Step 3: County of San Diego PDP SWQMP Site Information Checklist

Step 3.1: Description of Existing Site Condition

Project Watershed (Complete Hydrologic Unit, Area, and Subarea Name with Numeric Identifier)	Tijuana 911, Water Tanks 911.12

Current Status of the Site (select all that apply):

- ☐ Existing development
- ☐ Previously graded but not built out
- ☐ Demolition completed without new construction
- ☐ Agricultural or other non-impervious use
- ☒ Vacant, undeveloped/natural

Description / Additional Information:

Existing Land Cover Includes (select all that apply and provide each area on site):

- ☒ Vegetative Cover 202 Acres (8,799,120 Square Feet)
- ☐ Non-Vegetated Pervious Areas 0 Acres (0 Square Feet)
- ☐ Impervious Areas 0 Acres (0 Square Feet)

Description / Additional Information:

An additional lot, containing approximately 51 acres, was dedicated as open space with Map No. 14733.

Underlying Soil belongs to Hydrologic Soil Group (select all that apply):

- ☐ NRCS Type A
- ☐ NRCS Type B
- ☐ NRCS Type C
- ☒ NRCS Type D

Approximate Depth to Groundwater (GW) (or N/A if no infiltration is used):

- ☐ GW Depth < 5 feet
- ☐ 5 feet < GW Depth < 10 feet
- ☐ 10 feet < GW Depth < 20 feet
- ☒ GW Depth > 20 feet

Existing Natural Hydrologic Features (select all that apply):

- ☒ Watercourses
- ☐ Seeps
- ☐ Springs
- ☐ Wetlands
- ☐ None
- ☐ Other

Description / Additional Information:

Step 3.2: Description of Existing Site Drainage Patterns

How is storm water runoff conveyed from the site? At a minimum, this description should answer:

(1) Whether existing drainage conveyance is natural or urban;
(2) Is runoff from offsite conveyed through the site? if yes, quantify all offsite drainage areas, design flows, and locations where offsite flows enter the project site, and summarize how such flows are conveyed through the site;
(3) Provide details regarding existing project site drainage conveyance network, including any existing storm drains, concrete channels, swales, detention facilities, storm water treatment facilities, natural or constructed channels; and
(4) Identify all discharge locations from the existing project site along with a summary of conveyance system size and capacity for each of the discharge locations. Provide summary of the pre-project drainage areas and design flows to each of the existing runoff discharge locations.

Describe existing site drainage patterns:

The existing site drainage conveyance is natural and is divided into three distinct drainage basins with three distinct outfall points. Two of the three basins are located on the southern half of the project and drain to the south, to storm drain in Otay Mesa Road. The other basin, in the northern half of the project, drains to the northwest and is collected in storm drain on the east side of SR-125. The entire project is within the Tijuana Watershed. Approximately 52.7 acres of the offsite run-on from the east, and approximately 32.6 acres from the north, will be collected within the project storm drain system for conveyance through the site. Run-on will bypass directly through the site and will not be routed to any of the regional detention/biofiltration basins.

Step 3.3: Description of Proposed Site Development

Project Description / Proposed Land Use and/or Activities:

Otay 250 is a mixed use residential/commercial subdivision containing twenty-nine developable lots, with associated public roads, on approximately 202 acres. An additional lot, containing approximately 51 acres, was dedicated as open space with Map No. 14733. The project is located within the northwest quadrant of the East Otay Mesa Specific Plan area. The project is located north of Otay Mesa Road and adjacent to the east of the SR 125 extension in the Otay Mesa area within the County of San Diego, California. Otay 250, at ultimate build-out, while zoned Technological Business Park with a portion having a Commercial overlay, supports commercial, light industrial, and mixed use residential/retail land uses. The project will be constructed in multiple phases.

List/describe proposed impervious features of the project (e.g., buildings, roadways, parking lots, courtyards, athletic courts, other impervious features):

Proposed roadways

List/describe proposed pervious features of the project (e.g., landscape areas):

Rough graded pads

Does the project include grading and changes to site topography?

☒Yes

☐No

Description / Additional Information:

Insert acreage or square feet for the different land cover types in the table below:

Change in Land Cover Type Summary			
Land Cover Type	Existing (acres or ft^2)	Proposed (acres or ft^2)	Percent Change
Vegetation	253 AC	225 AC	-12%
Pervious (non-vegetated)			
Impervious	0	28 AC	>100%

Step 3.4: Description of Proposed Site Drainage Patterns

Does the project include changes to site drainage (e.g., installation of new storm water conveyance systems)?

