County of San Diego
Standard Project SWQMP

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

Step A: Project identification

Applicant name:	Applicant phone:	Applicant email:
MJJM, LLC	949-678-4927	markiebattaglia@jtbadvisors.com

Record ID: PDS2017-MUP-03-035W1	Assessor's Parcel Number(s): 281-484-43
Project address: 842 Highway 78, Ramona, CA 92065	
Project estimated start date: February 2018	Project estimated completion date: May 2018

Step B: Applicant Certification:

I have read and understand the County of San Diego has adopted minimum requirements for managing urban runoff, including storm water, from construction and land development activities, as described in the BMP Design Manual.

This Standard Project SWQMP is intended to comply with the Standard Project requirements of the County of San Diego BMP Design Manual, which is a design manual for compliance with local County of San Diego Watershed Protection Ordinance (Sections 67.801 et seq.) and regional MS4 Permit (California Regional Water Quality Control Board San Diego Region Order No. R9-2013-0001, as amended by Order No. R9-2015-0001 and Order No. R9-2015-0100) requirements for storm water management.

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

Signature of applicant: Mark Battaglia	Date: 11-8-2017

Step C: Construction Storm Water BMP Checklist

Minimum Required Standard Construction Storm Water BMPs

If you answer "Yes" to any of the questions below, your project is subject to Table 1 on the following page (Minimum Required Standard Construction Stormwater BMPs). As noted in Table 1, please select at least the minimum number of required BMPs, or as many as are feasible for your project. If no BMP is selected, an explanation must be given in the box provided. The following questions are intended to aid in determining construction BMP requirements for your project.

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

1. Will there be soil disturbing activities that will result in exposed soil areas? (This includes minor grading and trenching.) **Reference Table 1 Items A, B, D, and E** Note: Soil disturbances NOT considered significant include, but are not limited to, change in use, mechanical/electrical/plumbing activities, signs, temporary trailers, interior remodeling, and minor tenant improvement.	☑Yes	☐No
2. Will there be asphalt paving, including patching? **Reference Table 1 Items D and F**	☑Yes	☐No
3. Will there be slurries from mortar mixing, coring, or concrete saw cutting? **Reference Table 1 Items D and F**	☐Yes	☑No
4. Will there be solid wastes from concrete demolition and removal, wall construction, or form work? **Reference Table 1 Items D and F**	☐Yes	☑No
5. Will there be stockpiling (soil, compost, asphalt, concrete, solid waste) for over 24 hours? **Reference Table 1 Items D and F**	☐Yes	☑No
6. Will there be dewatering operations? **Reference Table 1 Items C and D**	☐Yes	☑No
7. Will there be temporary on-site storage of construction materials, including mortar mix, raw landscaping and soil stabilization materials, treated lumber, rebar, and plated metal fencing materials? **Reference Table 1 Items E and F**	☐Yes	☑No
8. Will trash or solid waste product be generated from this project? **Reference Table 1 Item F**	☐Yes	☑No
9. Will construction equipment be stored on site (e.g.: fuels, oils, trucks, etc.?) **Reference Table 1 Item F**	☑Yes	☐No
10. Will Portable Sanitary Services ("Porta-potty") be used on the site? **Reference Table 1 Item F**	☐Yes	☑No

Table 1 Construction Storm Water BMP Checklist (continued)			
Minimum Required Best Management Practices (BMPs)	**CALTRANS SW Handbook[1] Detail or County Std. Detail**	**✓ BMP Selected**	**Reference sheet No's where each selected BMP is shown on the plans. If no BMP is selected, an explanation must be provided.**
A. Select Erosion Control Method for Disturbed Slopes (choose at least one for the appropriate season)			
Vegetation Stabilization Planting[2] (Summer)	SS-2, SS-4	☐	N/A - No Slopes
Hydraulic Stabilization Hydroseeding[2] (Summer)	SS-4	☐	
Bonded Fiber Matrix or Stabilized Fiber Matrix[3] (Winter)	SS-3	☐	
Physical Stabilization Erosion Control Blanket[3] (Winter)	SS-7	☐	
B. Select erosion control method for disturbed flat areas (slope < 5%) (choose at least one)			
County Standard Lot Perimeter Protection Detail	PDS 659[4], SC-2	☐	
Will use erosion control measures from Item A on flat areas also	SS-3, 4, 7	☐	
County Standard Desilting Basin (must treat all site runoff)	PDS 660[5], SC-2	☐	
Mulch, straw, wood chips, soil application	SS-6, SS-8	☑	

