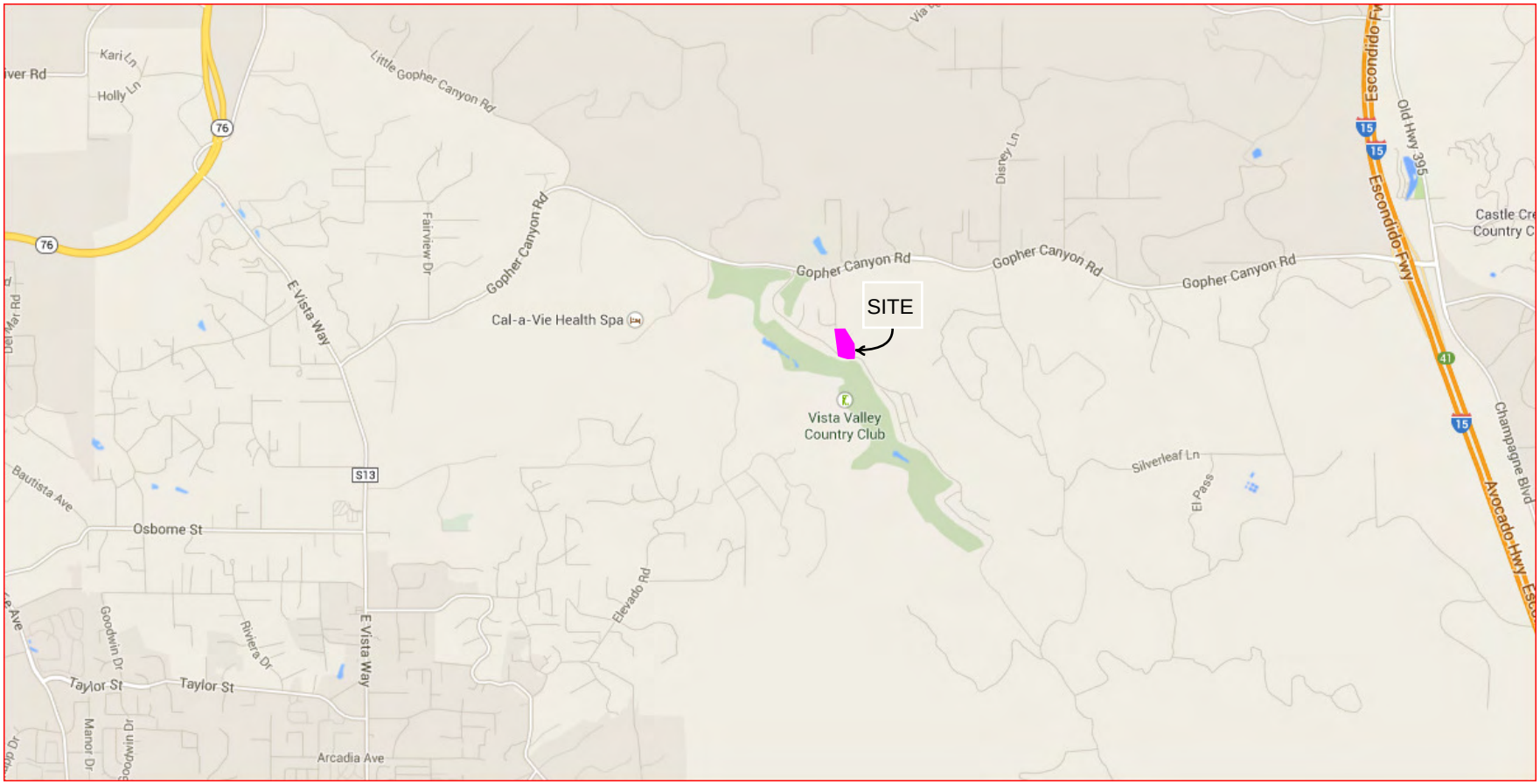
Please include the following attachments.