☒Yes

☐No

If yes, provide details regarding the proposed project site drainage conveyance network, including storm drains, concrete channels, swales, detention facilities, storm water treatment facilities, natural or constructed channels, and the method for conveying offsite flows through or around the proposed project site. Identify all discharge locations from the proposed project site along with a summary of the conveyance system size and capacity for each of the discharge locations. Provide a summary of pre- and post-project drainage areas and design flows to each of the runoff discharge locations. Reference the drainage study for detailed calculations.

Describe proposed site drainage patterns:

Each lot will contain at least one storm water collection basin to hold and store pad runoff prior to it entering the storm drain system. The proposed public storm drain system will collect runoff from each collection basin and convey flows to the northwest and south directions off site. The project will generally maintain pre-project drainage basins and discharge points.

Step 3.5: Potential Pollutant Source Areas

Identify whether any of the following features, activities, and/or pollutant source areas will be present (select all that apply). Select "Other" if the project is a phased development and provide a description:

- ☒ On-site storm drain inlets
- ☐ Interior floor drains and elevator shaft sump pumps
- ☐ Interior parking garages
- ☐ Need for future indoor & structural pest control
- ☒ Landscape/Outdoor Pesticide Use
- ☐ Pools, spas, ponds, decorative fountains, and other water features
- ☐ Food service
- ☐ Refuse areas
- ☐ Industrial processes
- ☐ Outdoor storage of equipment or materials
- ☐ Vehicle and Equipment Cleaning
- ☐ Vehicle/Equipment Repair and Maintenance
- ☐ Fuel Dispensing Areas
- ☐ Loading Docks
- ☐ Fire Sprinkler Test Water
- ☐ Miscellaneous Drain or Wash Water
- ☒ Plazas, sidewalks, and parking lots
- ☐ Other (provide description)

Description / Additional Information:

Step 3.6: Identification and Narrative of Receiving Water and Pollutants of Concern

Describe flow path of storm water from the project site discharge location(s), through urban storm conveyance systems as applicable, to receiving creeks, rivers, and lagoons as applicable, and ultimate discharge to the Pacific Ocean (or bay, lagoon, lake or reservoir, as applicable):

The entire project is within the Tijuana Watershed and is collected within public storm drain systems for conveyance to the west. Runoff is conveyed in a combination of storm drains, open channels, and natural channels before being discharged to the Tijuana River. The Tijuana River outlets to the Pacific Ocean.

List any 303(d) impaired water bodies[11] within the path of storm water from the project site to the Pacific Ocean (or bay, lagoon, lake or reservoir, as applicable), identify the pollutant(s)/stressor(s) causing impairment, and identify any TMDLs and/or Highest Priority Pollutants from the WQIP for the impaired water bodies:

303(d) Impaired Water Body	Pollutant(s)/Stressor(s)	TMDLs / WQIP Highest Priority Pollutant
Pacific Ocean Shoreline, Tijuana HU	*Enterococcus, Fecal Coliform, Total Coliform*	*Est. TMDL completion: 2019*
Tijuana River Estuary	*Eutrophic, Indicator Bacteria, Lead, Low Dissolved Oxygen, Nickel, Pesticides, Thallium, Trash, Turbidity*	*Est. TMDL completion: 2010, 2019*
Tijuana River	*Eutrophic, Indicator Bacteria, Low Dissolved Oxygen, Pesticides, Phosphorus, Sedimentation/Siltation, Selenium, Solids, Surfactants, Synthetic Organics, Total Nitrogen, Toxicity, Trace Elements, Trash*	*Est. TMDL completion: 2010, 2019, 2021* *WQIP Highest Priority Pollutants: Sedimentation/Siltation and Turbidity*

Identification of Project Site Pollutants*

*Identification of project site pollutants below is only required if flow-thru treatment BMPs are implemented onsite in lieu of retention or biofiltration BMPs. Note the project must also participate in an alternative compliance program (unless prior lawful approval to meet earlier PDP requirements is demonstrated).

Identify pollutants expected from the project site based on all proposed use(s) of the site (see BMP Design Manual Appendix B.6):

[11] The current list of Section 303(d) impaired water bodies can be found at http://www.waterboards.ca.gov/water_issues/programs/water_quality_assessment/#impaired

Pollutant	Not Applicable to the Project Site	Anticipated from the Project Site	Also a Receiving Water Pollutant of Concern
Sediment	☐	☒	☒
Nutrients	☐	☒	☒
Heavy Metals	☐	☒	☒
Organic Compounds	☐	☒	☒
Trash & Debris	☐	☒	☒
Oxygen Demanding Substances	☐	☒	☒
Oil & Grease	☐	☒	☐
Bacteria & Viruses	☐	☒	☒
Pesticides	☐	☒	☒

Step 3.7: Hydromodification Management Requirements

Do hydromodification management requirements apply (see Section 1.6 of the BMP Design Manual)?

