County of San Diego

Stormwater Quality Management Plan (SWQMP)

For Priority Development Projects (PDPs)

Use for all PDPs (see Storm Water Intake Form, Part 4)

Priority Development Project

Project Information		Development type ☒ New development ☐ Redevelopment
Project Name	Balazs Residence	
Project Address	Caminito Del Vientecito	
Assessor's Parcel # (APN)	267-147-06	
Permit # / Record ID	PDS2022-LDGRMJ-30446	
Project category (select one)	☐ Commercial	☐ Minor subdivision*
	☐ Industrial	☐ Major subdivision*
	☒ Single family residential lot	☐ Multi-family residential*
	*If residential, is a Homeowners Association (HOA) proposed? ☐ Yes ☒ No	

Project Applicant / Project Proponent		
Name	Alex & Zsuzsanna Balazs	
Address	17306 Eagle Canyon Way,San Diego CA 92127	
Phone	858-286-8844	**Email:** alexgbalazs@gmail.com

SWQMP Preparer		
Name	Alex Parra	
Company (if applicable)	AP Consulting	
Address	2371 Fenton Street, Suite 100	
Phone	619-227-8941	**Email:** alexparra201@gmail.com
PE Number (if applicable)		

Preparer's Certification

I 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 County of San Diego BMP Design Manual. The BMP Design Manual 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.

This SWQMP is intended to comply with applicable requirements of the BMP Design Manual. I certify that it 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 SWQMP by County staff is confined to a review and does not relieve me as the person in charge of overseeing the selection and design of storm water BMPs for this project, of my responsibilities for project design.

Signature	alejandro parra	**Date** October 22, 2024

COUNTY ACCEPTED

SWQMP Approved By: *Approval Date*:

**** NOTE* Approval does not constitute compliance with regulatory requirements.***

Scope of SWQMP Submittal (Required)

Select the option that describes the scope of this SWQMP Submittal. Document your selection as indicated.

SWQMP Scope	Required Documentation
☒ ***a. SWQMP addresses the entire project***	No additional documentation.
☐ ***b. SWQMP implements requirements of an earlier master SWQMP submittal***	Include a copy of the previous submittal as **Attachment 4**.
☐ ***c. First of multiple SWQMP submittals***	Identify below the elements addressed in this submittal and in future submittals.

(1) Elements addressed in current submittal (streets, common areas, first project phase, etc.):

(2) Elements to be addressed in future submittal(s) (individual lots, future project phases, etc.):

Submittal Record: List the dates of SWQMP and plan submittals and updates. Briefly describe key changes from previous versions. If responding to plan check comments, note this in the entry and attach the responses as applicable.

No.	Date	Summary of Changes
Preliminary Design / Planning / CEQA		
1		Initial Submittal
2	06/10/2025	Revised grading permit Submittal
3		
Final Design		
1	12/26/2022	Initial Submittal
2	12/27/2023	Second Submittal
3	10/22/2024	Third Submittal
Plan Changes		
1		
2		
3		

PDP SWQMP Submittal Checklist

SWQMP Tables: All of the tables below must be completed.

SWQMP Attachments[1]: Use the checklist below to identify which attachments will be included with this submittal. Attachments with boxes already checked (☒) are required for all projects. The applicability of other attachments will be determined upon completing this form.

☒ Attachment 1: Storm Water Intake Form

☒ Attachment 2: DMA Exhibits and Construction Plan Sheets

☐ Attachment 3: Reserved for Future Use

☐ Attachment 4: Previous SWQMP Submittals

☒ Attachment 5: Existing Site and Drainage Description

☒ Attachment 6: Documentation of DMAs without Structural BMPs

☐ Attachment 7: Documentation of DMAs with Structural Pollutant Control BMPs

☐ Attachment 8: Documentation of DMAs with Structural Hydromodification Management BMPs

☒ Attachment 9: Management of Critical Coarse Sediment Yield Areas

☒ Attachment 10: BMP Installation Verification Form

☐ Attachment 11: BMP Maintenance Agreements and Plans

☐ Attachment 12: Documentation of Alternative Compliance Projects (ACPs)

After completing the remainder of this form, check the applicable SWQMP Attachment boxes to summarize your selections.

[1] All SWQMP Attachments are available at www.sandiego.gov/stormwater under the Development Resources tab, Submittal Templates.

Table 1 – Baseline BMPs for Existing and Proposed Site Features

A. BMPs for Existing Natural Site Features (See Fact Sheet BL-1)

1. Check the boxes below for each existing feature on the site.

2. Select the BMPs to be implemented for each identified feature. Explain why any BMP not selected is infeasible in Table 3.

	Conserve natural features (SD-G)	Provide buffers around waterbodies (SD-H)
☐ Natural waterbodies	☐	☐
☐ Natural storage reservoirs & drainage corridors	☒	---
☒ Natural areas, soils, & vegetation (incl. trees)	☒	---

B. BMPs for Common Impervious Outdoor Site Features (See Fact Sheet BL-2)

1. Check the boxes below for each proposed feature.

*2. Select the BMPs to be implemented for each proposed feature. If neither BMP **SD-B** nor **SD-I** is selected for a feature, explain why both BMPs are infeasible in Table 3.*

	a. Direct runoff to pervious areas (SD-B)	b. Construct surfaces from permeable materials (SD-I)	c. Minimize the size of impervious areas
☒ Streets and roads	☒	☐	☒ *Check this box to confirm that all impervious areas on the site will be minimized where feasible.*
☒ Sidewalks & walkways	☒	☐	
☐ Parking areas & lots	☐	☐	*If this box is not checked, identify the surfaces that cannot be minimized in Table 3, and explain why it is infeasible to do so.*
☒ Driveways	☒	☐	
☒ Patios, decks, & courtyards	☒	☐	
☐ Hardcourt recreation areas	☐	☐	
☐ Other:	☐	☐	

C. ☐ **BMPs for Rooftop Areas:** *Check this box if rooftop areas are proposed and select at least one BMP below.* **(See Fact Sheet BL-3)**

If no BMPs are selected, explain why they are infeasible in Table 3.

1. Direct runoff to pervious areas (SD-B)	2. Install green roofs (SD-C)	3. Install rain barrels (SD-E)
☒	☐	☐

D. ☒ **BMPs for Landscaped Areas:** *Check this box if landscaping is proposed and select at least one BMP below.* **(See Fact Sheet BL-4)**

If no BMPs are selected, explain why they are infeasible in Table 3.

1. Sustainable Landscaping (SD-K)
☒

Note: All features and BMPs must be shown on applicable construction plans. See applicable Fact Sheets in Appendix C of the BMP Design Manual for additional information.

Note: Use Table 3 to explain BMP infeasibility or inapplicability, or to describe features or BMPs not listed in this table. Additional explanation may be required by the County.

Table 2 – Baseline BMPs for Pollutant-generating Sources

☒ If this is a **Small Residential Project**, check this box and skip the rest of this table.

A. Management of Stormwater Discharges

1. Identify all proposed outdoor work areas below (☐ *Check here if none are proposed*)	**2. Which BMPs will be used to prevent materials from contacting rainfall or runoff?** (See Fact Sheet BL-5) *(Select all feasible BMPs for each work area[2])*			**3. Where will runoff from the work area be routed?** (See Fact Sheet BL-6) *(Select one or more option for each work area)*			
	Overhead covering (rooftops, etc.) (SC-A)	**Separation of flows from adjacent areas (berms, etc.) (SC-B)**	**Wind protection (screens, etc.) (SC-C)**	**Sanitary sewer[3] (SC-D)**	**Containment system (SC-E)**	**Stormwater S-BMP or SSD-BMP[4]**	**Other[5]**
☐ Trash & Refuse Storage	☐	☐	☐	☐	☐	☐	☐
☐ Materials & Equipment Storage	☐	☐	☐	☐	☐	☐	☐
☐ Loading & Unloading	☐	☐	---	☐	☐	☐	☐
☐ Fueling	☐	☐	---	☐	☐	☐	☐
☐ Maintenance & Repair	☐	☐	---	☐	☐	☐	☐
☐ Vehicle & Equipment Cleaning	☐	☐	---	☐	☐	☐	☐
☐ Other:	☐	☐	---	☐	☐	☐	☐

B. Prevention of Non-stormwater Discharges (See Fact Sheet BL-7)

Select one option for each feature below:

• **Storm drain inlets and catch basins …**	☐ are not proposed	☐ will be labeled with stenciling or signage to discourage dumping **(SC-F)**
• **Educational BMP Signage …**	☐ are not proposed	☐ will be labeled with educational signage for BMP **(SC-G)**
• **Interior work surfaces, floor drains, & sumps …**	☐ are not proposed	☐ will not discharge directly or indirectly to the MS4 or receiving waters
• **Drain lines (e.g., air conditioning, boiler, etc.) …**	☐ are not proposed	☐ will not discharge directly or indirectly to the MS4 or receiving waters
• **Fire sprinkler test water …**	☐ are not proposed	☐ will not discharge directly or indirectly to the MS4 or receiving waters

Note: All outdoor features and BMPs in this table must be shown on applicable construction plans. See applicable Fact Sheets in Appendix C of the BMP Design Manual for additional information. **Note:** Use Table 3 to explain BMP infeasibility or inapplicability, or to describe features or BMPs not listed in this table. Additional explanation may be required by the County.

[2] Each BMP is required where feasible. If none are selected for any feature, explain why they are infeasible in Table 3.

[3] Separate wastewater agency approvals may be required.

[4] Structural Treatment Control BMPs (S-BMPs) and Significant Site Design BMPs (SSD-BMPs) may not receive discharges from work areas that concentrate pollutants in a manner that will impair their functioning. Discharges from the proposed work area must also be included in DCV calculations for the applicable BMP.

[5] Describe other proposed options for managing stormwater discharges in Table 3.

Table 3 – Explanations and Justifications for Table 1 and 2 Baseline BMPs

☒ **Check here if no explanations or justifications for Table 1 or 2 BMPs are required.**

- **Required Justifications**: Provide explanations of BMP inapplicability and/or infeasibility as indicated per Tables 1 and 2.
- **If Requested**: Justify why specific BMPs will not be implemented or will only be partially implemented.
- **Additional Explanation**: Describe any proposed features and/or BMPs not listed in Tables 1 or 2.

BMP-Feature Combination		Explanation
Feature	Common Impervious Outdoor Site	Parking areas, lots, and hardcourt recreation areas are not present in the site; therefore, no BMP was selected. No pervious pavement is proposed.
BMP	SD-B, SD-I	
Feature	BMPs for pollutant -generating sources	Trash & refuse storage, materials & equipment storage, loading & unloading, fueling, maintenance & repair, vehicle & equipment cleaning, and food preparation or service are not present in the site; therefore, no BMP was selected.
BMP	SC-A, SC-B, SC-C, SC-D, SC-E	
Feature		
BMP		
Feature		
BMP		
Feature		
BMP		
Feature		
BMP		
Feature		
BMP		

Table 4: DMA Structural Compliance Strategies and Documentation

Part A – Selection and Application Structural Performance Standards

1. Selection of Standards (select one; see BMPDM Section 6.1)

☒ a. Pollutant control + hydromodification ☐ b. Pollutant control only (project is exempt from hydromodification requirements)

2. Application of Structural Performance Standards (select one; see BMPDM Section 1.7)

☒ **New Development Projects:** Standards apply to all impervious surfaces.

☐ **Redevelopment Projects:** Complete the calculations below. Select the applicable scenario based on the results.

a. Existing impervious area (ft²)	b. Impervious area created / replaced (ft²)	c. % Impervious created / replaced [(b/a)*100]

☐ *Scenario 1: c is 50% or more*: Performance standards apply to all impervious surfaces (a + b).

☐ *Scenario 2: c is less than 50%*: Performance standards apply only to created or replaced impervious surfaces (b only).

Part B – Compliance Strategies and Required Attachments

1.*Complete and submit each of the applicable attachments on the right.*

Att. 1	Att. 2	Att. 3	Att. 4	Att. 5
Storm Water Intake Form ☒	DMA Exhibits and Construction Plan Sheets ☒	N/A ☐	Previous SWQMP Submittals (see inside cover) ☐	Existing Site and Drainage Description ☒

2. *Indicate each compliance strategy below that will be used for one or more DMAs on the site.*

	Att. 6 DMAs without Structural BMPs	Att. 7 DMAs w/ Structural Pollutant Control BMPs	Att. 8 DMAs w/ Structural Hydromod. BMPs	Att. 9 Critical Coarse Sediment Yield Areas	Att. 10 BMP Installation Verification Form	Att. 11 Maintenance Agreements/ Plans	Att. 12 Alternative Compliance Projects
☒Self-mitigating DMAs (BMPDM Section 5.2.1)	☒			☒			
☒De Minimis DMAs (BMPDM Section 5.2.2)	☒			☒			
☒Self-retaining DMAs (BMPDM Section 5.2.3)	☒			☒	☒		
Structural BMPs (select all that apply)							
☐Pollutant Control BMPs (BMPDM Section 5.4)		☐		☐	☐	☐	
☐Hydromodification Control BMPs (BMPDM Chapter 6)			☐	☐	☐	☐	
☐Alternative Compliance Project (BMPDM Section 1.8)				☐	☐	☐	☐

☒ **Please check this box after you complete this list. Corresponding attachments will be automatically selected on the right.**

- *Attachments 1, 2, and 5 are required for all projects.*

Table 5: Critical Coarse Sediment Yield Area (CCSYA) Requirements

- Identify one applicable compliance pathway for the PDP below.
- Document your selection in **Attachment 9**.

A. Hydromodification Management Exemption (BMPDM Sections 1.6 and 6.1)

☐ **PDP is Exempt from Hydromodification Management Requirements**

Select if hydromodification management exemption was selected in Table 4 Part A.1.

B. Watershed Management Area (WMAA) Mapping (BMPDM Appendix H.1.1.2)

☐ **WMAA mapping demonstrates the following:**

a. <5% of potential onsite CCYSAs will be impacted (built on or obstructed)

b. All potential upstream offsite CCYSAs will be bypassed

C. Resource Protection Ordinance (RPO) Methods (BMPDM Appendix H.1.1.1)

☐ **RPO Scenario 1: PDP is subject to and in compliance with RPO requirements**

a. Project requires one or more discretionary permits (RPO applicability is confirmed during discretionary review)

b. Onsite AND upstream offsite CCSYAs will be avoided and/or bypassed

☒ **RPO Scenario 2: PDP is entirely exempt/not subject to RPO requirements**[6]

a. Project does not require discretionary permits

b. Project will bypass all upstream offsite CCSYAs (no requirements for onsite CCSYAs)

D. No Net Impact Analysis (BMPDM Appendix H.4)

☐ **Project demonstrates no net impact to receiving waters**

[6] Does not include PDPs utilizing exemption(s) via RPO Section 86.604(e)(2)(cc) or 86.604(e)(3).

Table 6 –Minimum Construction Stormwater BMPs

Minimum Required BMPs by Activity Type Select all applicable activities and at least one BMP for each.	References Caltrans[7]	 County of San Diego
☒ **Erosion Control for Disturbed Slopes** (choose at least 1 per season)		
☒ Vegetation Stabilization Planting[8] (Summer)	SS-2, SS-4	
☒ Hydraulic Stabilization Hydroseeding (Summer)	SS-4	
☒ Bonded Fiber Matrix or Stabilized Fiber Matrix[9] (Winter)	SS-3	
Physical Stabilization Erosion Control Blanket (Winter)	SS-7	
☐ **Erosion control for disturbed flat areas (slope < 5%)**		
☒ County Standard Lot Perimeter Protection Detail	SC-2	PDS 659[10]
Use of Item A erosion control measures on flat areas	SS-3, SS-4, SS-7	
☐ County Standard Desilting Basin (must treat all site runoff)	SC-2	PDS 660[11]
Mulch, straw, wood chips, soil application	SS-6, SS-8	
☐ **Energy dissipation (required to control velocity for concentrated runoff or dewatering discharge)**		
☐ Energy Dissipater Outlet Protection	SS-10	RSD D-40[12]
☒ **Sediment control for all disturbed areas**		
☒ Silt Fence	SC-1	
Fiber Rolls (Straw Wattles)	SC-5	
☒ Gravel & Sand Bags	SC-6, SC-8	
☐ Dewatering Filtration	NS-2	
☒ Storm Drain Inlet Protection	SC-10	
☐ Engineered Desilting Basin (sized for 10-year flow)	SC-2	
☒ **Preventing offsite tracking of sediment**		
☒ 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	
☒ **Materials Management**		
☒ Material Delivery & Storage	WM-1	
☒ Spill Prevention and Control	WM-4	
☒ **Waste Management[13]**		
☒ Waste Management Concrete Waste Management	WM-8	
☒ Solid Waste Management	WM-5	
☒ Sanitary Waste Management	WM-9	
☒ Hazardous Waste Management	WM-6	

[7] See Caltrans 2017 Construction Site Best Management Practices (BMP) Manual available at: https://dot.ca.gov/programs/construction/storm-water-and-water-pollution-control/manuals-and-handbooks
[8] Planting or Hydroseeding may be installed between May 1st and August 15th. Slope irrigation must be in place and operable for slopes >3 feet. Vegetation must be watered and established prior to October 1st. A contingency physical BMP must be implemented by August 15th if vegetation is not established 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.
[9] All slopes over three feet must have established vegetative cover prior to final permit approval.
[10] County PDS 659. Standard Lot Perimeter Protection Design System (Bldg. Division)
[11] County PDS 660. County Standard Desilting Basin for Disturbed Areas of 1 Acre or Less Bldg. Division
[12] Regional Standard Drawing D-40 – Rip Rap Energy Dissipater (also acceptable for velocity reduction)
[13] Applicants are responsible to apply appropriate BMPs for specific wastes (e.g., BMP WM-8 for concrete).