	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



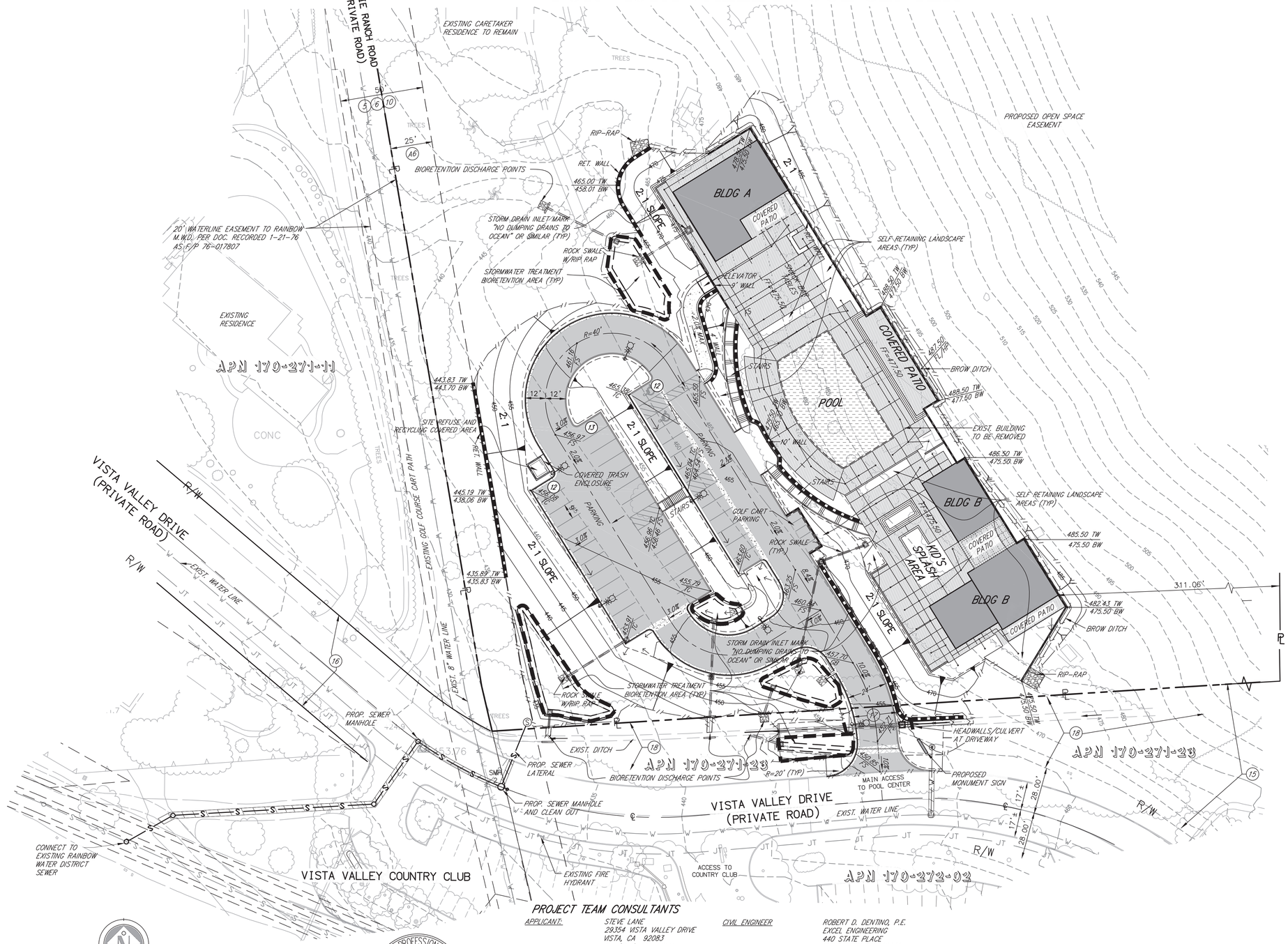
Attachment A. Project Location Map

ATTACHMENT B

Source Control Exhibit

SOURCE CONTROL PLAN

FOR VISTA VALLEY POOL CENTER



LEGENDS & SYMBOLS

- BOUNDARY LINE
- CURB LINE
- CURB & GUTTER
- EXIST. CONTOUR
- PROP. CONTOUR
- TOP & TOE OF SLOPE
- FILL SLOPE
- CUT SLOPE
- DAYLIGHT LINE
- DIRECTION OF FLOW
- VEHICLE WHEEL STOP
- PARKING SPACE NUMBER
- STORMDRAIN PIPE
- AREA DRAIN PIPE
- RETAINING WALL
- STAIRS
- WATER LINE
- GAS LINE
- SEWER LINE
- TELEPHONE LINE
- ELECTRICITY LINE
- FIRE HYDRANT
- WATER SERVICE
- SEWER SERVICE
- STREET LIGHT
- LANDSCAPE AREA
- A/C PAVEMENT
- POOL AREA
- POOL DECK
- BUIDING AREA
- DECORATIVE ROCK SWALE (SHOTCRETE & COBLE PER LANDSCAPE PLANS)
- NO PARKING AREA

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DENTINO
No. 45629
Exp.12-31-14
CIVIL
STATE OF CALIFORNIA

PROJECT TEAM CONSULTANTS

APPLICANT: STEVE LANE, 29354 VISTA VALLEY DRIVE, VISTA, CA 92083, PH (760) 758-2800, SRLANE@SBCGLOBAL.NET

