

County of San Diego
PRIORITY DEVELOPMENT PROJECT (PDP) SWQMP

OTAY 250, TM FOR TRACT 5607
PDS 2015 – SPA-15-001

9300 Otay Mesa Road
Otay, CA

ASSESSOR'S PARCEL NUMBER(S):
646-080-26 TO 29, 646-080-31 TO 33, 646-240-30, 646-310-17

ENGINEER OF WORK:

B. T. Hill 12/12/16

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DATE OF SWQMP:
December 12, 2016

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APPROVAL DATE:



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Attachments

- Attachment 1: Backup for PDP Pollutant Control BMPs
 - Attachment 1a: Storm Water Pollutant Control Worksheet Calculations
 - Attachment 1b: DMA Exhibit
 - Attachment 1c: Individual Structural BMP DMA Mapbook
- Attachment 2: Backup for PDP Hydromodification Control Measures
 - Attachment 2a: Flow Control Facility Design
 - Attachment 2b: Hydromodification Management Exhibit
 - Attachment 2c: Management of Critical Coarse Sediment Yield Areas
 - Attachment 2d: Geomorphic Assessment of Receiving Channels (optional)
 - Attachment 2e: Vector Control Plan (if applicable)
- Attachment 3: Structural BMP Maintenance Plan
 - Attachment 3a: Structural BMP Maintenance Thresholds and Actions
 - Attachment 3b: Draft Maintenance Agreements / Notifications(when applicable)
- Attachment 4: County of San Diego PDP Structural BMP Verification for DPW Permitted Land Development Projects
- Attachment 5: Copy of Plan Sheets Showing Permanent Storm Water BMPs
- Attachment 6: Copy of Project's Drainage Report
- Attachment 7: Copy of Project's Geotechnical and Groundwater Investigation Report

Acronyms

ACP	Alternative Compliance Project
APN	Assessor's Parcel Number
BMP	Best Management Practice
BMP DM	Best Management Practice Design Manual
HMP	Hydromodification Management Plan
HSG	Hydrologic Soil Group
MS4	Municipal Separate Storm Sewer System
N/A	Not Applicable
NRCS	Natural Resources Conservation Service
PDCI	Private Development Construction Inspection Section
PDP	Priority Development Project
PDS	Planning and Development Services
PE	Professional Engineer
RPO	Resource Protection Ordinance
SC	Source Control
SD	Site Design
SDRWQCB	San Diego Regional Water Quality Control Board
SIC	Standard Industrial Classification
SWQMP	Storm Water Quality Management Plan
WMAA	Watershed Management Area Analysis
WPO	Watershed Protection Ordinance
WQIP	Water Quality Improvement Plan

PDP SWQMP Preparer's Certification Page**Project Name: OTAY 250, TM FOR TRACT 5607****Permit Application Number: PDS 2015 – SPA-15-001****PREPARER'S CERTIFICATION**

I hereby declare that I am the Engineer in Responsible Charge of design of storm water best management practices (BMPs) for this project, and that I have exercised responsible charge over the design of the BMPs as defined in Section 6703 of the Business and Professions Code, and that the design is consistent with the PDP 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 R9-2015-0001 and R9-2015-0100) requirements for storm water management.

I have read and understand that the County of San Diego has adopted minimum requirements for managing urban runoff, including storm water, from land development activities, as described in the BMP Design Manual. I certify that this PDP SWQMP has been completed to the best of my ability and accurately reflects the project being proposed and the applicable BMPs proposed to minimize the potentially negative impacts of this project's land development activities on water quality. I understand and acknowledge that the plan check review of this PDP SWQMP by County staff is confined to a review and does not relieve me, as the Engineer in Responsible Charge of design of storm water BMPs for this project, of my responsibilities for project design.

NOTE: The current CEQA level PDP SWQMP is in conformance with the MS4 permit. Prior to approval of Final Improvement/Grading plans, an updated PDP SWQMP will be provided that has final engineering level calculations which meet the MS4 permit requirements to the satisfaction of the County of San Diego. Due to the limitations with the BMP Sizing Spreadsheet tool and its applicability for portions of this project, the BMP Sizing Spreadsheet calculations included in this PDP SWQMP are intended to demonstrate feasibility for CEQA Level only and are not to be used for final BMP design and therefore Continuous Simulation Modeling is to be provided at final engineering.