Table 7 – Explanations and Justifications for Construction Phase BMPs

☒ **Check here if no explanations or justifications for Table 6 BMPs are required.**		
Justifications for Table 6 Temporary Construction Phase BMPs • **Required Justifications**: Justify all construction activity types for which NO BMPs were selected. • **If Requested**: Justify why specific individual BMPs were not selected. • **Additional Explanation**: Describe any proposed features and/or BMPs not listed in Table 6.		
Activity Type / BMP		**Explanation**
Activity Type		
BMP		
Activity Type		
BMP		
Activity Type		
BMP		
Activity Type		
BMP		
Activity Type		
BMP		
Activity Type		
BMP		
Activity Type		
BMP		

ATTACHMENT 1
Storm Water Intake Form

County of San Diego
Stormwater Quality Management Plan (SWQMP)
Attachment 1: Storm Water Intake Form for All Permit Applications

This form establishes Stormwater Quality Management Plan (SWQMP) requirements for Development Projects per Sections 67.809 and 67.811 of the County of San Diego Watershed Protection Ordinance (WPO).
See ***Storm Water Intake Form Instructions*** for additional guidance and explanation of terms.

Part 1. Project Information	
Project Name:	Balazs Residence
Record ID (Permit) No(s):	PDS2022-LDGRMJ-30446
Assessor's Parcel No(s):	267-147-06
Street Address (or Intersection):	Camino Del Vientecito
City, State, Zip:	San Diego County CA 92075

Part 2. Applicant / Project Proponent Information	
Name:	Alex & Zsuzsanna Balazs
Company:	na
Street Address:	17306 Eagle Canyon Way
City, State, Zip:	San Diego CA 92127
Phone Number	858-286-8844
Email:	alexgbalazs@gmail.com

Part 3. Required Information for All Development Projects

Ⓐ	**1. Existing (pre-development) impervious surfaces (ft²)**	**2. Created or replaced impervious surfaces (ft²)**	**3. Total disturbed area (acres or ft²)**
	0 ft2	28,244 ft^2	80,244 ft^2

Ⓑ		
☒	Check here and provide a WDID# if this project is subject to the California Construction General Permit (Order No. 2009-0009-DWQ)[1]	**WDID # (if issued)** TBD

For County Use Only	**Reviewed By:**	**Review Date:**
☐ Standard SWQMP	☐ PDP SWQMP	☐ Green Streets PDP Exemption SWQMP

[1] Available at: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

Part 4. Priority Classification & SWQMP Form Selection

(A) *If your project is the following … (select one)*	(B) *You must complete …*
☐ **Standard Project** ☐ a. Project is East of the Pacific/Salton Sea Divide ☐ b. None of the PDP criteria below applies	➔ **Standard *SWQMP Form***
☒ **Priority Development Project (PDP)** ☐ 1. Project is part of an existing PDP, OR ☒ 2. Project does any of the following: ☒ a. Creates or replaces a total of 10,000 ft² or more of impervious surface ☐ b. Creates or replaces a combined total of 5,000 ft² or more of impervious surface within one or more of the following uses: (1) parking lots; (2) streets, roads, highways, freeways, and/or driveways; (3) restaurants; and (4) hillsides ☐ c. Creates or replaces a combined total of 5,000 ft² or more of impervious surface within one or more of the following uses: (1) automotive repair shops; and (2) retail gasoline outlets ☐ d. Discharges directly to an Environmentally Sensitive Area (ESA) AND creates or replaces 2,500 ft² or more of impervious surface ☒ e. Disturbs one or more acres of land (43,560 ft²) and is expected to generate pollutants post-construction ☐ f. Is a redevelopment project that creates or replaces 5,000 ft² or more of impervious surface on a site already having at least 10,000 ft² of impervious surface	➔ **PDP *SWQMP Form***
☐ **Green Streets PDP Exemption[2]**	➔ **Green *Streets PDP Exemption SWQMP Form***

Part 5. Applicant Signature

I have reviewed the information in this form, and it is true and correct to the best of my knowledge. Applicant / Project Proponent Signature: alejandro parra Date: 10/22/24

- ***Upon completion*** *submit this form to the County.*
- ***If requested****, attach supporting documentation to justify selections made or exemptions claimed.*
- ***If this is a PDP that is part of a larger existing PDP****, you will be required to attach a copy of the existing SWQMP to the newer SWQMP submittal.*

[2] ***Green Streets PDP Exemption Projects*** are those claiming exemption from PDP classification per WPO Section 67.811(b)(2) because they consist exclusively of *either* 1) development of new sidewalks, bike lanes, and/or trails; *or* 2) improvements to existing roads, sidewalks, bike lanes, and/or trails.

ATTACHMENT 2
DMA Exhibits and Construction Plan Sheets

2.0 General Requirements

- Attachment 2 consolidates exhibits and plans required for the entire project.
- Complete the table below to indicate which sub-attachments are included with the submittal. Sub-attachments that are not applicable can be excluded from the submittal.
- Unless otherwise stated, features and BMPs identified and described in each corresponding Attachment (6 through 9) must be shown on applicable DMA Exhibits and construction plans submitted for the project.

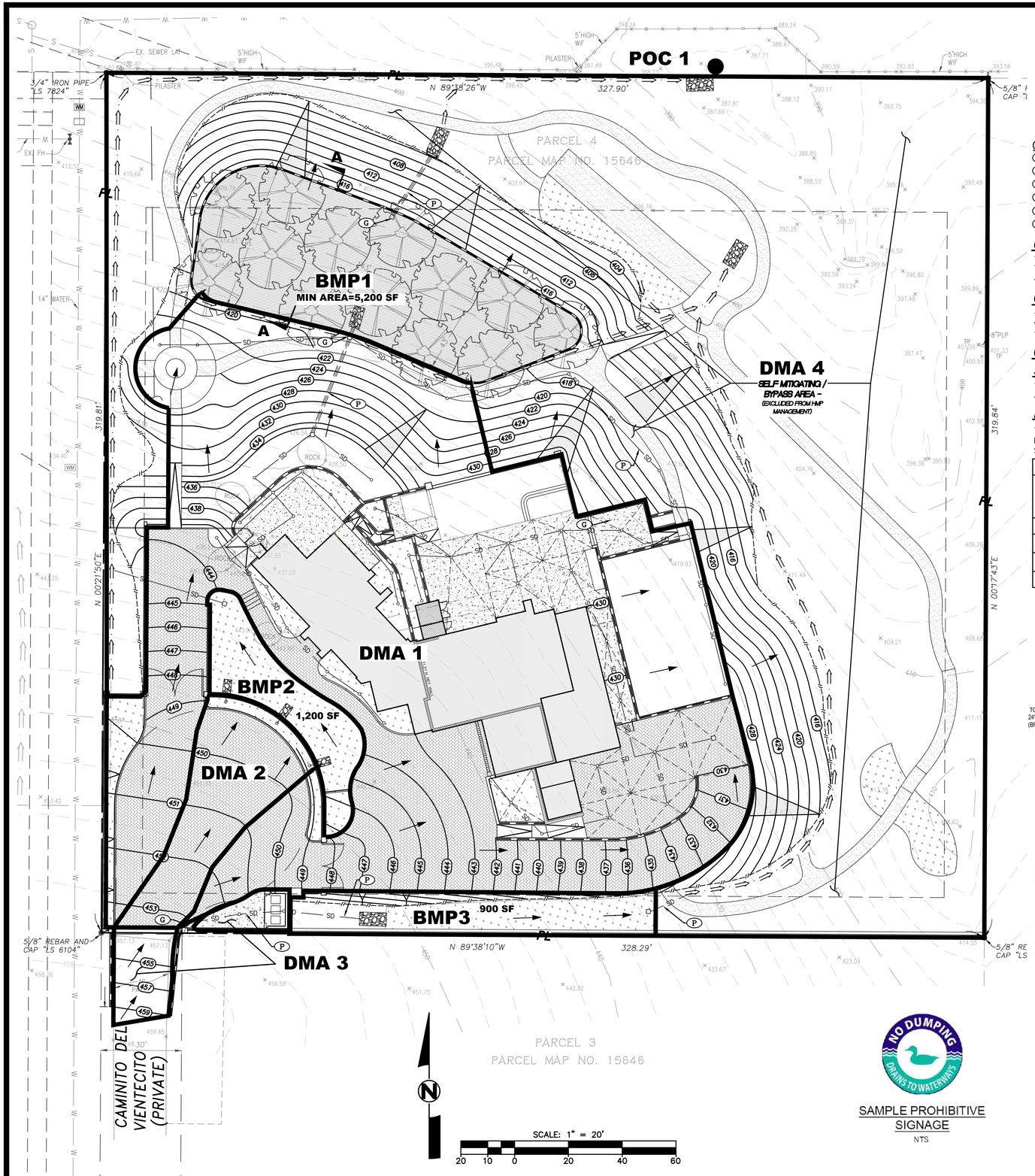
Sub-attachments	Requirement
☒ **2.1: DMA Exhibits**	All PDPs
☐ **2.2: Individual Structural BMP DMA Mapbook**	PDPs with structural BMPs
☒ **2.3: Construction Plan Sets**	All projects

2.1 DMA Exhibits

- DMA Exhibits must show all DMAs on the project site. Exhibits must include all applicable features identified in applicable SWQMP attachments.
- Exhibits may be prepared individually for the BMPs associated with each applicable SWQMP Attachment (6, 7, 8, and/or 9) or combined into one or more consolidated exhibits.
- Use this checklist to ensure required information is included on each exhibit (copy as needed).

DMA Exhibit ID #:	**Sheet 3 of 3 Grading plan**	
A. Features required for all exhibits		
1. Existing Site Features		
☒ Underlying hydrologic soil group (A, B, C, D)	☒ Topography and impervious areas	
☒ Approximate depth to groundwater	☒ Existing drainage network, directions, and offsite connections	
☒ Natural hydrologic features		
2. Drainage Management Area (DMA) Information		
☒ Proposed drainage network, directions, and offsite connections	☒ DMA boundaries, ID numbers, areas, and type (structural BMP, de minimis, etc.)	
3. Proposed Site Changes, Features, and BMPs		
☒ Proposed demolition and grading	☐ Construction BMPs[2]	
☒ Group 1, 2, and 3 Features[1]	☒ Baseline source control BMPs	
☒ Group 4 Features	☐ Baseline source control BMPs	
B. Proposed Features and BMPs Specific to Individual SWQMP Attachments[3]		
☒ Attachment 6	☒ SSD-BMP impervious dispersion areas ☒ SSD-BMP tree wells	
☐ Attachment 7	☐ Structural pollutant control BMPs	
☐ Attachment 8	☐ Structural hydromodification management BMPs ☐ Point(s) of Compliance (POC) for hydromodification management ☐ Proposed drainage boundary and drainage area to each POC	
☒ Attachment 9	☒ Onsite CCSYAs	☐ Bypass of onsite CCSYAs ☐ Bypass of upstream offsite CCSYAs

[1] Group 1-4 features and baseline BMPs from PDP SWQMP Tables 2 and 3.
[2] Minimum Construction Stormwater BMPs from PDP SWQMP Table 7.
[3] Identify the location, ID numbers, type, and size/detail of BMPs.



SAMPLE PROHIBITIVE SIGNAGE

NTS

NOTES REGARDING SELF MITIGATING AREAS:

- VEGETATION IN THE NATURAL OR LANDSCAPED AREA IS NATIVE AND/OR NON-NATIVE/NON-INVASIVE DROUGHT TOLERANT SPECIES THAT DO NOT REQUIRE REGULAR APPLICATION OF FERTILIZERS AND PESTICIDES.
- SOILS ARE UNDISTURBED NATIVE TOPSOIL, OR DISTURBED SOILS THAT HAVE BEEN AMENDED PER SD-F.
- THE INCIDENTAL IMPERVIOUS AREAS ARE LESS THAN 5 PERCENT OF THE SELF-MITIGATING AREA.
- IMPERVIOUS AREA WITHIN THE SELF-MITIGATED AREA SHOULD NO BE HYDRAULICALLY CONNECTED TO OTHER IMPERVIOUS AREAS UNLESS IT IS A STORM WATER CONVEYANCE SYSTEM (SUCH AS A BROW DITCH).
- THE SELF-MITIGATING AREA IS HYDRAULICALLY SEPARATE FROM DMA'S THAT CONTAIN PERMANENT STORM WATER POLLUTANT CONTROL BMP'S.

GROUP BMPs:

1. SD-B DISPERSE IMPERVIOUS AREAS
2. SD-D USE PERMEABLE MATERIALS
3. SD-I MINIMIZE IMPERVIOUS AREAS
4. SD-B DISPERSE ROOFTOP RUNOFF
5. SC-C DRAIN FEATURE TO PERVIOUS AREAS
6. SC-H LABEL WITH STENCILS OR SIGNS

SITE DESIGN BMPs	
4.3.1	MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
4.3.2	CONSERVE NATURAL AREAS, SOILS, AND VEGETATION
4.3.3	MINIMIZE IMPERVIOUS AREAS
4.3.4	MINIMIZE SOIL COMPACTION
4.3.6	IMPERVIOUS AREA DISPERSION
4.3.7	RUNOFF COLLECTION – AREA DRAINS
4.3.8	LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES

UNDERLYING SOIL GROUP

THE UNDERLYING SOIL TYPE GROUPS IS "D" FOR THE AREA OF PROJECT DISTURBANCE – SEE THE ATTACHED WEB SOIL SURVEY MAP

GROUNDWATER

THE APPROXIMATE DEPTH TO GROUND WATER IS EXPECTED TO BE MORE THAN 15 FEET

CRITICAL COARSE SEDIMENT YIELD AREA

THERE ARE NO CRITICAL COARSE SEDIMENT YIELD AREAS TO BE PROTECTED

HYDROLOGIC FEATURES

THE SITE DOES NOT CONTAIN ANY EXISTING NATURAL HYDROLOGIC FEATURES. (WATERCOURSES, SEEPS, SPRINGS, WETLANDS)

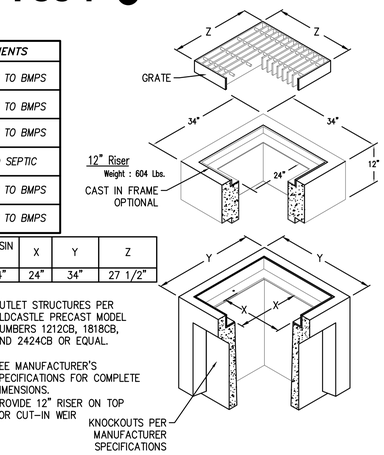
	POTENTIAL POLLUTANT SOURCES	COMMENTS
SC-C	DRAIN FEATURE TO PERVIOUS AREAS	ALL SOURCES DRAIN TO BMPS
SC-D1	NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL	ALL SOURCES DRAIN TO BMPS
SC-D2	LANDSCAPE/OUITDOOR PESTICIDE USE	ALL SOURCES DRAIN TO BMPS
SC-E	POOLS, SPAS, PONDS, DECORATIVE FOUNTAINS, AND OTHER WATER FEATURES	POOL WILL DRAIN TO SEPTIC
SC-O	MISCELLANEOUS DRAIN OR WASH WATER ROOFING	ALL SOURCES DRAIN TO BMPS
SC-P	FLATWORK AND PARKING LOTS	ALL SOURCES DRAIN TO BMPS