LAND CONSULTANT: BROOKS CAVANAUGH, LAND PLANNING CONSULTANTS, 777 W. VISTA WAY, VISTA, CA 92084, PH (760) 758-7710, BCAV4420@AOL.COM

CIVIL ENGINEER: ROBERT D. DENTINO, P.E., EXCEL ENGINEERING, 440 STATE PLACE, ESCONDIDO, CA 92029, PH (760) 745-8118, RDENTINO@EXCELENGINEERING.NET

LANDSCAPE ARCHITECT: TIM SMITH, WYNN-SMITH LANDSCAPE ARCHITECTURE, 12315 OAK KNOLL ROAD, SUITE 230, POWAY, CA 92064, PH (858) 513-0030, TIM@WYNN-SMITH.COM

ATTACHMENT C

Drainage Management Area (DMA) Exhibit

EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • GIS • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-1890

POST-DEVELOPMENT HYDROLOGY TRIBUTARY MAP

VISTA VALLEY COUNTRY CLUB

THE 100-YEAR FLOOD PLAIN IS APPROXIMATELY 2000 FT NORTH OF THE PROJECT SITE. PLEASE SEE APPENDIX J THE 200 FT SCALED TOPO MAP.

SCALE 1"=30'

0 30 60 90 120

LEGEND

WATERCOURSE	
WATERSHED BOUNDARY	
NODE NUMBER	(X)
ELEVATION	(XXX)
AREA (ACRES)	XXX
WATERCOURSE LENGTH	L=XXX
FLOW PATH DIRECTION	
IMP SC-##	BIORETENTION SC-##

EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • GIS • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-1890