[1] State of California Department of Transportation (Caltrans). 2003. Storm Water Quality Handbooks, Construction Site Best Management Practices (BMPs) Manual. March. Available online at: http://www.dot.ca.gov/hq/construc/stormwater/manuals.htm.

[2] If Vegetation Stabilization (Planting or Hydroseeding) is proposed for erosion control it may be installed between May 1st and August 15th. Slope irrigation is in place and needs to be operable for slopes >3 feet. Vegetation must be watered and established prior to October 1st. The owner must implement a contingency physical BMP by August 15th if vegetation establishment does not occur by that date. If landscaping is proposed, erosion control measures must also be used while landscaping is being established. Established vegetation must have a subsurface mat of intertwined mature roots with a uniform vegetative coverage of 70 percent of the natural vegetative coverage or more on all disturbed areas.

[3] All slopes over three feet must have established vegetative cover prior to final permit approval.

[4] County of San Diego, Planning & Development Services. 2012. Standard Lot Perimeter Protection Design System. Building Division. PDS 659. Available online at http://www.sandiegocounty.gov/pds/docs/pds659.pdf.

[5] County of San Diego, Planning & Development Services. 2012. County Standard Desilting Basin for Disturbed Areas of 1 Acre or Less Building Division. PDS 659. Available online at http://www.sandiegocounty.gov/pds/docs/pds660.pdf.

Table 1 Construction Storm Water BMP Checklist (continued)			
Minimum Required Best Management Practices (BMPs)	**CALTRANS SW Handbook Detail or County Std. Detail**	**✓ BMP Selected**	**Reference sheet No's where each selected BMP is shown on the plan If no BMP is selected, an explanation must be provided.**
C. If runoff or dewatering operation is concentrated, velocity must be controlled using an energy dissipater			
Energy Dissipater Outlet Protection[6]	SS-10	☐	No Drainage Improvements
D. Select sediment control method for all disturbed areas (choose at least one)			
Silt Fence	SC-1	☑	
Fiber Rolls (Straw Wattles)	SC-5	☑	
Gravel & Sand Bags	SC-6 & 8	☐	
Dewatering Filtration	NS-2	☐	
Storm Drain Inlet Protection	SC-10	☐	
Engineered Desilting Basin (sized for 10-year flow)	SC-2	☐	
E. Select method for preventing offsite tracking of sediment (choose at least one)			
Stabilized Construction Entrance	TC-1	☑	
Construction Road Stabilization	TC-2	☐	
Entrance/Exit Tire Wash	TC-3	☐	
Entrance/Exit Inspection & Cleaning Facility	TC-1	☐	
Street Sweeping and Vacuuming	SC-7	☐	
F. Select the general site management BMPs			
F.1 Materials Management			
Material Delivery & Storage	WM-1	☑	
Spill Prevention and Control	WM-4	☐	
F.2 Waste Management[7]			
Waste Management Concrete Waste Management	WM-8	☑	
Solid Waste Management	WM-5	☑	
Sanitary Waste Management	WM-9	☐	
Hazardous Waste Management	WM-6	☐	

Note: The Construction General Permit (Order No. 2009-0009-DWQ) also requires all projects not subject to the BMP Design Manual to comply with runoff reduction requirements through the implementation of post-construction BMPs as described in Section XIII of the order.