DMA SUMMARY TABLE

DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	DMA TYPE	WQ EFFECTIVE AREA (SF)	WQ DCV (CF)	HMP DCV (CF)	DCV PROVIDED (CF)
1	25,351	11,535	SELF RETAINING BY TREE WELL	23,976	1,299	3,767	3,770
2	1,700	1,700	SELF-RETAINING BY IMP AREA DISPERSION(PER SD-B)	1,700	92	NA	NA
3	1,193	1,193	SELF-RETAINING BY IMP AREA DISPERSION (PER SD-B)	1,193	65	NA	NA
4	0	62,544	SELF-MITIGATING	NA	NA	NA	NA

LEGEND

- DRAINAGE MANAGEMENT AREA (DMA)
- FLOW DIRECTION
- PROPOSED TREE WELL
- PROPOSED OPEN DISPERSION AREA PER GS-2.06 (11" THICK AMENDED SOIL)
- (P) 4" PVC STORM DRAIN
- (G) 12"X12" GRATED INLET (BROOKS OR EQUAL)
- (SP) SPLASH PAD PER GS-5.5
- (P) STORM DRAIN COLLECTOR
- PCC LINED BROW DITCH
- POC 1 POINT OF COMPLIANCE

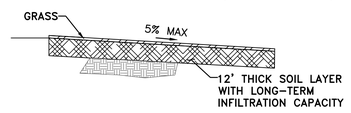


CATCH BASIN SIZE	X	Y	Z
24" X 24"	24"	34"	27 1/2"

NOTES:
1. OUTLET STRUCTURES PER OLDCASTLE PRECAST MODEL NUMBERS 1212CB, 1818CB, AND 2424CB OR EQUAL.
2. SEE MANUFACTURER'S SPECIFICATIONS FOR COMPLETE DIMENSIONS.
3. PROVIDE 12" RISER ON TOP FOR CUT-IN WEIR

(G) TREEWELL OUTLET STRUCTURE

NOT TO SCALE (FOR REFERENCE ONLY)



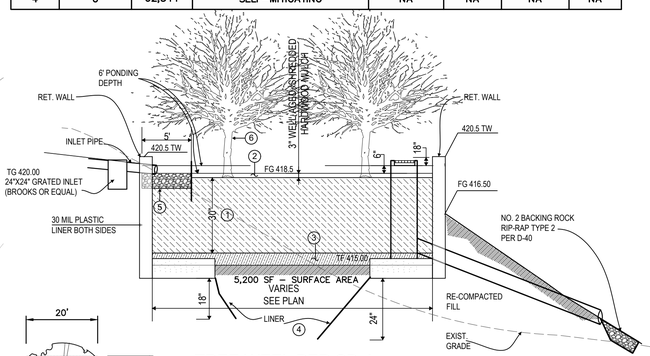
DISPERSION AREA -BMPDM SD-B

NTS

BSM COMPOSITION	SAND	SANDY LOAM			COMPOST
		SAND	SILT	CLAY	
VOLUME	65%	20%			15% MAX
WEIGHT	75-80%	10% MAX	3% MAX		9% MAX

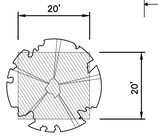
SOIL MEDIA SPECIFICATION

(DISPERSION AREA)



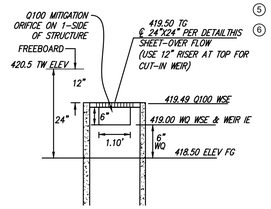
TREE WEEL PER SD-A

NO SCALE



25' DIAMETER
SOIL DEPTH = 30"
WESTERN REDBUD: 290 CU-FT
HMP DCV MULTIPLIER = 2.90

1. 30" MIN. CU STRUCTURAL SOIL OR APPROVED EQUAL
2. 3" MIN. MULCH LAYER.
3. 12" SAND FILTER LAYER.
4. INSTALL IMPERMEABLE HDPE LINER W/ JOINTS WELDED TO PROVIDE WATER-TIGHT SEAL (30 MIL MIN)
5. RIP-RAP MAT PER D-40
6. INSTALL 15 GALLON TREE, STRAWBERRY TREE OR APPROVED EQUAL MATURE CANOPY DIAMETER = 25' SEPARATION PER COUNTY STANDARDS TO BE MET



WEIR DETAIL

NTS

CU-STRUCTURAL SOIL (CU-SOIL™) SPECIFICATIONS

A UNIFORMLY BLENDED URBAN TREE MIXTURE OF CRUSHED STONE, CLAY LOAM AND GELSCAPE HYDROGEL TACKIFIER, AS PRODUCED BY AN AMEREQ-LICENSED COMPANY.

MIXED IN THE FOLLOWING PROPORTION

MATERIAL	UNIT OF WEIGHT
3/4" - 1 1/2" CRUSHED STONE PER	100 UNITS DRY WEIGHT
CLAY LOAM PER (USDA CLASSIFICATION SYSTEM)	20-25 UNITS (TO ACHIEVE MINIMUM CBR OF 50
GELSCAPE HYDROGEL TACKIFIER	0.035 UNITS DRY WEIGHT
MOISTURE	ASMT D698/AASHTO T-99 OPTIMUM MOISTURE

CU-SOIL™ IS A PROPRIETARY MATERIALL PATENTED BY CORNELL UNIVERSITY (US PATENT #5,849,069), AND MARKETED UNDER THE REGISTERED TRADEMARK PRODUCE THIS MATERIAL, MEETING THE SPECIFICATIONS DESCRIBED IN THIS TEXT, FOR A LIST OF LICENSED CU-SOIL PRODUCERS, CALL AMEREQ, INC. AT 800-832-8788.

BALAZS RESIDENCE
HMP / DMA MAP

ENGINEER'S NAME: AP CONSULTING
PHONE NO. (619)227-8941 // EMAIL: ALEXPARRA201@COM

2.2 Individual Structural BMP DMA Mapbook

- Use this page as a cover sheet for the Structural DMA Mapbook.
- An individual Structural DMA Mapbook must be submitted for any project site with one or more structural BMPs. One Mapbook is required for each unique subsequent owner with responsibility for maintenance of a Structural BMP. Mapbook exhibits will be incorporated as exhibits in Stormwater Maintenance Agreements (SWMAs) and Maintenance Notifications (MNs). See Attachment 11 for additional information on maintenance agreements. If the Mapbook has been provided for each subsequent owner in Attachment 11, they are not required here.
- Place each map on 8.5"x11" paper.
- Show at a minimum the DMA, Structural BMP, Assessor's parcel boundaries with parcel numbers, and any existing hydrologic features within the DMA.

☐	All Mapbooks are attached
☐	All Mapbooks are in Attachment 11

2.3 Construction Plan Sets

- DMAs, features, and BMPs identified and described in this attachment must also be shown on all applicable construction and landscape plans.
- As applicable, plan sheets must identify:
    - All features and BMPs identified in Sub-attachment 2.1 (DMA Exhibits).
    - The additional information listed below.
- Use this checklist to ensure required information is included on each plan (copy as needed).

Plan Type	**Grading Plan**
Required Information[4]	
☒ Structural BMP(s) and Significant Site Design BMPs (if applicable) with ID numbers.	
☒ The grading and drainage design shown on the plans must be consistent with the delineation of DMAs shown on the DMA exhibit.	
☐ Details and specifications for construction of Structural BMP(s) and Significant Site Design BMPs (if applicable).	
☒ Signage indicating the location and boundary of structural BMP(s) as required by County staff.	
☐ How to access the structural BMP(s) to inspect and perform maintenance.	
☒ Features that are provided to facilitate inspection (e.g., observation ports, cleanouts, silt posts, or other features that allow the inspector to view necessary components of the structural BMP and compare to maintenance thresholds).	
☒ Maintenance thresholds specific to the structural BMP(s), with a location-specific frame of reference (e.g., level of accumulated materials that triggers removal of the materials, to be identified based on viewing marks on silt posts or measured with a survey rod with respect to a fixed benchmark within the BMP).	
☒ Recommended equipment to perform maintenance.	
☐ When applicable, necessary special training or certification requirements for inspection and maintenance personnel such as confined space entry or hazardous waste management.	
☐ Include landscaping plan sheets (if available) showing vegetation requirements for vegetated structural BMP(s).	
☒ All BMPs must be fully dimensioned on the plans.	
☐ When proprietary BMPs are used, site-specific cross-section with outflow, inflow, and manufacturer model number must be provided. Photocopies of general brochures are not acceptable.	
☒ Include all source control and site design measures described in the SWQMP.	
☐ Include all construction BMPs described in the SWQMP.	

[4] For Building Permit Applications, refer to Form PDS 272, https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/pds272.pdf

BALAZS RESIDENCE
GRADING PLAN

GENERAL NOTES:

1. APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.
2. FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
3. IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
4. A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
5. ALL SLOPES OVER THREE FEET IN HEIGHT WILL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS.
6. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:

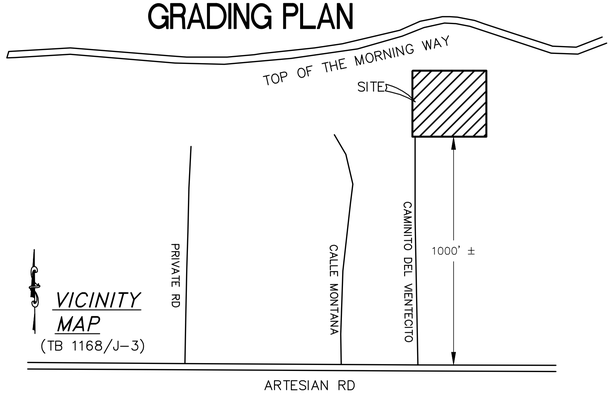
	PHONE NUMBER:
SAN DIEGO GAS AND ELECTRIC	1-800-411-7343
AT&T TELEPHONE	1-800-310-2355
CATV (AGENCY NAME)	619-262-1122
SEWER (NONE)	
WATER (OMWD)	760-753-6466

7. A SOILS REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND VALID GRADING PERMIT HAS BEEN ISSUED.
9. THE DIRECTOR OF PUBLIC WORK'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOIL IS MADE OR IMPLIED (SECTIONS 87.403 & 87. 410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES.
10. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00AM AND 6.00PM EACH DAY, MONDAY THROUGH SATURDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.
11. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
12. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
13. SLOPE RATIOS:
    CUT--1 ½: 1 FOR MINOR SLOPES (SLOPES < 15'), 2:1 FOR MAJOR SLOPES.
    FILL--2:1
    EXCAVATION: 1,700 C. Y. FILL: 4,100 C. Y. WASTE/IMPORT 2,400 C. Y.
    (NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR EITHER WASTE OR IMPORT AREAS BEFORE PERMIT TO BE ISSUED).
14. SPECIAL CONDITION: IF ANY ARCHEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.
15. PERMANENT POST-CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL FROM THE DEPARTMENT OF PUBLIC OF WORKS.
16. THE APPLICANT IS RESPONSIBLE FOR THE ROAD MAINTENANCE (SWEEPING AS NECESSARY) AND REPAIRS OF ANY DAMAGE CAUSED BY THEM TO THE ON-SITE AND OFF-SITE COUNTY MAINTAINED OR PRIVATE ROADS THAT SERVE THE PROPERTY EITHER DURING CONSTRUCTION OR SUBSEQUENT OPERATIONS. THE APPLICANT WILL REPAIR THOSE PORTIONS OF THE ROUTE THAT WOULD BE DAMAGED BY THE HEAVY LOADS THAT LOADED TRUCKS PLACE ON THE ROUTE IDENTIFIED.
17. FINAL APPROVAL OF THIS GRADING PLAN IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGE TO THESE PLANS
18. THE ENGINEER-OF-WORK SHALL COMPLY WITH ALL PROJECT APPLICABLE LAWS THAT INCLUDE, BUT ARE NOT LIMITED TO, HEALTH, SAFETY, AND ENVIRONMENTAL LAWS, ORDINANCES, AND REGULATIONS RELATING TO THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND U.S. FEDERAL GOVERNMENT. THE PROJECT IS SUBJECT TO ENFORCEMENT UNDER PERMITS FROM THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) AND THE COUNTY OF SAN DIEGO WATERSHED PROTECTION, STORMWATER MANAGEMENT, AND DISCHARGE CONTROL ORDINANCE NO. 10410, COUNTY OF SAN DIEGO HYDRAULIC DESIGN MANUAL, AND ALL OTHER APPLICABLE ORDINANCES AND STANDARDS FOR THE LIFE OF THIS PERMIT. THE PROJECT SITE SHALL BE IN COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS REFERENCED ABOVE AND ALL OTHER APPLICABLE ORDINANCES AND STANDARDS. THIS INCLUDES COMPLIANCE WITH THE APPROVED STORM WATER QUALITY MANAGEMENT PLAN (SWQMP), ALL REQUIREMENTS FOR LOW IMPACT DEVELOPMENT (LID), HYDROMODIFICATION, DETENTION FACILITIES, MATERIALS AND WASTES CONTROL, EROSION CONTROL, AND SEDIMENT CONTROL ON THE PROJECT SITE.
19. THE ISSUANCE OF THIS PERMIT/APPROVAL BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR THE PERMIT/APPROVAL TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO THE FEDERAL ENDANGERED SPECIES ACT AND CLEAN WATER ACT. GRADING AND/OR FURTHER DEVELOPMENT ARE PROHIBITED WITHIN THE AREAS DESIGNATED "LIMITS OF JURISDICTIONAL HABITAT" UNTIL FEDERAL PERMITS AND STATE PERMITS (IF ANY) HAVE BEEN ACQUIRED.

SPECIAL NOTES:

1. IN THE CASE OF CONFLICTS, THE REQUIREMENTS OF THE EARTHWORK SPECIFICATIONS PREPARED FOR THE PROJECT BY THE SOILS ENGINEER SHALL COVER THE REQUIREMENTS OF THIS PLAN AND THESE NOTES. PLANS SHALL BE REVISED ACCORDINGLY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES SHOWN HEREON. IF DISCREPANCIES ARISE, THE ENGINEER OF WORK SHALL PROVIDE AREAS OF ADJUSTMENT TO THE CONTRACTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL GRADING AND STORM DRAINS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK AT (619)296-5565. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULTS FROM HIS OPERATION BY APPROPRIATE MEANS (SAND BAGS, HAY BALES, TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER, AGENCY OR ASSOCIATION IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
4. GRADING CONTRACTOR TO COORDINATE THE GRADING OPERATION WITH UTILITY COMPANIES PERTAINING TO POLE REMOVAL, ADJUSTING WATER BLOWOFFS AND WATER FACILITIES TO GRADE.
5. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUMED SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
6. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. NEITHER THE OWNER NOR THE ENGINEER OF WORK SHALL ENFORCE SAFETY MEASURES OR REGULATIONS.
7. THE CONTRACTOR SHALL NOT BEGIN ANY WORK ON THIS PROJECT UNTIL A PRE-CONSTRUCTION CONFERENCE IS HELD WITH THE ENGINEER OF WORK, THE SOILS ENGINEER, THE DEVELOPER, AND THE COUNTY.
8. ALL GRADING SHALL BE OBSERVED AND TESTED BY A QUALIFIED SOILS ENGINEER OR UNDER HIS DIRECTION. HE SHALL OBSERVE AND TEST THE EXCAVATION, PLACEMENT AND COMPACTION OF FILLS AND BACKFILLING AND COMPACTION OF TRENCHES. HE SHALL SUBMIT SOILS REPORTS AS REQUIRED AND WILL DETERMINE THE SUITABILITY OF ANY FILL MATERIAL. UPON COMPLETION OF GRADING OPERATIONS, HE SHALL STATE THAT OBSERVATIONS AND TESTS WERE MADE BY HIM OR UNDER HIS SUPERVISION AND THAT, IN HIS OPINION, ALL EMBANKMENTS AND EXCAVATIONS WERE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED GRADING PLANS, ANY APPROVED REVISIONS THERETO, SUBJECT LAND DEVELOPMENT PERMIT AND THAT ALL EMBANKMENTS AND EXCAVATIONS ARE ACCEPTABLE FOR THEIR INTENDED USE.
9. THE SOILS ENGINEER SHOULD OBSERVE THE BOTTOM OF ALL EXCAVATIONS AND OBSERVE ALL FOOTING TRENCHES AS THEY ARE EXPOSED. THE SOILS REPORT TITLED: "GEOTECHNICAL INVESTIGATION FOR PROPOSED SINGLE-FAMILY RESIDENCE" PROJECT NO.19-1252F4, DATED MARCH 30, 2020. PREPARED BY: EAST COUNTY SOILS CONSULTATION AND ENGINEERING, INC SHALL BE CONSIDERED AS A PART OF THIS GRADING PLAN. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN SAID REPORT DATED MARCH 30, 2020.
10. EXPANSIVE MATERIALS: EXPANSIVE MATERIALS ENCOUNTERED IN CUT AREAS SHALL NOT BE PLACED IN THE UPPER 5 FEET OF FINISH GRADE, AND AS RECOMMENDED BY THE PROJECT SOILS ENGINEER DURING CONSTRUCTION. THE POTENTIALLY EXPANSIVE SOILS MAY BE SPREAD THROUGHOUT THE LOWER PORTIONS OF THE FILLS. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO PLAN HIS GRADING OPERATIONS AS REQUIRED IN ORDER TO PROVIDE NON-EXPANSIVE OR SUITABLE MATERIAL WITHIN THE ABOVE FILL AREAS.
11. WHERE TRENCHES ARE WITHIN EASEMENTS, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF WORK BY A QUALIFIED SOILS ENGINEER WHICH CERTIFY THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH ON-SITE EARTHWORK SPECIFICATIONS.
12. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ANY PAVEMENT OR OTHER EXISTING SURFACE IMPROVEMENTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR AS REQUIRED BY THE COUNTY OF SAN DIEGO ENGINEERING DEPARTMENT.
13. BRUSH AND TREES SHALL BE REMOVED ONLY WITHIN THE AREA TO BE GRADED. WHEN TREES ARE REMOVED, THE ROOT SYSTEMS SHALL ALSO BE REMOVED AND THE RESULTING EXCAVATION FILLED WITH PROPERLY COMPACTED FILL SOILS.
14. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF IMPROVEMENTS WITHIN STREET RIGHT-OF-WAY, EXCEPT FOR STORM DRAIN SYSTEM. SEPARATE APPROVALS AND PERMITS FOR THESE SHALL BE REQUIRED IN CONJUNCTION WITH IMPROVEMENT PLANS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE THAT ANY MONUMENT OR BENCHMARK WHICH IS DISTURBED OR DESTROYED SHALL BE REESTABLISHED AND REPLACE BY A REGISTERED CIVIL ENGINEER WHO IS ALLOWED TO PRACTICE SURVEYING OR A LICENSED LAND SURVEYOR AND A CORNER RECORD OR A RECORD OF SURVEY OR A CERTIFICATE OF CORRECTION FILED AS REQUIRED BY THE LAND SURVEYOR'S ACT.