Bryan T. Hill PCE 69339, EXP 6/30/18
Engineer of Work's Signature, PE Number & Expiration Date
Bryan T. Hill
Print Name
Stevens Cresto Engineering, Inc.
Company
12/12/16
Date

Engineer's Seal:



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Submittal Record

Use this Table to keep a record of submittals of this PDP SWQMP. Each time the PDP SWQMP is re-submitted, provide the date and status of the project. In column 4 summarize the changes that have been made or indicate if response to plancheck comments is included. When applicable, insert response to plancheck comments behind this page.

Preliminary Design / Planning / CEQA

Submittal Number	Date	Summary of Changes
1	07/16/15 (SWMP)	Initial Submittal
2	01/20/16 (SWMP)	Revision
3	04/08/16 (SWQMP)	Revision
4	08/23/16 (SWQMP) 12/12/16 (SWQMP)	Revision Revision

Final Design

Submittal Number	Date	Summary of Changes
1		Initial Submittal
2		
3		
4		

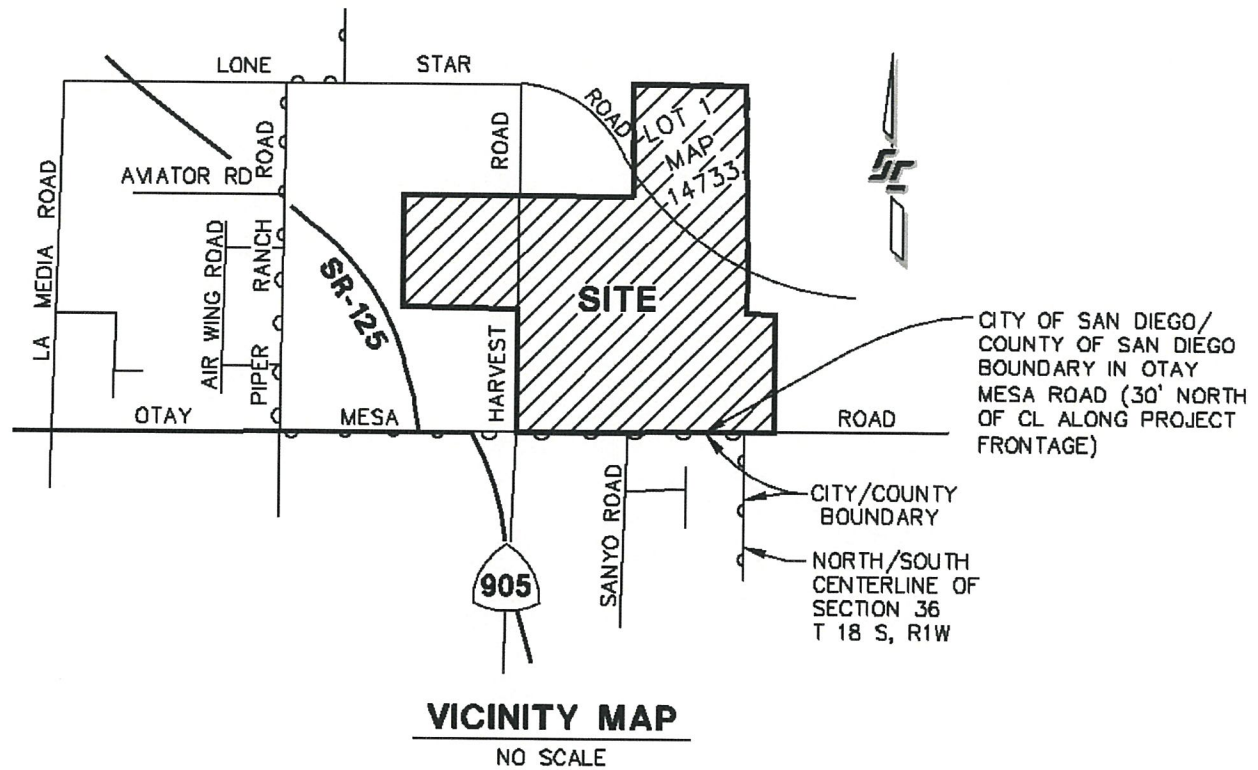
Plan Changes

Submittal Number	Date	Summary of Changes
1		Initial Submittal
2		
3		
4		

Project Vicinity Map

Project Name: Otay 250

Record ID: PDS 2015 – SPA-15-001



Step 1: Project type determination (Standard or Priority Development Project)

Is the project part of another Priority Development Project (PDP)?				(<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No)
If so, a PDP SWQMP is required. Go to Step 2.				
The project is (select one): <input checked="" type="checkbox"/> New Development <input type="checkbox"/> Redevelopment ¹				
The total proposed newly created or replaced impervious area is:				1,215,341 ft ²
The total existing (pre-project) impervious area is:				0 ft ²
The total area disturbed by the project is:				8,799,120 ft ²
If the total area disturbed by the project is 1 acre (43,560 sq. ft.) or more OR the project is part of a larger common plan of development disturbing 1 acre or more, a Waste Discharger Identification (WDID) number must be obtained from the State Water Resources Control Board. WDID: TO BE PROVIDED AT FINAL ENGINEERING				
Is the project in any of the following categories, (a) through (f)? ²				
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	(a)	New development projects that create 10,000 square feet or more of impervious surfaces ³ (collectively over the entire project site). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.	
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	(b)	Redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface (collectively over the entire project site on an existing site of 10,000 square feet or more of impervious surfaces). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.	
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	(c)	New and redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface (collectively over the entire project site), and support one or more of the following uses: <ul style="list-style-type: none"> (i) Restaurants. This category is defined as a facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) code 5812). (ii) Hillside development projects. This category includes development on any natural slope that is twenty-five percent or greater. (iii) Parking lots. This category is defined as a land area or facility for the temporary parking or storage of motor vehicles used personally, for business, or for commerce. (iv) Streets, roads, highways, freeways, and driveways. This category is defined as any paved impervious surface used for the transportation of automobiles, trucks, motorcycles, and other vehicles. 	