☒Yes, hydromodification management requirements for flow control and preservation of critical coarse sediment yield areas are applicable.

☐No, the project will discharge runoff directly to existing underground storm drains discharging directly to water storage reservoirs, lakes, enclosed embayments, or the Pacific Ocean.

☐No, the project will discharge runoff directly to conveyance channels whose bed and bank are concrete-lined all the way from the point of discharge to water storage reservoirs, lakes, enclosed embayments, or the Pacific Ocean.

☐No, the project will discharge runoff directly to an area identified as appropriate for an exemption by the WMAA[12] for the watershed in which the project resides.

Description / Additional Information (to be provided if a 'No' answer has been selected above):

[12] The Watershed Management Area Analysis (WMAA) is an optional element for inclusion in the Water Quality Improvement Plans (WQIPs) described in the 2013 MS4 Permit [Provision B.3.b.(4)]. It is available online at the Project Clean Water website: http://www.projectcleanwater.org/index.php?option=com_content&view=article&id=248

Step 3.7.1: Critical Coarse Sediment Yield Areas*

***This Section only required if hydromodification management requirements apply**

Projects must satisfy critical coarse sediment yield area (CCSYA) requirements by characterizing the project as one of the scenario-types presented below and satisfying associated criteria. Projects must appropriately satisfy all requirements for identification, avoidance, and bypass, OR may alternatively elect to demonstrate no net impact.

☐ **Scenario 1**: Project is subject to and in compliance with RPO requirements *(without utilization of RPO exemptions 86.604(e)(2)(cc) or 86.604(e)(3) that result in impacts to more than 15% of the project-scale CCSYAs)*.

- ☐ Identify: Project has identified both onsite and upstream CCSYAs as areas that are coarse, ≥25% slope, and ≥50' tall. *(Optional refinement methods may be performed per guidance in Section H.1.2). AND,*
- ☐ Avoid: Project has avoided onsite CCSYAs per existing RPO steep slope encroachment criteria. AND,
- ☐ Bypass: Project has demonstrated that both onsite and upstream CCSYAs are bypassed through or around the project site with a 2 year peak storm velocity of 3 feet per second or greater. OR,
- ☐ No Net Impact: Project does not satisfy all Scenario 1 criteria above and must alternatively demonstrate no net impact to the receiving water.

☒ **Scenario 2**: Project is entirely exempt/not subject to RPO requirements without utilization of RPO exemptions 86.604(e)(2)(cc) or 86.604(e)(3).

- ☒ Identify: Project has identified upstream CCSYAs that are coarse, ≥25% slope, and ≥50' tall. *(Optional refinement methods may be performed per guidance in Section H.1.2). AND,*
- ☒ Avoid: Project is not required to avoid onsite CCSYAs as none were identified in the previous step. AND,
- ☒ Bypass: Project has demonstrated that upstream CCSYAs are bypassed through or around the project site with a 2 year peak storm velocity of 3 feet per second or greater. OR,

↑ N/A : No CCSYAs Upstream

- ☐ No Net Impact: Project does not satisfy all Scenario 2 criteria above and must alternatively demonstrate no net impact to the receiving water. *(Skip to next row).*

☐ **Scenario 3**: Project utilizes exemption(s) via RPO Section 86.604(e)(2)(cc) or 86.604(e)(3) and impacts more than 15% of the project-scale CCSYAs.

- ☐ No Net Impact: Project is not eligible for traditional methods of identification, avoidance, and bypass. Project must demonstrate no net impact to the receiving water.

Critical Coarse Sediment Yield Areas Continued
Demonstrate No Net Impact
If the project elects to satisfy CCSYA criteria through demonstration of no net impact to the receiving water. Applicants must identify the methods utilized from the list below and provide supporting documentation in Attachment 2c of the SWQMP. Check all that are applicable. ☒ N/A, the project appropriately identifies, avoids, and bypasses CCSYAs. ☐ Project has performed additional analysis to demonstrate that impacts to CCSYAs satisfy the no net impact standard of Ep/Sp≤1.1. ☐ Project has provided alternate mapping of CCSYAs. ☐ Project has implemented additional onsite hydromodification flow control measures. ☐ Project has implemented an offsite stream rehabilitation project to offset impacts. ☐ Project has implemented other applicant-proposed mitigation measures.