DIGALERT 811



BMP STENCIL PLACEMENT NOTES:

A) ALL STORM DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA SHALL HAVE A STENCIL OR TILE PLACED WITH PROHIBITIVE LANGUAGE (SUCH AS: NO DUMPING- I LIVE IN <<NAME RECEIVED WATER>>') AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING.

B) SIGNS AND PROHIBITIVE LANGUAGE AND/OR GRAPHICAL ICONS, WHICH PROHIBIT ILLEGAL DUMPING, MUST BE POSTED AT PUBLIC ACCESS POINTS ALONG CHANNELS AND CREEKS WITHIN THE PROJECT AREA.

C) LEGIBILITY OF STENCILS, TILES AND SIGNS MUST BE MAINTAINED AND TILES MUST BE PLACED FLUSH WITH THE TOP OF CONCRETE TO REDUCE TRIPPING BY PEDESTRIANS.

SOILS ENGINEER'S STATEMENT:

I, JAIME CERROS, A REGISTERED GEOTECHNICAL ENGINEER OF THE STATE OF CALIFORNIA, HAS PREPARED THE PROJECT SOILS REPORT ENTITLED REPORT OF PRELIMINARY GEOTECNICAL INVESTIGATION PROPOSED BALAZS RESIDENCE PROJECT APN 267-147-06 ARTESIAN BREEZE WAY SAN DIEGO CALIFORNIA. DATED SEPTEMBER 24, 2024(UPDATED JANUARY 23, 2025)
THESE GRADING PLANS HAVE BEEN REVIEWED BY ME OR UNDER MY DIRECTION AND CONFORM TO THE RECOMMENDATIONS MADE IN THE SOILS REPORT.

JAIME A. CERROS DATE:
RCE NO. C-34422 EXPIRES 09.30.2023
GEOTECHNICAL EXPLORATION, INC.
7420 TRADE STREET
SAN DIEGO, CA 92121 858-549-92121

EARTHWORK:

TOTAL DISTURBANCE AREA = 80,224 SF
AMOUNT OF CUT = 1,700 CU. YARDS
AMOUNT OF FILL = 4,100 CU. YARDS
IMPORT / EXPORT = 2,400 CU. YARDS
MAXIMUM DEPTH OF CUT =10.7'
MAXIMUM DEPTH OF FILL =10.3'
IMPERVIOUS AREA, EXISTING = 0 SF
IMPERVIOUS AREA, PROPOSED = 28,244 SF
TOTAL IMPERVIOUS AREA = 28,244 SF

TRAFFIC CONTROL NOTES:

PRIOR TO BEGINNING OF GRADING, SUBMIT A TRAFFIC CONTROL PLAN AND HAUL ROUTE PLAN TO TRAFFIC DIVISION, DEPARTMENT OF PUBLIC WORKS (DPW) FOR APPROVAL INCLUDING:
1. SPECIFIC TRUCK TRAVEL ROUTES.
2. ANTICIPATED LENGTH OF GRADING PERIOD INVOLVING THE NEED FOR TRUCK IMPORTS OF SOIL.
3. TIME OF OPERATIONS.
4. EXISTING CONDITIONS OF THE IMPACTED ROAD AREAS – INCLUDING TRAFFIC AND ROAD CONDITIONS.
5. TRAFFIC SAFETY INCLUDING SAFETY TO RESIDENTS ON FOOT, ON BICYCLE AND IN VEHICLES, AND POSSIBLE MITIGATION FOR AVOIDANCE OF SIGNIFICANT PEAK HOUR TRAFFIC AT CERTAIN INTERCHANGES.
6. INTERCHANGE GEOMETRY TO DETERMINE IF IT WILL ALLOW SAFE USE BY THE TRUCKS.

OWNER'S CERTIFICATE

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.
IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETIONS OF THE IMPROVEMENTS.

BY: ALEX G BALAZS DATE
APN: 267-147-06-00
17306 EAGLE CANYON WAY,
SAN DIEGO, CA 92127
858-603-2721

LEGAL DESCRIPTION:

PARCEL A:

PARCEL 4 OF PARCEL ,MAP NO. 15646, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 21, 1989.

PARCEL B:

AN EASEMENT AND RIGHT OF WAY FOR ROAD AND PUBLIC UTILITIES AND APPURTENANCES THERETO OVER, UNDER, ALONG AND ACROSS THOSE PORTIONS OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 15646, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 21, 1989, DESIGNATED AND DELINEATED THEREON AS "PROPOSED 30 FOOT PRIVATE ROAD AND UTILITY EASEMENT"

SOILS ADDITIONAL NOTES:

OBSERVATIONS AND TESTING: AS STATED IN CBC 2019, SECTION 1705.6 SOILS: 'SPECIAL INSPECTIONS AND TESTS OF EXISTING SITE SOIL CONDITIONS, FILL PLACEMENT AND LOAD-BEARING REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THIS SECTION AND TABLE 1705.6 (SEE BELOW). THE APPROVED GEOTECHNICAL REPORT AND THE CONSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONALS SHALL BE USED TO DETERMINE COMPLIANCE. DURING FILL PLACEMENT, THE SPECIAL INSPECTOR SHALL VERIFY THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT'.

A SUMMARY OF TABLE 1705.6 'REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS IS PRESENTED BELOW:
a) VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY;
b) VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.;
c) PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS;
d) VERIFY USE OF PROPER MATERIALS, DENSITIES AND FT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.

DISTURBED AREA CALCS

PAD + SLOPES: 67,949 SF
DRIVEWAY: 12,275 SF
PRIMARY SEPTIC: –
FIRE CLEARING: –
TOTAL: 80,224 SF
IF≥ AC, PROVIDE WDID# :

DEH NOTE:

THE PROPERTY OWNER IS AWARE OF THE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH POLICIES AND WILL OBTAIN DEH APPROVAL DURING BUILDING PERMIT PHASE.

SITE ADDRESS:

CAMINITO DEL VIENTECITO,
SAN DIEGO COUNTY CA 92075

ASSESSORS PARCEL:

267-147-06-00

SITE AREA:

2.41 ACRES

OWNER/PERMITTEE:

BALAZS, FAMILY LIVING TRUST
BALAZS ALEX G/ BALAZS ZSUZSANNA
17306 EAGLE CANYON WAY, SAN DIEGO, CA 92127

TOPOGRAPHY SOURCE:

THE UNDERLYING TOPOGRAPHIC FEATURES SHOWN HEREON WERE MAPPED BY FIELD MEASUREMENTS. PERFORMED BY CIREMELE SURVEYING INC.

VERTICAL DATUM NAVD 88

SHEET INDEX

ABBREVIATIONS

AC	ASPHALT CONCRETE
BW	BOTTOM OF WALL
CB	CATCH BASIN
CL	CENTER LINE
CO	CLEAN OUT
CONC	CONCRETE
CONST	CONSTRUCTION
CY	CUBIC YARD
DWY	DRIVEWAY
(E), EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FH	FIRE HYDRANT
FS	FINISH SURFACE
HP	HIGH POINT
IE	INVERT ELEVATION
LS	LANDSCAPING
(P)	PROPOSED
PVMT	PAVEMENT
PP	POWER POLE
PL	PROPERTY LINE
RET	RETAINING
R/W	RIGHT OF WAY
SDI	STORM DRAIN INLET
SDWK	SIDEWALK
SWR	SEWER
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
WTR	WATER
WM	WATER METER
TF	TOP OF FOOTING
FP	FINISH PAD
NAP	NOT A PART
RM	
SDRSD	STANDARD SAN DIEGO
DIA	DIAMETER

WORK TO BE DONE

GRADING AND DRAINAGE WORK CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND PER SAN DIEGO COUNTY GRADING ORDINANCE.

GRADING LEGEND:

ITEM	STD. DWG.	SYMBOL	QUANTITY
CUT SLOPE:			
FILL SLOPE			
PROPERTY LINE			
CENTER LINE			
LIMITS OF GRADING & CUT/FILL LINE		C / F	
DAYLIGHT LINE		//	
EXISTING CONTOUR		330	
FINISH CONTOUR		330	
PROPOSED RETAINING WALLS	(PER DETAIL IN SHEET 7)		1,220 L.F.
FINISH ELEVATIONS		1340.58 FS	
PROPOSED RIP-RAP	(PRIVATE) (SDRSD D-40, TYPE 2)		6 E.A.
PROPOSED STORM DRAIN – 4" TO 6" SIZE	(PRIVATE)		380 L.F.
PROPOSED HDPE STORM DRAIN – 12"	(PRIVATE)		52 L.F.
PROPOSED 24X24 TREE WELL OUTLET STRUCTURE	(PRIVATE)		1 E.A.
PROPOSED 6" AREA DRAIN	(PRIVATE)		45 E.A.
PROPOSED 12"X12" CATCH BASIN WITH GRATED INLET	(PRIVATE)		5 E.A.
PROPOSED 8" TRENCH DRAIN	(PRIVATE)		20 L.F.
PROPOSED STRAIGHT HEADWALL			1 E.A.
PROPOSED 4" SEWER LATERAL	(PRIVATE – NAP)		195 L.F.
PROPOSED 6" CURB	(SDRSD SC-01) (PRIVATE)		652 L.F.
PROPOSED LANDSCAPING			
PROPOSED TREE WELL PIT			5,200 S.F.
PROPOSED TREE WELL	(25' DIA CANOPY TREES)		
CONCRETE/PAVER SURFACE			12,528 S.F.
PROPOSED BROW DITCH	(PRIVATE) (SDRSD D-75)		980 L.F.
EXIST EDGE OF ASPHALT			
EXIST CHAIN LINK FENCE			
EXIST CHAIN LINK FENCE			
LIMITS OF WORK		//	

DETAILS STATEMENT:
ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH THE SAN DIEGO COUNTY STANDARD DRAWINGS DS-8, DS-10, DS-11 AND DS-75

STORMWATER STRUCTURAL POLLUTANT CONTROL AND HYDROMODIFICATION CONTROL BMPS'

DESCRIPTION/TYPE	PLAN SHEET	BMP ID#	MAINTENANCE CATEGORY	MAINTENANCE AGREEMENT REC DOC#
TREE WELLS	2–7	1	NA	TBD

*BMPs APPROVED AS PART OF THIS STORMWATER QUALITY MANAGEMENT PLAN (SWQMP) DATED 01.23.25 ON FILE WITH DPW. ANY CHANGES TO THE ABOVE BMP'S WILL REQUIRE SWQMP REVISION AND PLAN CHANGE APPROVALS.

PDS ENVIRONMENTAL REVIEW

APPROVED FOR COMPLIANCE WITH THE ENVIRONMENTAL REVIEW.
APPROVED BY:
DATE:

OWNER'S / PERMITTEE'S

NAME: BALAZS ALEX G/ BALAZS ZSUZSANNA
ADDRESS: 17306 EAGLE CANYON WAY
SAN DIEGO, CA 92127
TELEPHONE NO: 858-603-2721
SHORT LEGAL DESCIPTION: PARCEL 4 OF PARCEL MAP NO. 15646
A.P.N. NO: 267-147-06-00
SITE ADDRESS: CAMINITO DEL VIENTECITO, SAN DIEGO COUNTY CA 92075

FIRE DEPARTMENT APPROVAL

RANCHO SANTA FE FIRE PROTECTION DIST.
APPROVED BY:
DATE:

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT SHEETS 1–8, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN

BY: DATE: 01/23/25
RCE NO: 35373 EXPIRES:

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

RECORD PLAN

BY: DATE:
VICTOR RODRIGUEZ-FERNANDEZ
R.C.E. 35373 EXPIRES:

ENGINEER OF WORK

VICTOR RODRIGUEZ-FERNANDEZ R.C.E. NO. 35373

REGISTERED PROFESSIONAL ENGINEER — VICTOR RODRIGUEZ-FERNANDEZ — No. C-35373 — CIVIL — STATE OF CALIFORNIA

PERMITS

LANDSCAPE PERMIT NO. PDS2024-LP-24-037
WDID/NOI NO. TBD SWPPP RISK LEVEL 2
PROJECT PRIORITY LEVEL: MEDIUM

BENCHMARK

DESCRIPTION: *1" IRON PIPE MARKED L.S. 2318*
LOCATION: *MONUMENT ON EAST SIDE OF MONTEVIDEO, 1000' NORTH FROM PASEO DELICIAS*
RECORD FROM: *COUNTY OF SAN DIEGO*
ELEVATION: *270.85* DATUM: *NGVD 29*

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	SHEETS
1		14

TITLE SHEET FOR:

BALAZS RESIDENCE

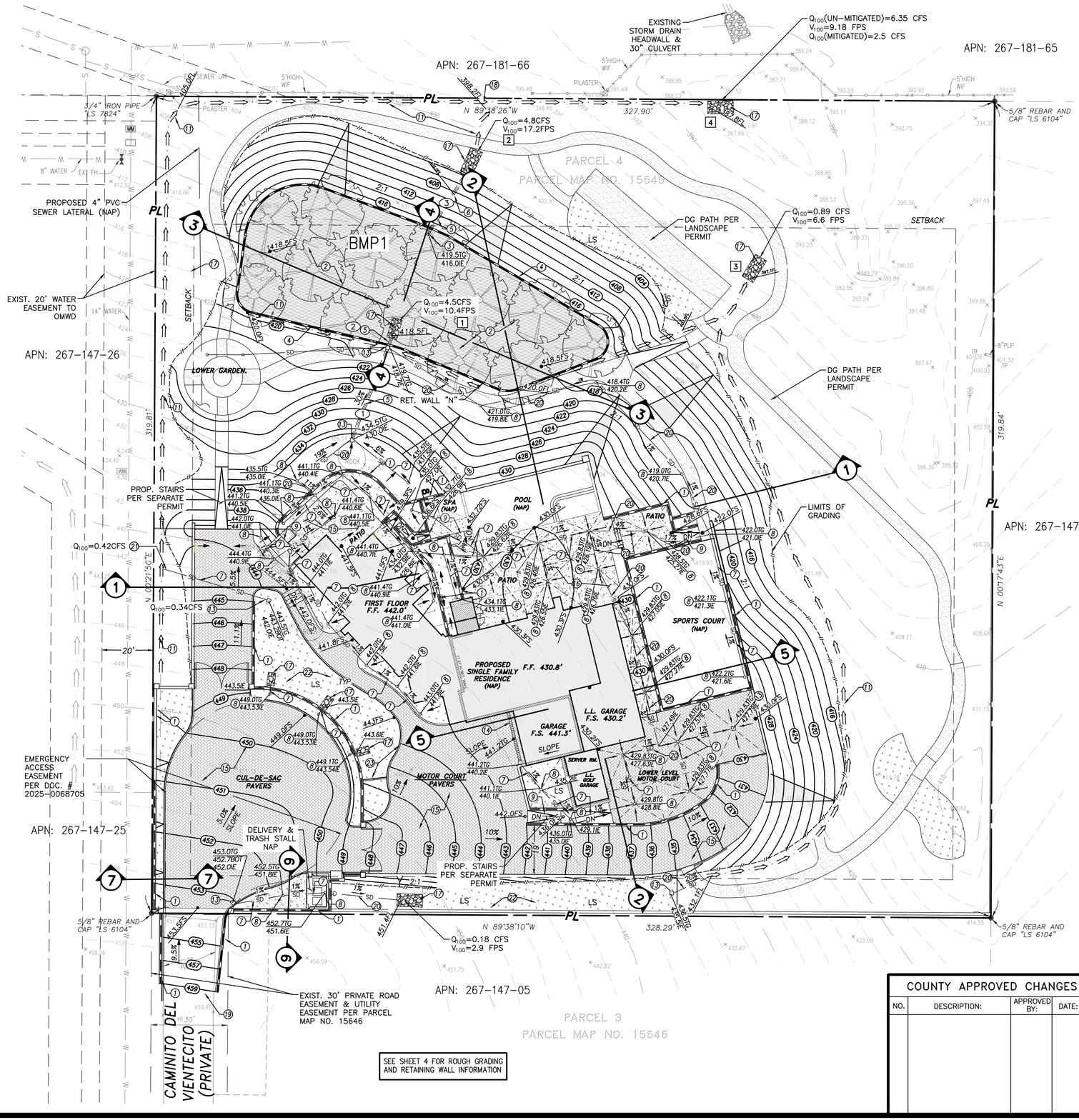
CALIFORNIA COORDINATE INDEX 310–1719

APPROVED FOR SAMIR NUNAILY COUNTY ENGINEER

ENGINEER OF WORK: VICTOR RODRIGUEZ-FERNANDEZ RCE 35373 DATE 1/23/25

GRADING PERMIT NO: PDS2022-LDGRMJ-30446

ENGINEER'S NAME: AP CONSULTING
PHONE NO. (619)227-8941 // EMAIL: ALEXPARRA201@COM



PROPOSED IMPROVEMENT NOTES:

1. INSTALL STRUCTURAL RETAINING WALLS PER DETAILS ON SHEETS 6 & 7
2. INSTALL PVT TREE WELL PIT (13 TREES – 5200SF) PER DETAILS ON SHEET 13
3. 24"X24" TREE WELL OUTLET STRUCTURE SEE DETAIL ON SHEET 13
4. INSTALL BIOFILTRATION WALL PER DETAIL 3 ON SHEET 7
5. INSTALL 12" HDPE STORM DRAIN
6. STRAIGHT HEADWALL –TYPE A PER DETAIL 12 ON SHEET 10
7. INSTALL 4" PVC STORM DRAIN PIPE (1% MINIMUM SLOPE)
8. INSTALL 6" PVC ROUND DRAIN PER DETAIL 6 ON SHEET 10
9. STAIRS PER SEPARATE PERMIT
10. NOT USED
11. INSTALL BROW DITCH PER SDRSD D-75 TYPE B
12. INSTALL 6" CURB PER SDRSD G-1
13. INSTALL 24"X24" CONC. BOX PER DETAIL 1 ON SHEET 10
14. INSTALL 12" WIDE TRENCH DRAIN PER DETAIL 7 ON SHEET 10
15. PROPOSED PAVER DRIVEWAY PER MANUFACTURE'S INSTALLATION GUIDE AND DETAIL 11 ON SHEET 10
16. HARDSCAPE & BUILDING PER SEPARATE PLANS (BUILDING PERMIT)
17. INSTALL 5'X10' RIP-RAP PER D-40 TYPE 2 PER DETAIL 10 ON SHEET 10
18. INSTALL SPLASH WALL PER DETAIL 2 ON SHEET 10
19. CONNECT TO EXISTING AC PRIVATE ROAD
20. INSTALL 6" PVC STORM DRAIN PIPE (1% MINIMUM SLOPE)
21. CONNECT STORM DRAIN TO BROW DITCH PER DETAIL 9 ON SHEET 10
22. FLOW DISPERSION PER PER SD-B
23. GRAVITY WALL PER DETAIL 4 ON SHEET 10

DETAILS STATEMENT:
ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH THE SAN DIEGO COUNTY STANDARD DRAWINGS DS-8, DS-10, DS-11 AND DS-75

RIP-RAP TABLE

NO.	DESCRIPTION	
1	1/4 TON.	T=2.7' 5'Wx10'L. OVER FILTER BLANKET
2	2 TON.	T=5.4' 5'Wx10'L. OVER FILTER BLANKET
3	NO.2 BACKING.	T=1.1' 5'Wx10'L. OVER FILTER BLANKET
4	NO.2 BACKING.	T=1.1' 5'Wx10'L. OVER FILTER BLANKET

ALL RIPRAP MATERIAL PER SD COUNTY DRAINAGE DESIGN MANUAL, TABLE 7.1. RIPRAP CONSTRUCTION PER SDRSD D-40.

STORM DRAIN DATA TABLE

NO.	SLOPE	MATERIAL	LENGTH	SIZE
1	28.6%	HDPE	39.5 LF	12 IN
2	5.0%	HDPE	39.5 LF	12 IN
3	32.1%	HDPE	26.5 LF	12 IN

SCALE: 1" = 20'
20 10 0 20 40 60

RECORD PLAN

BY: _____ DATE: _____
VICTOR RODRIGUEZ-FERNANDEZ
R.C.E. 35373 EXPIRES: _____

ENGINEER OF WORK

VICTOR RODRIGUEZ-FERNANDEZ R.C.E. NO. 35373

REGISTERED PROFESSIONAL ENGINEER · VICTOR RODRIGUEZ-FERNANDEZ · No. C-35373 · CIVIL · STATE OF CALIFORNIA

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

PERMITS

LANDSCAPE PERMIT NO. PDS2024-LP-24-037
WDID/NOI NO. _____ SWPPP RISK LEVEL 2
PROJECT PRIORITY LEVEL: MEDIUM

BENCHMARK

DESCRIPTION: 1" IRON PIPE MARKED L.S. 2318
LOCATION: MONUMENT ON EAST SIDE OF MONTEVIDEO, 1000' NORTH FROM PASEO DELICIAS
RECORD FROM: COUNTY OF SAN DIEGO
ELEVATION: 270.85 DATUM: NGVD 29

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	SHEETS
2		14

GRADING PLAN FOR:

BALAZS RESIDENCE

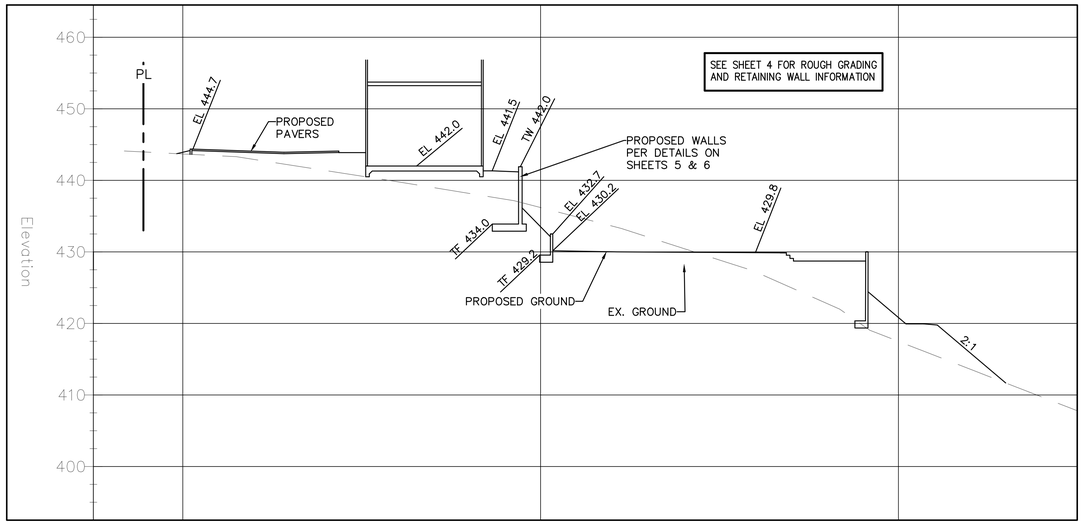
CALIFORNIA COORDINATE INDEX 310-1719

APPROVED FOR SAMIR NUWAILY
COUNTY ENGINEER

ENGINEER OF WORK: _____ 3/3/25
VICTOR RODRIGUEZ-FERNANDEZ RCE 35373 DATE

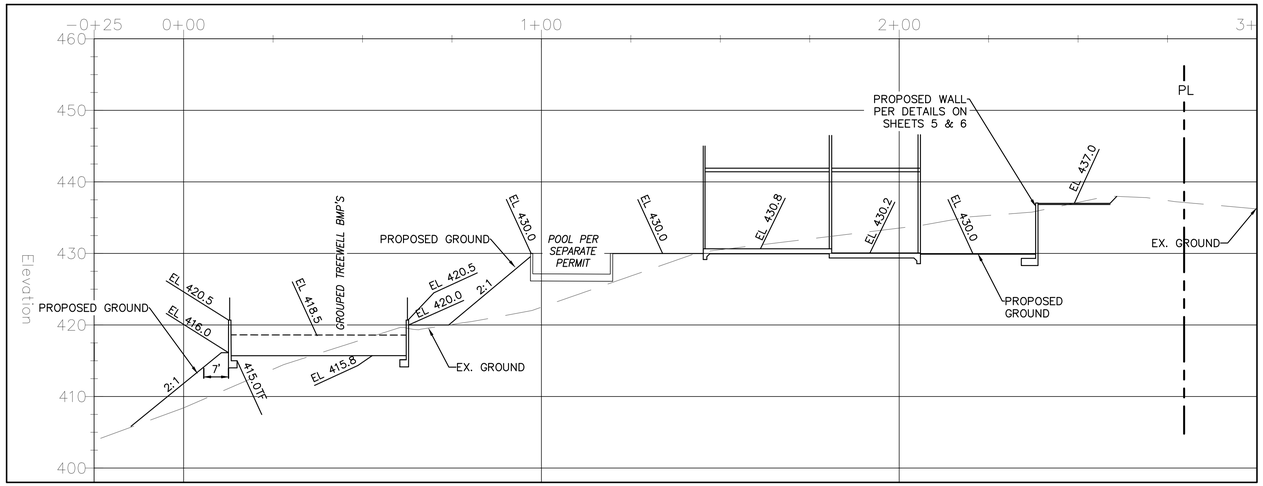
GRADING PERMIT NO:
PDS2022-LDGRMJ-30446

ENGINEER'S NAME: AP CONSULTING
PHONE NO. (619)227-8941 /// EMAIL: ALEXPARRA201@COM



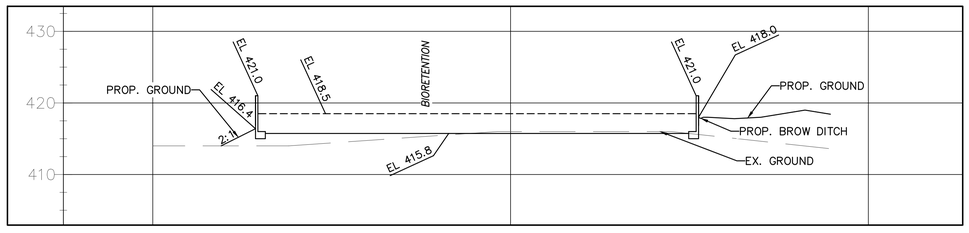
1 SECTION

NOT TO SCALE



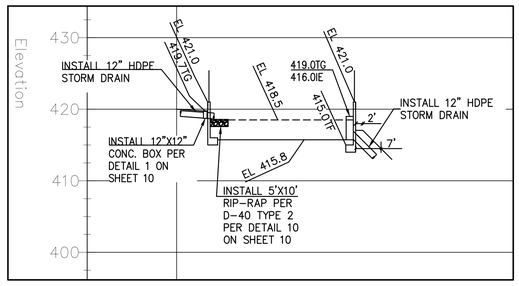
2 SECTION

NOT TO SCALE



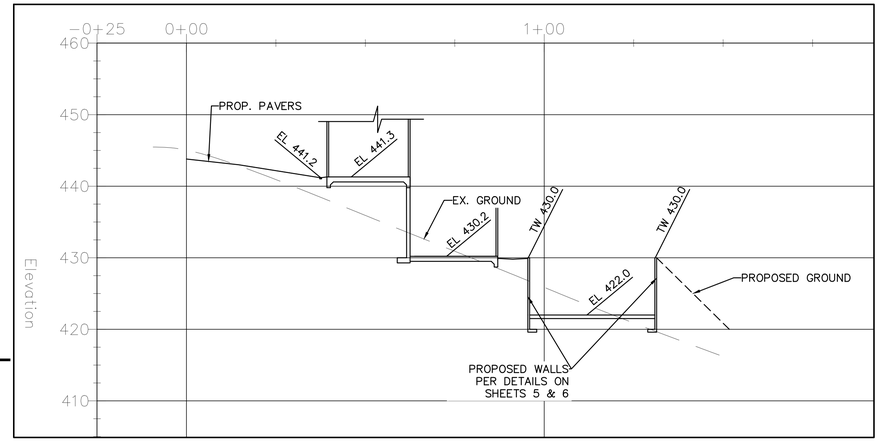
3 SECTION

NOT TO SCALE



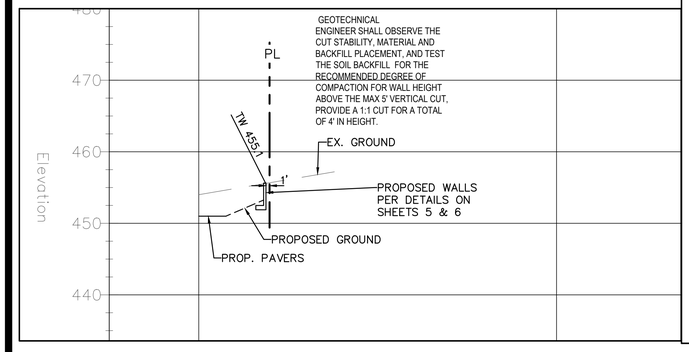
4 SECTION

NOT TO SCALE



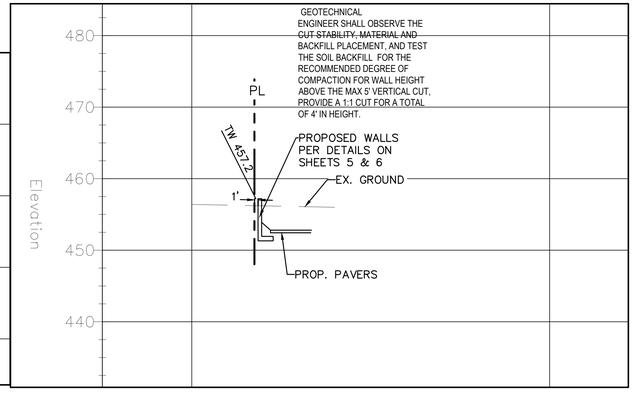
5 SECTION

NOT TO SCALE



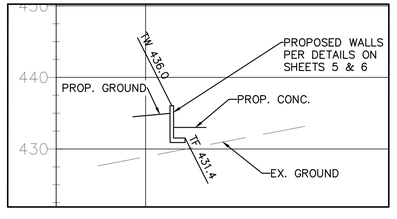
6 SECTION

NOT TO SCALE



7 SECTION

NOT TO SCALE



8 SECTION

NOT TO SCALE

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION:	APPROVED BY:	DATE:

RECORD PLAN

BY: _____ DATE: _____
VICTOR RODRIGUEZ-FERNANDEZ

R.C.E. 35373 EXPIRES: _____

ENGINEER OF WORK

VICTOR RODRIGUEZ-FERNANDEZ R.C.E. NO. 35373

REGISTERED PROFESSIONAL ENGINEER — VICTOR RODRIGUEZ-FERNANDEZ — No. C-35373 — CIVIL — STATE OF CALIFORNIA

PERMITS

LANDSCAPE PERMIT NO. PDS2024-LP-24-037
WDID/NOI NO. _____ SWPPP RISK LEVEL _____
PROJECT PRIORITY LEVEL: MEDIUM

BENCHMARK

DESCRIPTION: *1" IRON PIPE MARKED L.S. 2318*
LOCATION: *MONUMENT ON EAST SIDE OF MONTEVIDEO, 1000' NORTH FROM PASEO DELICIAS*
RECORD FROM: *COUNTY OF SAN DIEGO*
ELEVATION: *270.85* DATUM: *NGVD 29*

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	SHEETS
3		14

CROSS SECTIONS FOR:

BALAZS RESIDENCE

CALIFORNIA COORDINATE INDEX 310-1719

APPROVED FOR SAMIR NUHAILY COUNTY ENGINEER

ENGINEER OF WORK: VICTOR RODRIGUEZ-FERNANDEZ RCE 35373 DATE 3/3/25

GRADING PERMIT NO: PDS2022-LDGRMJ-30446

ENGINEER'S NAME: AP CONSULTING
PHONE NO. (619)227-8941 // EMAIL: ALEXPARRA2018@COM

SEE SHEET 5

F.P. 435.5'

F.P. 441.5'

F.P. 432.0'

F.P. 430.0'

F.P. 429.5'

F.P. 421.5'

F.P. 441.5'

F.P. 430.0'

F.P. 440.8'

F.P. 430.0'

RET. WALL "F"

RET. WALL "G"

RET. WALL "D"

RET. WALL "C"

RET. WALL "E"

RET. WALL "I"

RET. WALL "B"

RET. WALL "H"

RET. WALL "A"

RET. WALL "J"

RET. WALL "M"

RET. WALL "K"

RET. WALL "L"

WALL SUBDRAIN

RETAINING WALLS PER DETAILS ON SHEET 6

RETAINING WALLS PER DETAILS ON SHEET 6–9

RETAINING WALL PER DETAILS ON SHEET 6 AND DETAIL A ON THIS SHEET

N 00°21'50"E

1:1

2:1

GEOTECHNICAL ENGINEER SHALL OBSERVE THE CUT STABILITY, MATERIAL AND BACKFILL PLACEMENT, AND TEST THE SOIL BACKFILL FOR THE RECOMMENDED DEGREE OF COMPACTION FOR WALL HEIGHT ABOVE THE MAX 5' VERTICAL CUT. PROVIDE A 1:1 CUT FOR A TOTAL OF 4' IN HEIGHT.