¹ Redevelopment is defined as: The creation and/or replacement of impervious surface on an already developed site. Examples include the expansion of a building footprint, road widening, the addition to or replacement of a structure, and creation or addition of impervious surfaces. Replacement of impervious surfaces includes any activity that is not part of a routine maintenance activity where impervious material(s) are removed, exposing underlying soil during construction. Redevelopment does not include routine maintenance activities, such as trenching and resurfacing associated with utility work; pavement grinding; resurfacing existing roadways; new sidewalks construction; pedestrian ramps; or bike lanes on existing roads; and routine replacement of damaged pavement, such as pothole repair.

² Applicants should note that any development project that will create and/or replace 10,000 square feet or more of impervious surface (collectively over the entire project site) is considered a new development.

³ For solar energy farm projects, the area of the solar panels does not count toward the total impervious area of the site.

Project type determination (continued)

Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	(d)	<p>New or redevelopment projects that create and/or replace 2,500 square feet or more of impervious surface (collectively over the entire project site), and discharging directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).</p> <p><i>Note: ESAs are areas that include but are not limited to all Clean Water Act Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the State Water Board and San Diego Water Board; State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Board and San Diego Water Board; and any other equivalent environmentally sensitive areas which have been identified by the Copermittees. See BMP Design Manual Section 1.4.2 for additional guidance.</i></p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	(e)	<p>New development projects, or redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface, that support one or more of the following uses:</p> <ul style="list-style-type: none"> (i) Automotive repair shops. This category is defined as a facility that is categorized in any one of the following SIC codes: 5013, 5014, 5541, 7532-7534, or 7536-7539. (ii) Retail gasoline outlets (RGOs). This category includes RGOs that meet the following criteria: (a) 5,000 square feet or more or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	(f)	<p>New or redevelopment projects that result in the disturbance of one or more acres of land and are expected to generate pollutants post construction.</p> <p><i>Note: See BMP Design Manual Section 1.4.2 for additional guidance.</i></p>

Does the project meet the definition of one or more of the Priority Development Project categories (a) through (f) listed above?