PRE-DEVELOPMENT HYDROLOGY TRIBUTARY MAP VISTA VALLEY COUNTRY CLUB

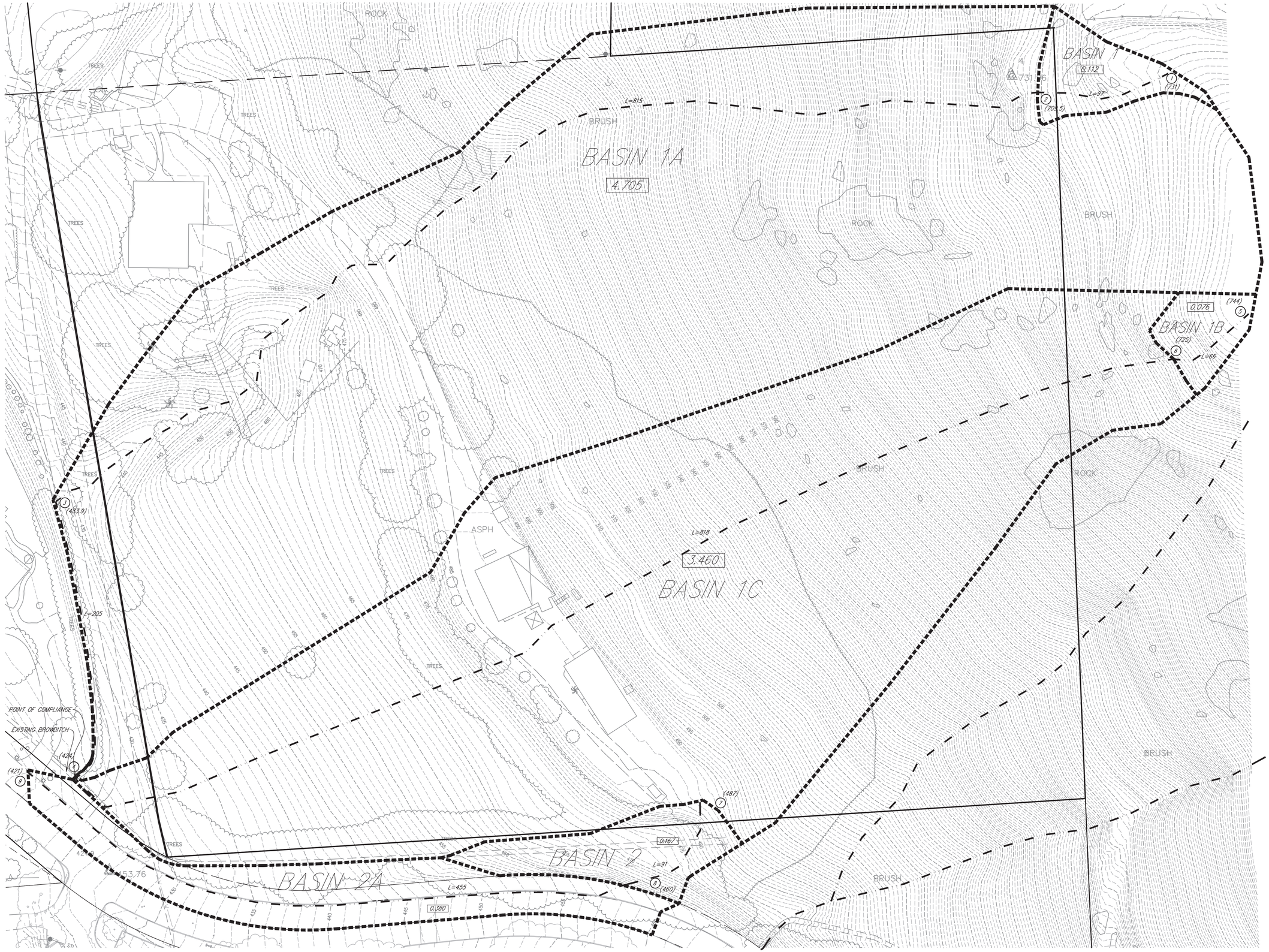
THE 100-YEAR FLOOD PLAIN IS APPROXIMATELY 2000 FT NORTH OF THE PROJECT SITE. PLEASE SEE APPENDIX J THE 200 FT SCALED TOPO MAP.

SCALE 1"=30'

0 30 60 90 120

LEGEND

WATERCOURSE	
WATERSHED BOUNDARY	
NODE NUMBER	(X)
ELEVATION	(XXX)
AREA (ACRES)	XXX
WATERCOURSE LENGTH	L=XXX
FLOW PATH DIRECTION	
IMP. SC-##	BIORETENTION SC-##



ATTACHMENT D

Sizing Design Calculations and TCBMP/LID Design Details

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

Existing Conditions

Note: see Exisitng Conditions Exhibit in Attachment "C"

DMA name	area (sf)	surf type	"C"	DMAxC	Soil Type	IMP Name
					C & D	N/A
SC-01	430242.2	landscape	0.1	43,024.2		
			total:	43,024.2		

Note: Entire parcel is considered pervious for pre development analysis

Proposed Conditions

Note: see Proposed Conditions Exhibit in Attachment "C"

DMA name	area (sf)	surf type	"C"	DMAxC	Soil Type D	IMP Name SC-40	
SC-04	2452.4	pavement	1	2,452.4			
SC-05	4438.8	pavement	1	4,438.8			
SC-06	3075.3	pavement	1	3,075.3			
SC-08	2935.9	pavement	1	2,935.9			
SC-31	1633.5	landscape	0.1	163.4	Size Factor	Min Area	Prop Area
			total:	13,065.8	0.04	522.6	1,141.2