Step 3.7.2: Flow Control for Post-Project Runoff*

*This Section only required if hydromodification management requirements apply
List and describe point(s) of compliance (POCs) for flow control for hydromodification management (see Section 6.3.1). For each POC, provide a POC identification name or number correlating to the project's HMP Exhibit and a receiving channel identification name or number correlating to the project's HMP Exhibit. The first Point of Compliance, POC 1, is located on the north side of Otay Mesa Road where project runoff is discharged to an existing culvert approximately 800 ft east of Harvest Road. The second Point of Compliance, POC 2, is located at the intersection of Harvest Road and Otay Mesa Road, where project storm drain discharges to an existing public storm drain system. The third Point of Compliance, POC 3, is located at the northwest corner of the site where runoff is discharged to a graded channel.
Has a geomorphic assessment been performed for the receiving channel(s)? ☐ No, the low flow threshold is 0.1Q2 (default low flow threshold) ☐ Yes, the result is the low flow threshold is 0.1Q2 ☐ Yes, the result is the low flow threshold is 0.3Q2 ☒ Yes, the result is the low flow threshold is 0.5Q2 *If a geomorphic assessment has been performed, provide title, date, and preparer:* *Hydromodification Screening for Otay 250, dated August 15, 2016 by Chang Consultants* *Discussion / Additional Information: (optional)*

Step 3.8: Other Site Requirements and Constraints

When applicable, list other site requirements or constraints that will influence storm water management design, such as zoning requirements including setbacks and open space, or local codes governing minimum street width, sidewalk construction, allowable pavement types, and drainage requirements.

Optional Additional Information or Continuation of Previous Sections As Needed

This space provided for additional information or continuation of information from previous sections as needed.

Step 4: 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. Answer each category below 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 it is 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 that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification must be provided.			
Source Control Requirement	**Applied?**		
4.2.1 Prevention of Illicit Discharges into the MS4	☒Yes	☐No	☐N/A
Discussion / justification if 4.2.1 not implemented:			
4.2.2 Storm Drain Stenciling or Signage	☒Yes	☐No	☐N/A
Discussion / justification if 4.2.2 not implemented:			
4.2.3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☐Yes	☐No	☒N/A
Discussion / justification if 4.2.3 not implemented:			
4.2.4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☐Yes	☐No	☒N/A
Discussion / justification if 4.2.4 not implemented:			

Source Control Requirement	Applied?		
4.2.5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☐Yes	☐No	☒N/A
Discussion / justification if 4.2.5 not implemented:			
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. 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, and parking lots	☒Yes	☐No	☐N/A
Discussion / justification if 4.2.6 not implemented. Clearly identify which sources of runoff pollutants are discussed. Justification must be provided for <u>all</u> "No" answers shown above.			

Note: Show all source control measures described above that are included in design capture volume calculations in the plan sheets of Attachment 5.

Step 5: Site Design BMP Checklist

Site Design BMPs
All development projects must implement site design BMPs SD-A through SD-H 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. Answer each category below 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 it is 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 that is addressed by the BMP (e.g., the project site has no existing natural areas to conserve). Discussion / justification must be provided.

Site Design Requirement	Applied?		
4.3.1 Maintain Natural Drainage Pathways and Hydrologic Features	☒Yes	☐No	☐N/A
Discussion / justification if 4.3.1 not implemented: The project has dedicated approximately 51.3 acres of open space. This area is north of the future Lone Star Road alignment and will not be disturbed by project construction.			
4.3.2 Conserve Natural Areas, Soils, and Vegetation	☒Yes	☐No	☐N/A
Discussion / justification if 4.3.2 not implemented: The project has dedicated approximately 51.3 acres of open space. This area is north of the future Lone Star Road alignment and will not be disturbed by project construction.			
4.3.3 Minimize Impervious Area	☒Yes	☐No	☐N/A
Discussion / justification if 4.3.3 not implemented:			
4.3.4 Minimize Soil Compaction	☒Yes	☐No	☐N/A
Discussion / justification if 4.3.4 not implemented:			
4.3.5 Impervious Area Dispersion	☐Yes	☒No	☐N/A
Discussion / justification if 4.3.5 not implemented: Public roadways have been designed to minimum required widths. Runoff generated by the roadways will be treated in regional bioretention/detention facilities which will provide water quality, hydromodification, and peak flow mitigation.			