☐ No – the project is not a Priority Development Project (Standard Project).

☒ Yes – the project is a Priority Development Project (PDP).

Further guidance may be found in Chapter 1 and Table 1-2 of the BMP Design Manual.

The following is for **redevelopment PDPs only**:

The area of existing (pre-project) impervious area at the project site is: N/A ft² (A)

The total proposed newly created or replaced impervious area is N/A ft² (B)

Percent impervious surface created or replaced (B/A)*100: N/A %

The percent impervious surface created or replaced is (select one based on the above calculation):

☐ less than or equal to fifty percent (50%) – **only newly created or replaced impervious areas are considered a PDP and subject to stormwater requirements**

OR

☐ greater than fifty percent (50%) – **the entire project site is considered a PDP and subject to stormwater requirements**

Step 1.1: Storm Water Quality Management Plan requirements

Step	Answer	Progression
Is the project a Standard Project, Priority Development Project (PDP), or exception to PDP definitions?	<input type="checkbox"/> Standard Project	<u>Standard Project</u> requirements apply, including <u>Standard Project SWQMP</u> . Complete Standard Project SWQMP.
To answer this item, complete Step 1 Project Type Determination Checklist on Pages 1 and 2, and see PDP exemption information below. For further guidance, see Section 1.4 of the BMP Design Manual <i>in its entirety</i> .	<input checked="" type="checkbox"/> PDP	<u>Standard and PDP</u> requirements apply, including <u>PDP SWQMP</u> . Complete PDP SWQMP.
	<input type="checkbox"/> PDP with ACP	If participating in offsite alternative compliance, complete Step 6.3 and an ACP SWQMP.
	<input type="checkbox"/> PDP Exemption	Go to Step 1.2 below.

Step 1.2: Exemption to PDP definitions

Is the project exempt from PDP definitions based on either of the following:	If so:
<input type="checkbox"/> Projects that are only new or retrofit paved sidewalks, bicycle lanes, or trails that meet the following criteria: <ul style="list-style-type: none"> (i) Designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas; OR (ii) Designed and constructed to be hydraulically disconnected from paved streets or roads [i.e., runoff from the new improvement does not drain directly onto paved streets or roads]; OR (iii) Designed and constructed with permeable pavements or surfaces in accordance with County of San Diego Guidance on Green Infrastructure; 	<u>Standard Project</u> requirements apply, AND <u>any additional requirements specific to the type of project</u> . <u>County concurrence</u> with the exemption is required. <i>Provide discussion and list any additional requirements below in this form.</i> Complete Standard Project SWQMP
<input type="checkbox"/> Projects that are only retrofitting or redeveloping existing paved alleys, streets or roads that are designed and constructed in accordance with the County of San Diego Guidance on Green Infrastructure.	Complete Green Streets PDP Exempt SWQMP.
<i>Discussion / justification, and additional requirements for exceptions to PDP definitions, if applicable:</i> N/A	

Step 2: Construction Storm Water BMP Checklist

Minimum Required Standard Construction Storm Water BMPs		
<p>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.</p> <p>Note: All selected BMPs below must be included on the BMP plan incorporated into the construction plan sets.</p>		
<p>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.</p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<p>2. Will there be asphalt paving, including patching? Reference Table 1 Items D and F</p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<p>3. Will there be slurries from mortar mixing, coring, or concrete saw cutting? Reference Table 1 Items D and F</p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<p>4. Will there be solid wastes from concrete demolition and removal, wall construction, or form work? Reference Table 1 Items D and F</p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<p>5. Will there be stockpiling (soil, compost, asphalt, concrete, solid waste) for over 24 hours? Reference Table 1 Items D and F</p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<p>6. Will there be dewatering operations? Reference Table 1 Items C and D</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p>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</p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<p>8. Will trash or solid waste product be generated from this project? Reference Table 1 Item F</p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<p>9. Will construction equipment be stored on site (e.g.: fuels, oils, trucks, etc.)? Reference Table 1 Item F</p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<p>10. Will Portable Sanitary Services ("Porta-potty") be used on the site? Reference Table 1 Item F</p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Table 1. Construction Storm Water BMP Checklist