[6] Regional Standard Drawing D-40 – Rip Rap Energy Dissipater is also acceptable for velocity reduction.
[7] Not all projects will have every waste identified. The applicant is responsible for identifying wastes that will be onsite and applying the appropriate BMP. For example, if concrete will be used, BMP WM-8 must be selected.

Step D: Post-Construction Source Control BMP Checklist

Source Control BMPs

All development projects must implement source control BMPs 4.2.1 through 4.2.6 where applicable and feasible. See Chapter 4.2 and Appendix E of the County BMP Design Manual for information to implement source control BMPs shown in this checklist.

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

- "Yes" means the project will implement the source control BMP as described in Chapter 4.2 and/or Appendix E of the County BMP Design Manual. Discussion/justification is not required.
- "No" means the BMP is applicable to the project but not feasible to implement. Discussion/justification must be provided.
- "N/A" means the BMP is not applicable at the project site because the project does not include the feature addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion/justification must be provided.

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

Source Control Requirement	Applied?		
4.2.1 Prevention of Illicit Discharges into the MS4	☑Yes	☐No	☐N/A
4.2.2 Storm Drain Stenciling or Signage	☐Yes	☐No	☑N/A
4.2.3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☑Yes	☐No	☐N/A
4.2.4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☑Yes	☐No	☐N/A
4.2.5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☑Yes	☐No	☐N/A
4.2.6 Additional BMPs Based on Potential Sources of Runoff Pollutants (must answer for each source listed below):			
☐ A. On-site storm drain inlets	☐Yes	☐No	☑N/A
☐ B. Interior floor drains and elevator shaft sump pumps	☐Yes	☐No	☑N/A
☐ C. Interior parking garages	☐Yes	☐No	☑N/A
☐ D. Need for future indoor & structural pest control	☐Yes	☐No	☑N/A
☐ E. Landscape/outdoor pesticide use	☐Yes	☐No	☑N/A
☐ F. Pools, spas, ponds, fountains, and other water features	☐Yes	☐No	☑N/A
☐ G. Food service	☐Yes	☐No	☑N/A
☐ H. Trash or Refuse areas	☐Yes	☐No	☑N/A
☐ I. Industrial processes	☐Yes	☐No	☑N/A
☐ J. Outdoor storage of equipment or materials	☐Yes	☐No	☑N/A
☐ K. Vehicle and equipment cleaning	☐Yes	☐No	☑N/A
☐ L. Vehicle/equipment repair and maintenance	☐Yes	☐No	☑N/A
☐ M. Fuel dispensing areas	☐Yes	☐No	☑N/A
☐ N. Loading docks	☐Yes	☐No	☑N/A
☐ O. Fire sprinkler test water	☐Yes	☐No	☑N/A
☐ P. Miscellaneous drain or wash water	☐Yes	☐No	☑N/A
☐ Q. Plazas, sidewalks, driveways, and parking lots	☐Yes	☐No	☑N/A

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

Attach additional pages as necessary.

Step E: Post-Construction Site Design BMP Checklist

Site Design BMPs

All development projects must implement site design BMPs 4.3.1 through 4.3.8 where applicable and feasible. See Chapter 4.3 and Appendix E of the County BMP Design Manual for information to implement site design BMPs shown in this checklist.

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

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

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

Site Design Requirement	Applied?		
4.3.1 Maintain Natural Drainage Pathways and Hydrologic Features	☑Yes	☐No	☐N/A
4.3.2 Conserve Natural Areas, Soils, and Vegetation	☑Yes	☐No	☐N/A
4.3.3 Minimize Impervious Area	☑Yes	☐No	☐N/A
4.3.4 Minimize Soil Compaction	☑Yes	☐No	☐N/A
4.3.5 Impervious Area Dispersion	☑Yes	☐No	☐N/A
4.3.6 Runoff Collection	☐Yes	☐No	☑N/A
4.3.7 Landscaping with Native or Drought Tolerant Species	☐Yes	☐No	☑N/A
4.3.8 Harvesting and Using Precipitation	☐Yes	☐No	☑N/A

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

Attach additional pages as necessary.