P/L

EX. GROUND

FG

5' MAX VERTICAL CUT

A WALL BACKFILL AT PL

NOT_TO_SCALE

SCALE: 1" = 10'

10 5 0 10 20 30

RECORD PLAN

BY: _____ DATE: _____
VICTOR RODRIGUEZ–FERNANDEZ

R.C.E. 35373 EXPIRES: _____

ENGINEER OF WORK

VICTOR RODRIGUEZ–FERNANDEZ R.C.E. NO. 35373

REGISTERED PROFESSIONAL ENGINEER · VICTOR RODRIGUEZ–FERNANDEZ · No. C–35373 · CIVIL · STATE OF CALIFORNIA

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

PERMITS

LANDSCAPE PERMIT NO. PDS2024–LP–24–037

WDID/NOI NO. _____ SWPPP RISK LEVEL 2

PROJECT PRIORITY LEVEL: MEDIUM

BENCHMARK

DESCRIPTION: 1" IRON PIPE MARKED L.S. 2318

LOCATION: MONUMENT ON EAST SIDE OF MONTEVIDEO, 1000' NORTH FROM PASEO DELICIAS

RECORD FROM: COUNTY OF SAN DIEGO

ELEVATION: 270.85 DATUM: NGVD 29

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	SHEETS
4		14

RETAINING WALL PLAN FOR:

BALAZS RESIDENCE

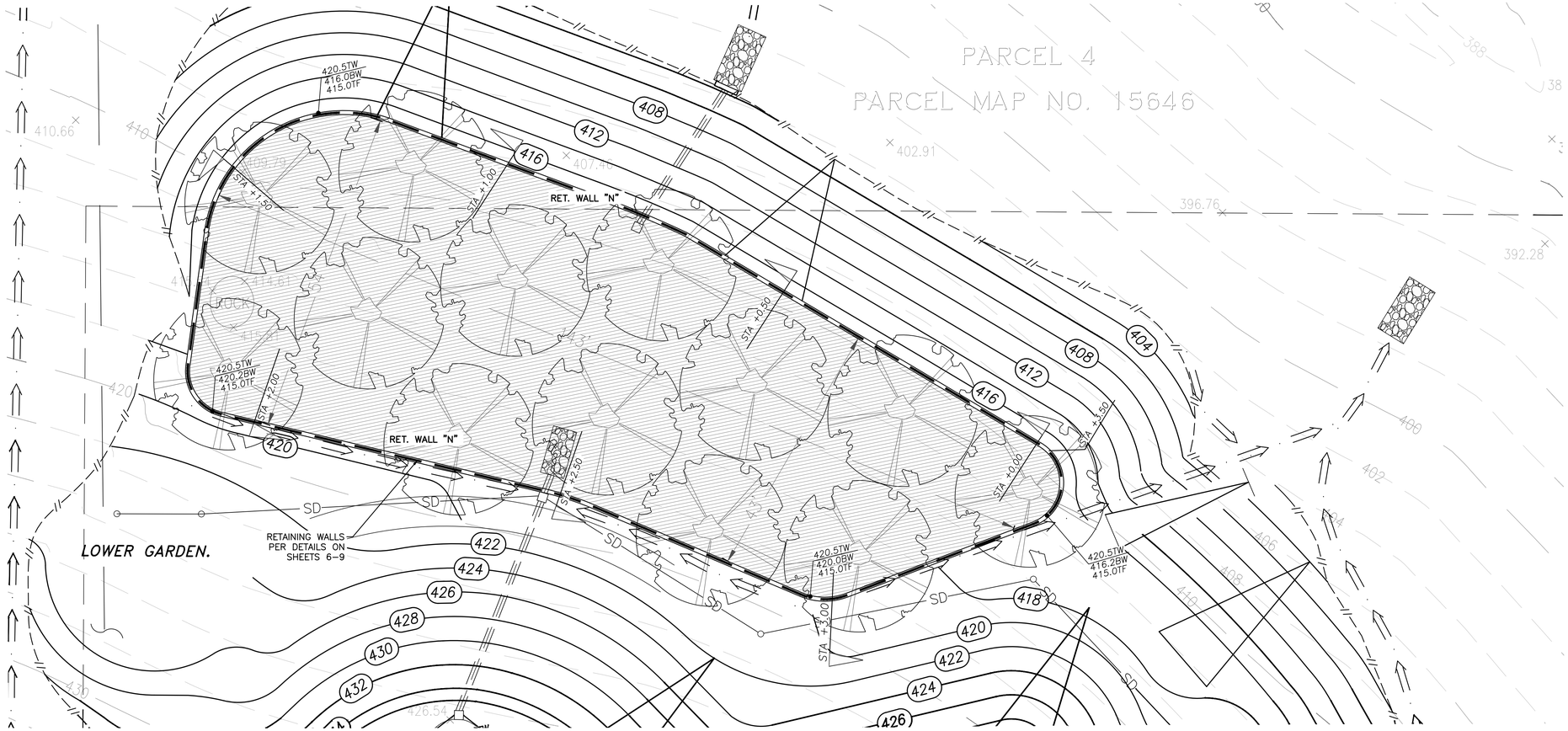
CALIFORNIA COORDINATE INDEX 310–1719

APPROVED FOR SAMIR NUHAILY
COUNTY ENGINEER

ENGINEER OF WORK: 3/5/25
VICTOR RODRIGUEZ–FERNANDEZ RCE 35373 DATE

GRADING PERMIT NO: PDS2022–LDGRMJ–30446

ENGINEER'S NAME: AP CONSULTING
PHONE NO. (619)227–8941 // EMAIL: ALEXPARRA201@COM



SEE SHEET 4

RECORD PLAN	
BY: VICTOR RODRIGUEZ–FERNANDEZ	DATE:
R.C.E. 35373	EXPIRES:

N

SCALE: 1" = 10'

10 5 0 10 20 30

ENGINEER OF WORK

VICTOR RODRIGUEZ–FERNANDEZ R.C.E. NO. 35373

REGISTERED PROFESSIONAL ENGINEER — VICTOR RODRIGUEZ–FERNANDEZ — No. C–35373 — CIVIL — STATE OF CALIFORNIA

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION:	APPROVED BY:	DATE:

PERMITS

LANDSCAPE PERMIT NO. PDS2024–LP–24–037

WDID/NOI NO. _____ SWPPP RISK LEVEL 2

PROJECT PRIORITY LEVEL: MEDIUM

BENCHMARK

DESCRIPTION: *1" IRON PIPE MARKED L.S. 2318*

LOCATION: *MONUMENT ON EAST SIDE OF MONTEVIDEO, 1000' NORTH FROM PASEO DELICIAS*

RECORD FROM: *COUNTY OF SAN DIEGO*

ELEVATION: *270.85* DATUM: *NGVD 29*

PRIVATE CONTRACT

SHEET 5	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	14 SHEETS

RETAINING WALL PLAN BIORETENTION FOR:

BALAZS RESIDENCE

CALIFORNIA COORDINATE INDEX 310–1719

APPROVED FOR SAMIR NUHAILY
COUNTY ENGINEER

ENGINEER OF WORK: VICTOR RODRIGUEZ–FERNANDEZ RCE 35373 3/3/25 DATE

GRADING PERMIT NO: PDS2022–LDGRMJ–30446

ENGINEER'S NAME: AP CONSULTING
PHONE NO. (619)227–8941 // EMAIL: ALEXPARRA2018@.COM

STATEMENT OF SPECIAL INSPECTIONS

DESCRIPTION & TYPE OF INSPECTIONS REQUIRED :

SOIL PREPARATION:
BASED ON GEOTECHNICAL REPORT PREPARED BY: ***Geotechnical Exploration*** (JOB# 21-13629)

INSPECTION OF SOILS
CBC 2019 TABLE 1705.6

INSPECTION TASK - TO BE PERFORMED BY SOILS / GEOTECHNICAL ENGINEER OF RECORD	INSPECTION TYPE	
	CONTINUOUS	PERIODIC
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
3. PERFORM CLASSIFICATION & TESTING OF COMPACTED FILL MATERIALS.	-	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X

NOTE:
PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:

a. THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT,
b. THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED, AND
c. THE FOUNDATION EXCAVATIONS, SOILS EXPANSIVE CHARACTERISTICS, AND BEARING CAPACITY CONFORM TO THE SOILS REPORT.

MASONRY: RETAINING WALL (f'm = 1500 PSI - COMP. STRENGTH @ 28 DAYS)

- SEE SPECIAL INSPECTION SCHEDULE PER CBC 1704.5.
- PRIOR TO CONSTRUCTION, TESTING AND VERIFICATION OF MASONRY MATERIALS AND ASSEMBLIES ARE REQUIRED. SUBMIT A CERTIFICATE OF COMPLIANCE USED IN MASONRY CONSTRUCTION AND VERIFICATION OF f'm AND f'AAC. PER CBC SECTION 1705.4

INSPECTION OF MASONRY CONSTRUCTION
CBC 2019 1705.4, ACI 530.1-13/ASCE/6-13/TMS 602-16 - SECTION 1.6 - TABLE 4 - LEVEL 2 QUALITY ASSURANCE

INSPECTION TASK	CONTINUOUS INSPECTION	PERIODIC INSPECTION
1. AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:		
a. PROPORTIONS OF SITE-PREPARED MORTAR.	-	X
b. CONSTRUCTION OF MORTAR JOINTS.	-	X
c. LOCATION OF REINFORCEMENT AND CONNECTORS.	-	X
2. THE INSPECTOR SHALL VERIFY:		
a. SIZE AND LOCATION OF STRUCTURAL ELEMENTS.	-	X
b. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION.	-	X
c. SPECIFIED SIZE, GRADE, & TYPE OF REINFORCEMENT.	-	X
d. WELDING OF REINFORCING BARS.	X	-
e. PROTECTION OF MASONRY DURING COLD WEATHER (BELOW 49°F) OR HOT WEATHER (ABOVE 90°F).	-	X
3. PRIOR TO GROUTING, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:		
a. GROUT SPACE IS CLEAN.	-	X
b. PLACEMENT OF REINFORCEMENT & CONNECTORS.	-	X
c. PROPORTIONS OF SITE-PREPARED GROUT.	-	X
d. CONSTRUCTION OF MORTAR JOINS.	-	X
6. GROUT PLACEMENT SHALL BE VERIFIED TO ENSURE COMPLIANCE WITH CODE & CONSTRUCTION DOCUMENT PROVISIONS.	X	-
7. PREPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS SHALL BE OBSERVED.	X	-
8. COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED.	-	X

SPECIAL INSPECTION NOTES:

A. THE SPECIAL INSPECTIONS IDENTIFIED ARE IN ADDITION TO THOSE REQUIRED BY THE BUILDING CODE, AS AMENDED. SPECIAL INSPECTION IS NOT A SUBSTITUTE FOR INSPECTION BY A CITY INSPECTOR.
B. THE SPECIAL INSPECTORS MUST BE CERTIFIED BY THE GOVERNING JURISDICTION, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION. *EXCEPTION, INSPECTIONS BY THE SOILS ENGINEER OF RECORD.*
C. THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE GOVERNING JURISDICTION FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS, AND EQUIPMENTS.
D. A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.
E. A PROPERTY OWNER'S FINAL REPORT FORM FOR WORK REQUIRED TO HAVE SPECIAL INSPECTION, TESTING, AND OBSERVATIONS MUST BE COMPLETED BY THE PROPERTY OWNER, PROPERTY OWNER'S AGENT OF RECORD, ARCHITECT OF RECORD, OR ENGINEER OF RECORD AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.
F. CONTINUOUS INSPECTIONS IS ALWAYS REQUIRED DURING THE PERFORMANCE OF THE WORK UNLESS OTHERWISE SPECIFIED. WHEN WORK IN MORE THAN ONE CATEGORY OF WORK REQUIRING SPECIAL INSPECTION IS TO BE PERFORMED SIMULTANEOUSLY, OR THE GEOGRAPHIC LOCATION OF THE WORK IS SUCH THAT IT CANNOT BE CONTINUOUSLY OBSERVED IN ACCORDANCE WITH THE PROVISIONS OF CBC SECTION 1704, IT IS THE AGENT'S RESPONSIBILITY TO EMPLOY A SUFFICIENT NUMBER OF INSPECTORS TO ASSURE THAT ALL THE WORK IS INSPECTED IN ACCORDANCE WITH THOSE PROVISIONS.
G. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE SPECIAL INSPECTOR OR INSPECTION AGENCY AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION.
H. SPECIALLY INSPECTED WORK THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE CITY INSPECTOR IS SUBJECT TO REMOVAL OR EXPOSURE.
I. FABRICATOR MUST BE REGISTERED & APPROVED BY GOVERNING JURISDICTION FOR THE FABRICATION OF MEMBERS & ASSEMBLIES ON THE PREMISES OF THE FABRICATOR'S SHOP.
J. FABRICATOR SHALL SUBMIT AN 'APPLICATION TO PERFORM OFF-SITE FABRICATION' TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO COMMENCEMENT OF FABRICATION.
K. FABRICATOR SHALL SUBMIT AN 'CERTIFICATE FOR COMPLIANCE FOR OFF-SITE FABRICATION' TO THE INSPECTION SERVICES DIVISION PRIOR TO THE ERECTION OF FABRICATED ITEMS AND ASSEMBLIES.
L. WHERE MATERIALS OR ASSEMBLIES ARE REQUIRED BY THE BUILDING CODE TO BE LABELED, SUCH MATERIALS AND ASSEMBLES SHALL BE LABELED BY AN AGENCY APPROVED BE THE GOVERNING JURISDICTION IN ACCORDANCE WITH SECTION 1703. PRODUCTS AND MATERIALS TO BE LABELED SHALL BE TESTED, INSPECTED AND LABELED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN SECTIONS 1703.5.1 THROUGH 1703.5.4.
M. NOTICE TO THE APPLICANT / OWNER / OWNERS AGENT / DESIGNER / OR ARCHITECT: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION / INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF GOVERNING JURISDICTION FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.
N. NOTICE TO THE CONTRACTOR / BUILDER / INSTALLER / SUB-CONTRACTOR / OR OWNER BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF, THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE GOVERNING JURISDICTION FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES

REBAR NOTES

1. REBAR SHALL CONFORM TO THE ASTM A615 AND SHALL BE THE FOLLOWING: GRADE 40 FOR #3 & #4 REBAR, AND GRADE 60 FOR #5 REBAR AND LARGER. USE ASTM A706 GRADE 60 WHERE REBAR IS TO BE WELDED.
2. DETAILS OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH CBC 2019, ACI 318-14 CHAPTER 7. IN ADDITION, REINFORCING STEEL DETAILING, BENDING AND PLACING SHALL BE IN ACCORDANCE THE LATEST EDITION OF THE MANUAL OF STANDARD PRACTICE" BY THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI).
3. WELDING OF REINFORCING SHALL BE IN ACCORDANCE WITH ASTM A706 WITH LOW HYDROGEN ELECTRODES AND SHALL CONFORM TO 'STRUCTURAL WELDING CODE. REINFORCING STEEL BY ANSI/AWS D1.4 OF THE AMERICAN WELDING SOCIETY. THE MINIMUM TENSILE STRENGTH OF THE WELD METAL SHALL BE 70KSI. WELDING OF CROSSING BARS AND TACK WELDING OF REINFORCEMENT IS NOT PERMITTED.
4. REBAR SUPPORTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF "BAR SUPPORT SPECIFICATIONS" AS CONTAINED IN THE LATEST EDITION OF THE MANUAL OF STANDARD PRACTICE" BY THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI).
5. WALLS, PILASTERS, AND COLUMNS SHALL BE DOWELED TO THE SUPPORTING FOOTINGS WITH REINFORCEMENT OF THE SAME SIZE, GRADE, AND AT THE SAME SPACING AS THE VERTICAL REINFORCEMENT IN THE WALLS, PILASTERS, OR COLUMNS. (U.N.O.)
6. VERTICAL REINFORCEMENT SHALL BE TIED OR OTHERWISE FIXED IN POSITION AT THE TOP AND BOTTOM AND AT INTERMEDIATE LOCATIONS, SPACED NOT GREATER THAN 192 BAR DIAMETERS.
7. ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE BEFORE PLACING CONCRETE OR GROUT.
8. LAP SPLICES TO BE CONTACT SPLICES WITH NOT MORE THAN 2" BETWEEN REBAR.
9. LAPS AT REBAR SPLICES IN MASONRY CONSTRUCTION SHALL BE 48 REBAR DIAMETERS BUT NOT LESS THAN 2'-0".
11. LAPS AT BAR SPLICES IN CONCRETE CONSTRUCTION, CLASS B, SHALL BE AS FOLLOWS:

REBAR SIZE	COMPRESSIVE STRENGTH (f'c)		
	2,500 PSI	3,000 PSI	4,500 PSI
#3	12"	12"	12"
#4	24"	22"	18"
#5	30"	28"	23"
#6	36"	33"	27"
#7	53"	48"	40"
#8	60"	55"	45"

RETAINING WALL NOTES

1. ALL BACKFILL MATERIAL TO BE GRANULAR, NON COHESIVE SOIL. THE CONTRACTOR SHALL NOTIFY EOR IF EXISTING SOIL CONDITIONS ARE EXPANSIVE. BACKFILL SHOULD BE PLACED IN 12" MAX. HORIZONTAL LIFTS. ALL FILLS SHALL BE COMPACTED TO AT LEAST 90-PERCENT. SEE FOUNDATION NOTES #12 FOR MORE INFORMATION.
2. DO NOT PLACE BACKFILL BEHIND WALLS UNTIL THE WALLS HAVE ATTAINED THEIR SPECIFIED DESIGN STRENGTH. UNLESS DESIGNED SPECIFICALLY FOR BOTH AT-REST AND ACTIVE PRESSURES, THE WALLS SHALL BE SHORED AND BRACED UNTIL THE SUPPORTING MEMBERS ARE IN PLACE AND THEY HAVE DEVELOPED THEIR SPECIFIED DESIGN STRENGTH.
3. CONTRACTOR IS RESPONSIBLE FOR DESIGN AND CONSTRUCTION OF ALL UNDERPINNING, CRIBBING, BRACING, AND SHORING REQUIRED FOR THE RETAINING WALL.
4. WALL DRAINS SHALL BE PLACED AT 6ft INTERVALS ALONG THE LENGTH OF THE WALL AND LOCATED JUST ABOVE THE LEVEL OF THE SOIL OR PAVING ON THE FRONT FACE OF THE WALL. THE DRAINS MAY BE FORMED BY PLACING A BLOCK ON ITS SIDE AT 6 ft INTERVALS, BY LEAVING OUT THE MORTAR IN THE VERTICAL SPACES BETWEEN ALL THE BLOCKS IN THE FIRST COURSE ABOVE THE SOIL OR PAVING (HEAD JOINT) ON THE FRONT FACE OF THE WALL, BY INSTALLING 4in DIAMETER DRAIN LINE BEHIND THE WALL, OR BY ANY OTHER ACCEPTABLE EQUIVALENT METHOD. BACKFILL BEHIND WALL DRAINS OR OPEN HEAD JOINTS MUST BE LOOSE RUBBLE OR GRAVEL AT LEAST 12in WIDE AND EXTENDING FROM THE TOP OF THE WALL TO THE TOP OF THE FOOTING.

MASONRY NOTES

1. CONCRETE MASONRY UNITS (C.M.U.) SHALL CONFORM TO ASTM C90 (CBC 2103.1), AND SHALL BE NORMAL WEIGHT WITH A MAXIMUM LINEAR SHRINKAGE OF 0.06%, f'm=1500psi, WITH SOLID GROUT & REINFORCED CELLS PER PLAN. C.M.U. SHALL BE SAMPLED AND TESTED TO VERIFY COMPLIANCE WITH ASTM C55 OR ASTM C90.
2. THE MORTAR MIX MUST HAVE A COMPRESSIVE STRENGTH EQUAL TO 1900psi MINIMUM FOR TYPE 'S' MORTAR AND 2150psi MINIMUM FOR TYPE 'N' MORTAR (TABLE 2 OF TMS 602 CBC). MORTAR SHALL CONFORM TO ASTM C270 AND ARTICLES 20.1 AND 2.6A OF TMS 602 / ACI 530.1 / ASCE 6. USE TYPE 'S' MORTAR FOR ALL WALLS IN CONTACT WITH SOIL, TYPE 'N' MORTAR FOR ALL OTHER LOCATIONS. ALL HEAD AND BED JOINTS SHALL BE 3/8" MIN., 5/8" MAX. BED JOINTS OF THE STARTING COURSE OVER THE CONCRETE FOUNDATION MAR BE BETWEEN ¼" AND ¾" .
3. GROUT MUST HAVE A COMPRESSIVE STRENGTH EQUAL TO 2000psi MINIMUM. GROUT SHALL CONFORM TO ARTICLE 2.2 OF TMS 602 / ACI 530.1 / ASCE 6. THE COMPRESSIVE STRENGTH OF GROUT SHALL BE DETERMINED IN ACCORDANCE WITH ASTM C1019. COARSE AND FINE AGGREGATE SHALL CONFORM TO ASTM C476. COARSE AGGREGATE SHALL BE PEA GRAVEL.
4. THE FIRST COURSE OF BLOCK SHALL BE SET INTO FRESH CONCRETE AND GOOD BOND OBTAINED, OTHERWISE A MORTAR KEY SHALL BE PROVIDED. THE MORTAR KEY MUST BE FORMED BY EMBEDDING A FLAT 2x4 FLUSH WITH AND AT THE TOP OF THE FRESHLY PLACED CONCRETE AND SHOULD BE REMOVED AFTER THE CONCRETE HAS STARTED TO HARDEN.
5. HIGH LIFT GROUTING PROCEDURE MAY BE USED FOR HEIGHTS UP TO 24 ft AS SET FORTH IN TABLE 7 OF TMS 602. FINE GROUT WITH ADMIXTURE SHALL BE USED FOR LIFTS OF OVER 12ft AND A CLEANOUT SHALL BE PROVIDED AT THE BOTTOM COURSE AT EVERY VERTICAL BAR TO HELP PREVENT VOIDS.
6. ADD ADMIXTURE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

GENERAL NOTES

1. ALL ENGINEERING, DRAWINGS, AND CONSTRUCTION OF THE PROJECT, INCLUDING MATERIAL AND WORKMANSHIP, SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE (2022 CBC) WITH THE GOVERNING JURISDICTIONS AMENDMENTS.
2. ALL ASTM STANDARDS SHALL BE PER THE LATEST ISSUE OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS.
3. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, GOVERNING JURISDICTIONS, AND COMPLY WITH ALL APPLICABLE FEDERAL AND LOCAL SAFETY REQUIREMENTS.
4. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE ENGINEER OF RECORD FREE AND HARMLESS FROM ALL CLAIMS, DEMANDS AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER OF RECORD (E.O.R.).
5. THE CONTRACTOR SHALL REFER ONLY TO THE MOST CURRENT / PERMITTED SET OF DRAWINGS DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES AND/OR CONDITIONS NEEDING CLARIFICATION, THE CONTRACTOR SHALL NOTIFY THE DESIGNER & E.O.R. PRIOR TO STARTING CONSTRUCTION.
7. DO NOT SCALE OFF OF STRUCTURAL PLANS FOR WORKING DIMENSIONS. ALL DIMENSIONS SHALL BE COORDINATED WITH THE DESIGNERS DRAWINGS AND SPECIFICATIONS.
8. IF DISCREPANCIES ARISE IN THE STRUCTURAL PLANS, SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS.
9. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK. IF CLARIFICATION IS NEEDED, CONTRACTOR SHALL NOTIFY E.O.R. PRIOR TO CONSTRUCTION.
10. OPENINGS, POCKETS, PIPES, SLEEVES, CHASES, BLOCK-OUTS, ETC., SHALL NOT BE PLACED IN ANY STRUCTURAL ELEMENT, INCLUDING SLABS, BEAMS, WALLS, GIRDERS, COLUMNS, FOOTINGS, ETC., NOR SHALL ANY STRUCTURAL ELEMENTS BE CUT FOR SUCH ITEMS, UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL PLANS.
11. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGNER & E.O.R. PRIOR TO ANY SUBSTITUTIONS AND / OR REVISIONS TO THE PROJECT. ANY SUBSTITUTIONS AND / OR REVISIONS MAY REQUIRE ADDITIONAL FEE'S, REVISED STRUCTURAL CALCULATIONS & PLANS, AND RE-SUBMITTAL TO THE GOVERNING JURISDICTION.

CONCRETE NOTES

1. CONCRETE SHALL CONFORM TO ACI 318-14 , CHAPTER 5, AND THE MINIMUM 28-DAY CYLINDER STRENGTH SHALL BE 2500 PSI (U.N.O.).
2. WHERE CONCRETE STRENGTH IS 3000 psi OR GREATER, CYLINDER TESTS ARE REQUIRED PER ACI 318-14 5.6.3.3. CYLINDER TESTS ARE NOT REQUIRED FOR CONCRETE DESIGNED FOR LESS THAN 3000 PSI.
3. ALL CONCRETE TO HAVE MAX WATER-CEMENT RATIO OF 0.50, AND A MAX SHRINKAGE OF 0.05%.
4. PORTLAND CEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C150, TYPE II. WHERE SULFATES ARE PRESENT USE TYPE V CEMENT.
5. AGGREGATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C33 FOR NORMAL WEIGHT CONCRETE AND ASTM C330 FOR LIGHTWEIGHT CONCRETE. THE MINIMUM COARSE AGGREGATE SIZE IS 3/8" .
6. ADMIXTURES SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND APPROVED BY THE ENGINEER OF RECORD.
7. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF "STANDARD SPECIFICATION FOR READY-MIXED CONCRETE" ASTM C94 .
8. MINIMUM CONCRETE COVER FOR REINFORCING STEEL IN NON-PRESTRESSED CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS (U.N.O.): CAST AGAINST EARTH: 3"

   FORMED SURFACES EXPOSED TO EARTH OR WEATHER:
   2" FOR #6 REBAR AND LARGER, 1½" FOR #5 REBAR AND SMALLER
   NOT EXPOSED TO EARTH OR WEATHER
   SLABS & WALLS (#11 REBAR & SMALLER) ¾"
   BEAMS & COLUMNS (TIES, STIRRUPS, SPIRALS) 1½"
   UNPROTECTED COLUMNS 2½"
9. ALL REINFORCING BARS, ANCHOR BOLTS, SLEEVES, AND OTHER CONCRETE INSERTS ARE TO BE INSTALLED AND SECURED IN POSITION PRIOR TO PLACING CONCRETE.
10. ALL CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.
11. SLEEVES, PIPES, OR CONDUITS SHALL NOT BE PLACED THROUGH CONCRETE, EXCEPT AS SHOWN ON STRUCTURAL DRAWINGS, OR APPROVED BY THE DESIGNER AND ENGINEER OF RECORD.
12. CONDUIT SHALL NOT BE PLACED IN ANY CONCRETE SLAB LESS THAN 3 ½" INCHES THICK. IF CONDUIT IS PLACED IN CONCRETE SLAB, ITS OUTSIDE DIAMETER SHALL NOT BE GREATER THAN 1/3 OF THE SLAB THICKNESS. THE MINIMUM CLEAR DISTANCE BETWEEN CONDUITS SHALL BE 3 INCHES.
13. ALL VERTICAL SURFACES OF CONCRETE ABOVE FINISHED GRADE SHALL BE FORMED.
14. REFERENCE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR CAST-IN-PLACE CONCRETE.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT SHEETS 1–8, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN

BY: ______ DATE: 5/27/25

RCE NO: 77258 EXPIRES: ______

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

DESIGN CRITERIA

TRAFFIC SURCHARGE: 250psf
LIVE LOAD SURCHARGE: 40psf

- **SEISMIC DESIGN**
  (ASCE 7-16 SEC. 12.8 & SUPPLEMENT 2)
  RISK CATEGORY: II
  SEIS. DESIGN CATEGORY: D
  LATITUDE: 33.021
  LONGITUDE: -117.158
  SITE CLASS: D
  Ss = 0.867
  S1 = 0.319
  SDS = 0.666
  SD1 = 0.4212927
  Iseis. = 1
  R = 6.5
- **WIND DESIGN**
  (ASCE 7-16 - ENVELOPE PROCDEDURE METHOD 2)
  RISK CATEGORY: II
  BASIC WIND SPEED (MPH): 110
  EXPOSURE CATAGORY: B
  TOPOGRAPHIC Kzt = 1
  MEAN ROOF HT (FT.) = 32.83
  Iwind = 1
- **SOIL DESIGN PROPERTIES**
  (PER GEOTECHNICAL REPORT FINDING)
  ALLOWABLE BEARING PRESSURE = 2500
  LATERAL BEARING PRESSURE = 275
  ACTIVE PRESSURE = 38
  AT-REST PRESSURE = 56
  COEFFICIENT OF FRICTION = 0.4
  LATERAL SEISMIC PRESSURE = 13 pcf
  GEOTECHNICAL REPORT BY: Geotechnical Exploration, Inc.
  PROJECT # : 21-13629
  DATE : January 23, 2025

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A. THE SPECIAL INSPECTIONS IDENTIFIED ARE IN ADDITION TO THOSE REQUIRED BY THE BUILDING CODE, AS AMENDED. SPECIAL INSPECTION IS NOT A SUBSTITUTE FOR INSPECTION BY A CITY INSPECTOR.
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J. FABRICATOR SHALL SUBMIT AN 'APPLICATION TO PERFORM OFF-SITE FABRICATION' TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO COMMENCEMENT OF FABRICATION.
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REGISTERED PROFESSIONAL ENGINEER — EVAN A. COLES — C 77258 — EXP. 06/30/27 — CIVIL — STATE OF CALIFORNIA

job#: 22-061
date: 05-21-2025

ENGINEER OF WORK

REGISTERED PROFESSIONAL ENGINEER — EVAN A. COLES — No. C-77258 — CIVIL — STATE OF CALIFORNIA

EVAN A. COLES R.C.E. NO. 77258

RECORD PLAN

BY: ______ DATE: ______
VICTOR RODRIGUEZ–FERNANDEZ
R.C.E. 35373 EXPIRES: ______

PERMITS

LANDSCAPE PERMIT NO. PDS2024–LP–24–037
WDID/NOI NO. ______ SWPPP RISK LEVEL ______
PROJECT PRIORITY LEVEL: MEDIUM

BENCHMARK

DESCRIPTION: *1" IRON PIPE MARKED L.S. 2318*
LOCATION: *MONUMENT ON EAST SIDE OF MONTEVIDEO, 1000' NORTH FROM PASEO DELICIAS*
RECORD FROM: *COUNTY OF SAN DIEGO*
ELEVATION: *270.85* DATUM: *NGVD 29*