Minimum Required Best Management Practices (BMPs)	CALTRANS SW Handbook ⁴ 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 ⁵ (Summer)	SS-2, SS-4	<input checked="" type="checkbox"/>	N/A for Tentative Map, will be included on construction drawings.
Hydraulic Stabilization Hydroseeding ² (Summer)	SS-4	<input type="checkbox"/>	
Bonded Fiber Matrix or Stabilized Fiber Matrix ⁶ (Winter)	SS-3	<input type="checkbox"/>	
Physical Stabilization Erosion Control Blanket ³ (Winter)	SS-7	<input type="checkbox"/>	
B. Select erosion control method for disturbed flat areas (slope < 5%) (choose at least one)			
County Standard Lot Perimeter Protection Detail	PDS 659 ⁷ , SC-2	<input type="checkbox"/>	N/A for Tentative Map, will be included on construction drawings.
Will use erosion control measures from Item A on flat areas also	SS-3, 4, 7	<input checked="" type="checkbox"/>	
County Standard Desilting Basin (must treat all site runoff)	PDS 660 ⁸ , SC-2	<input type="checkbox"/>	
Mulch, straw, wood chips, soil application	SS-6, SS-8	<input type="checkbox"/>	

⁴ 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>.

⁵ 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.

⁶ All slopes over three feet must have established vegetative cover prior to final permit approval.

⁷ 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>.

⁸ 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 plans. 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 ⁹	SS-10	<input checked="" type="checkbox"/>	N/A for Tentative Map, will be included on construction drawings.
D. Select sediment control method for all disturbed areas (choose at least one)			
Silt Fence	SC-1	<input checked="" type="checkbox"/>	N/A for Tentative Map, will be included on construction drawings.
Fiber Rolls (Straw Wattles)	SC-5	<input checked="" type="checkbox"/>	
Gravel & Sand Bags	SC-6 & 8	<input checked="" type="checkbox"/>	
Dewatering Filtration	NS-2	<input type="checkbox"/>	
Storm Drain Inlet Protection	SC-10	<input checked="" type="checkbox"/>	
Engineered Desilting Basin (sized for 10-year flow)	SC-2	<input type="checkbox"/>	
E. Select method for preventing offsite tracking of sediment (choose at least one)			
Stabilized Construction Entrance	TC-1	<input checked="" type="checkbox"/>	N/A for Tentative Map, will be included on construction drawings.
Construction Road Stabilization	TC-2	<input type="checkbox"/>	
Entrance/Exit Tire Wash	TC-3	<input type="checkbox"/>	
Entrance/Exit Inspection & Cleaning Facility	TC-1	<input type="checkbox"/>	
Street Sweeping and Vacuuming	SC-7	<input checked="" type="checkbox"/>	
F. Select the general site management BMPs			
F.1 Materials Management			
Material Delivery & Storage	WM-1	<input checked="" type="checkbox"/>	N/A for Tentative Map, will be included on construction drawings.
Spill Prevention and Control	WM-4	<input checked="" type="checkbox"/>	
F.2 Waste Management¹⁰			
Waste Management	WM-8	<input checked="" type="checkbox"/>	N/A for Tentative Map, will be included on construction drawings.
Concrete Waste Management			
Solid Waste Management	WM-5	<input checked="" type="checkbox"/>	
Sanitary Waste Management	WM-9	<input checked="" type="checkbox"/>	
Hazardous Waste Management	WM-6	<input type="checkbox"/>	

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.

⁹ Regional Standard Drawing D-40 – Rip Rap Energy Dissipater is also acceptable for velocity reduction.

¹⁰ 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.