DMA name	area (sf)	surf type	"C"	DMAxC	Soil Type D	IMP Name SC-41	
SC-14	740.5	pavement	1	740.5			
SC-15	1576.9	pavement	1	1,576.9			
SC-16	5597.5	pavement	1	5,597.5			
SC-32	736.2	landscape	0.1	73.6			
SC-33	213.4	landscape	0.1	21.3			
SC-37	239.6	landscape	0.1	24.0			
SC-38	640.3	landscape	0.1	64.0	Size Factor	Min Area	Prop Area
			total:	8,097.8	0.04	323.9	367.9

DMA name	area (sf)	surf type	"C"	DMAxC	Soil Type D	IMP Name SC-42	
SC-07	117.6	pavement	1	117.6			
SC-09	1080.3	pavement	1	1,080.3			
SC-10	1036.7	pavement	1	1,036.7			
SC-11	1206.6	pavement	1	1,206.6			
SC-12	2469.9	pavement	1	2,469.9			
SC-13	2744.3	pavement	1	2,744.3			
SC-18	1411.3	pavement	1	1,411.3			
SC-30	274.4	landscape	0.1	27.4			
SC-34	1825.2	landscape	0.1	182.5	Size Factor	Min Area	Prop Area
			total:	10,276.7	0.04	411.1	852.4

DMA name	area (sf)	surf type	"C"	DMAxC	Soil Type D	IMP Name SC-43	
SC-17	14157.0	pavement	1	14,157.0			
SC-35	2243.3	landscape	0.1	224.3			
SC-36	954.0	landscape	0.1	95.4			
SC-39	3367.2	landscape	0.1	336.7	Size Factor	Min Area	Prop Area
			total:	14,813.4	0.04	592.5	1,443.3

DMA name	area (sf)	surf type	"C"	DMAxC	Soil Type D	IMP Name SC-52	
SC-01	11.7	landscape	0.1	1.2			
SC-02	206.7	landscape	0.1	20.7			
SC-03	2434.0	pavement	1	2,434.0	Size Factor	Min Area	Prop Area
			total:	2,455.8	0.04	98.2	215.0

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.

Vista Valley CC Pool House
Vista CA, County of San Diego Jurisdiction

Inspection/ Maintenance Log Sheet

To be completed for each inspection/maintenance for each individual BMP (one location)

BMP: Bio-Retention Located at _____ **Date:**

See Section 5.7 of O/M Manual for Maintenance Actions and Frequencies (mm/dd/yyyy)

Reason(s) for completing this Log Sheet (check all that apply for this BMP today):

☐ Monthly Inspection	☐ Pre-Wet Season Inspection	☐ Mid-Wet Season Inspection	☐ Post-wet Season Inspection
☐ Pre-Storm Inspection	☐ Mid-Storm Inspection	☐ Post-Storm Inspection	☐ Planned Maintenance
☐ Unplanned Maintenance	☐ Follow-up Maintenance	☐ Annual Maintenance	☐ Cleaning
☐ Repair	☐ Reconstruction	☐ Replacement	☐ Other:_____

Defect/Condition When Maintenance is Required:	Maintenance Likely to Fix Defect:	Maintenance Needed? (Yes or No)	Comments (Describe maintenance completed, or note needed maintenance was not conducted and when it will be done)	Results Expected After Maintenance
Standing Water or areas of Ponding	Ensure plants & soil are living; replace as needed			BMP resumes function
Clippings, trash or debris in basin	Remove clippings, trash, and/or debris			A clean basin
Damage/reduction to soil media layer	Replace as needed			Healthy grass/ vegetation
Damaged/dead grass/ vegetation	Replace as needed			Healthy and sufficient soil
Inlet clogged with debris, trash, clippings	Remove clippings, trash, and/or debris			Inlet clean and drains freely

Type of waste Material(s) removed:_____
(example: sediment, trash, debris, clippings, media pouches, etc.)

Quantities Removed: _____
(example: count, pounds, ounces, etc.)

Disposal destination_____
(example: onsite, landfill, hazmat, etc.)

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.

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