PRIVATE CONTRACT

SHEET 6 | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 14 SHEETS

NOTES AND SECTIONS FOR:

BALAZS RESIDENCE

CALIFORNIA COORDINATE INDEX 310–1719

APPROVED FOR SAMIR NUHAILY
COUNTY ENGINEER

ENGINEER OF WORK:
EVAN A. COLES RCE 77258 2/3/25 DATE

GRADING PERMIT NO:
PDS2022–LDGRMJ–30446

ENGINEER'S NAME: AP CONSULTING
PHONE NO. (619)227–8941 // EMAIL: ALEXPARRA201@.COM

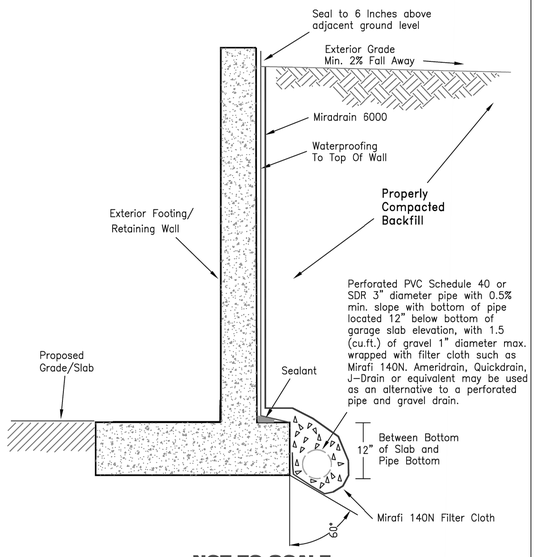
solidforms
engineering

858-376-7734
evan@solidformseng.com
solidformseng.com

REGISTERED PROFESSIONAL ENGINEER
EVAN A. COLES
C 77258
EXP. 06/30/27
CIVIL
STATE OF CALIFORNIA

job#: 22-061
date: 05-21-2025

SUBGRADE RETAINING WALL DRAINAGE RECOMMENDATIONS



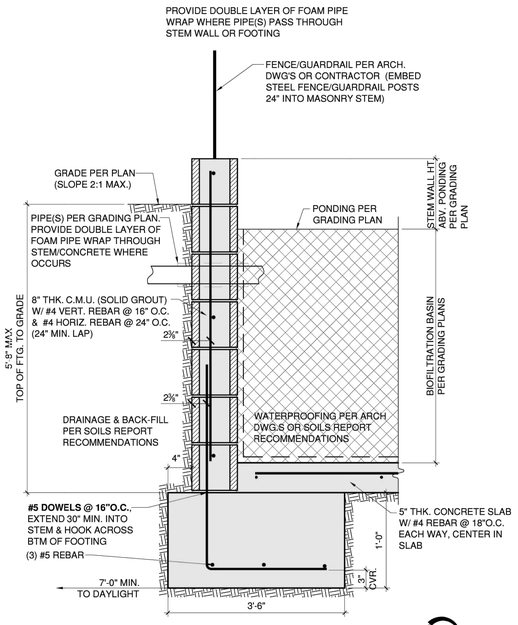
NOT TO SCALE

Figure No.VI
Job No. 21-13629

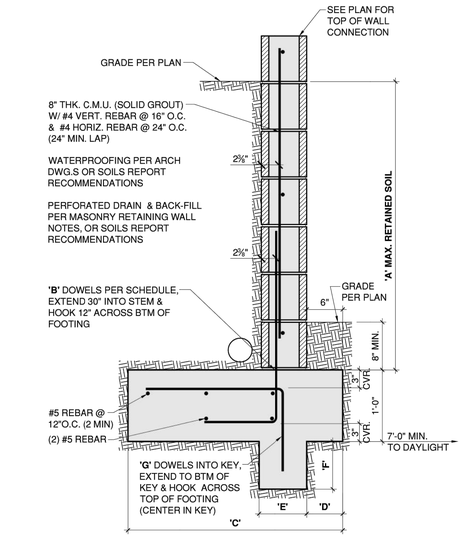
Geotechnical Exploration, Inc.

VI-221-13629-RW.dwg

February 2022



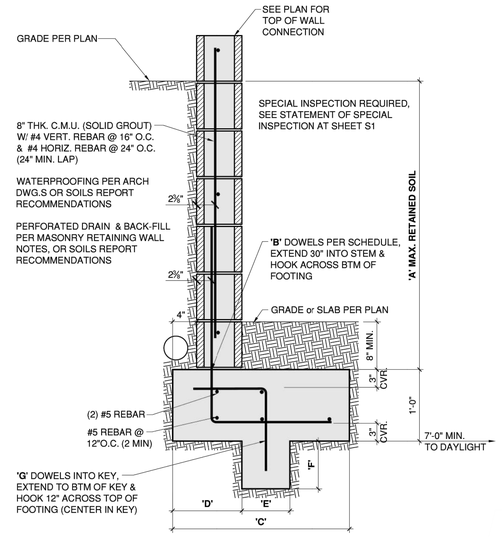
BIOFILTRATION WALL 3



SCHEDULE

'A' RETAINED HEIGHT	5'-8"	4'-8"	3'-8"	2'-8"
'B' DOWELS INTO STEM	#4 @ 8"O.C.	#4 @ 16"O.C.	#4 @ 16"O.C.	#4 @ 16"O.C.
'C' WIDTH OF FOOTING	4'-0"	3'-6"	3'-0"	3'-0"
'D' LOCATION OF KEY	6"	6"	6"	N/A
'E' WIDTH OF KEY	8"	8"	8"	N/A
'F' DEPTH OF KEY	12"	12"	8"	N/A
'G' DOWELS INTO KEY	#5 @ 18"O.C.	#5 @ 18"O.C.	N/A	N/A

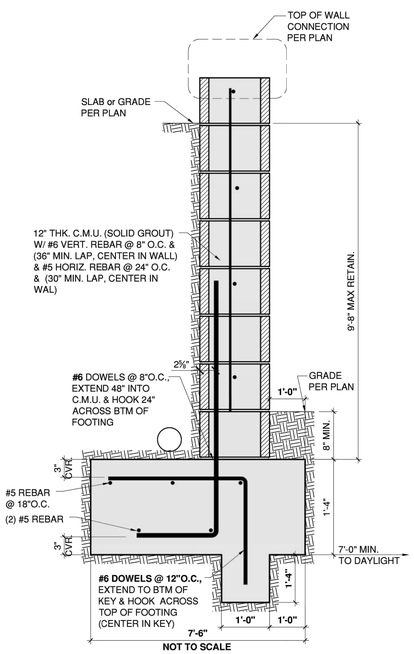
RETAINING WALL 2



SCHEDULE

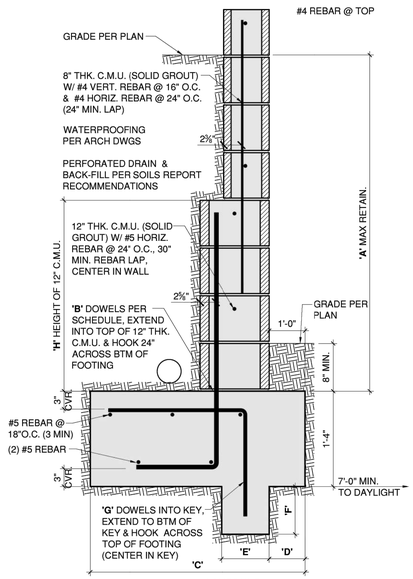
'A' RETAINED HEIGHT	5'-8"	4'-8"	3'-8"	2'-8"
'B' DOWELS INTO STEM	#4 @ 8"O.C.	#4 @ 16"O.C.	#4 @ 16"O.C.	#4 @ 16"O.C.
'C' WIDTH OF FOOTING	5'-0"	4'-0"	3'-6"	2'-6"
'D' LOCATION OF KEY	1'-0"	1'-0"	1'-0"	1'-0"
'E' WIDTH OF KEY	1'-0"	8"	8"	8"
'F' DEPTH OF KEY	1'-8"	1'-3"	8"	8"
'G' DOWELS INTO KEY	#5 @ 12"O.C.	#5 @ 18"O.C.	N/A	N/A

RETAINING WALL 1



NOT TO SCALE

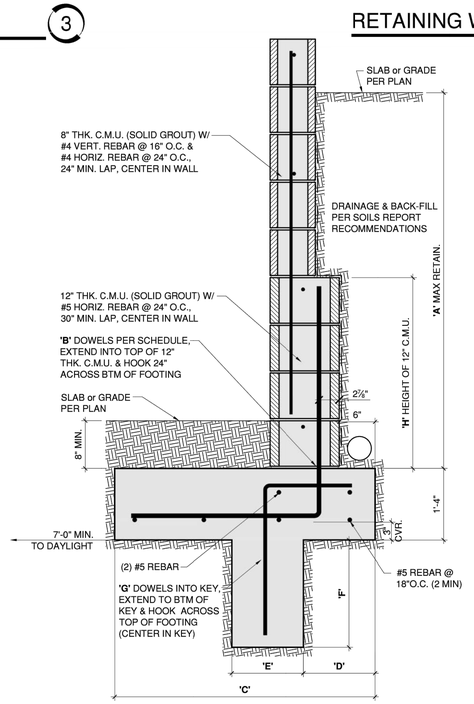
RETAINING WALL 6



SCHEDULE

'A' RETAINED HEIGHT	8'-8"	6'-8"
'B' DOWELS INTO STEM	#6 @ 8"O.C.	#5 @ 8"O.C.
'C' WIDTH OF FOOTING	6'-6"	5'-0"
'D' LOCATION OF KEY	1'-0"	1'-0"
'E' WIDTH OF KEY	1'-0"	1'-0"
'F' DEPTH OF KEY	1'-6"	1'-6"
'G' DOWELS INTO KEY	#6 @ 12"O.C.	#5 @ 14"O.C.
'H' HEIGHT OF 12" C.M.U	4'-8"	4'-0"

RETAINING WALL 5



SCHEDULE

'A' RETAINED HEIGHT	8'-8"	6'-8"
'B' DOWELS INTO STEM	#6 @ 8"O.C.	#5 @ 8"O.C.
'C' WIDTH OF FOOTING	7'-6"	5'-6"
'D' LOCATION OF KEY	1'-0"	1'-0"
'E' WIDTH OF KEY	1'-0"	1'-0"
'F' DEPTH OF KEY	2'-6"	1'-8"
'G' DOWELS INTO KEY	#5 @ 14"O.C.	#5 @ 8"O.C.
'H' HEIGHT OF 12" C.M.U	4'-8"	4'-0"

RETAINING WALL 4

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION:	APPROVED BY:	DATE:

RECORD PLAN

BY: _____ DATE: _____
VICTOR RODRIGUEZ-FERNANDEZ

R.C.E. 35373 EXPIRES: _____

PERMITS

LANDSCAPE PERMIT NO. PDS2024-LP-24-037
WDID/NOI NO. _____ SWPPP RISK LEVEL _____
PROJECT PRIORITY LEVEL: MEDIUM

BENCHMARK

DESCRIPTION: *1" IRON PIPE MARKED L.S. 2318*
LOCATION: *MONUMENT ON EAST SIDE OF MONTEVIDEO, 1000' NORTH FROM PASEO DELICIAS*
RECORD FROM: *COUNTY OF SAN DIEGO*
ELEVATION: *270.85* DATUM: *NGVD 29*

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	SHEETS
7		14

NOTES AND SECTIONS FOR:

BALAZS RESIDENCE

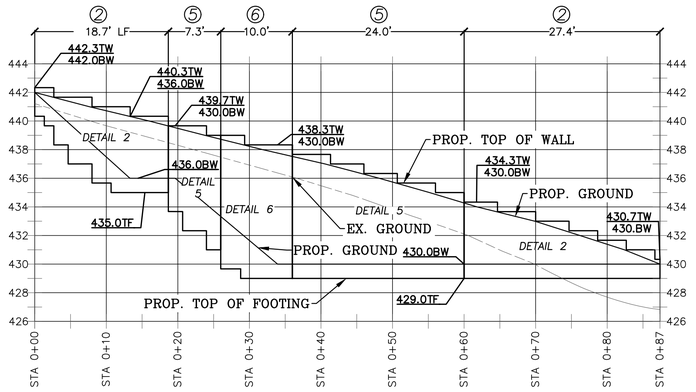
CALIFORNIA COORDINATE INDEX 310-1719

APPROVED FOR SAMIR NUHAILY
COUNTY ENGINEER

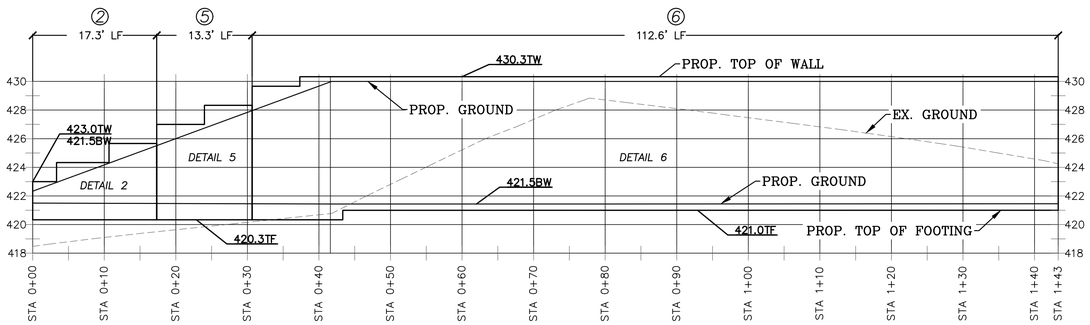
ENGINEER OF WORK:
EVAN A. COLES RCE 77258 — 5/5/25 DATE

GRADING PERMIT NO:
PDS2022-LDGRMJ-30446

ENGINEER'S NAME: AP CONSULTING
PHONE NO. (619)227-8941 // EMAIL: ALEXPARRA201@COM



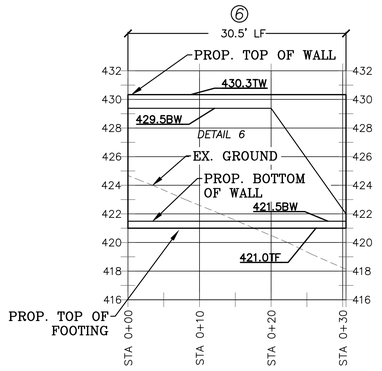
A RET. WALL



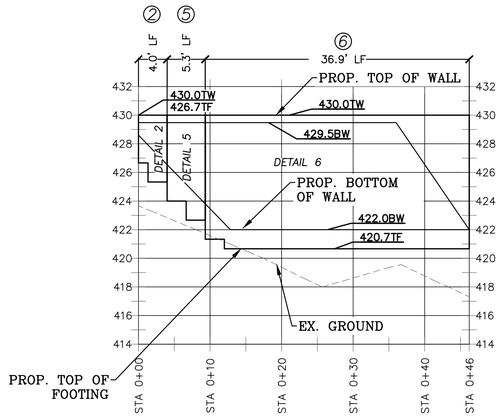
RETAINING WALL LEGEND

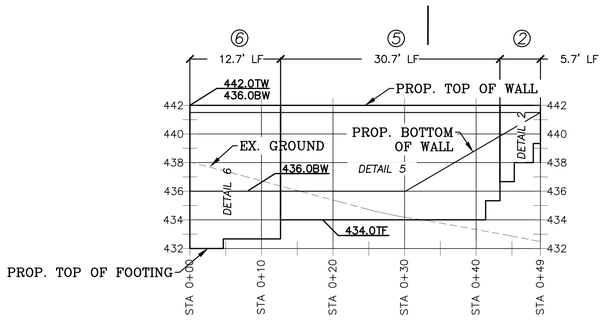
1. PROPOSED RETAINING WALL 5'–8" MAX. (SEE DETAIL SHEET 7)
2. PROPOSED RETAINING WALL 5'–8" MAX. (SEE DETAIL SHEET 7)
3. PROPOSED BIOFILTRATION WALL (SEE DETAIL SHEET 7)
4. PROPOSED RETAINING WALL 8'–8" MAX. (SEE DETAIL SHEET 7)
5. PROPOSED RETAINING WALL 8'–8" MAX. (SEE DETAIL SHEET 7)
6. PROPOSED RETAINING WALL (SEE DETAIL SHEET 7)

SCALE HORIZ.: 1" = 10'
SCALE VERT.: 1" = 5'

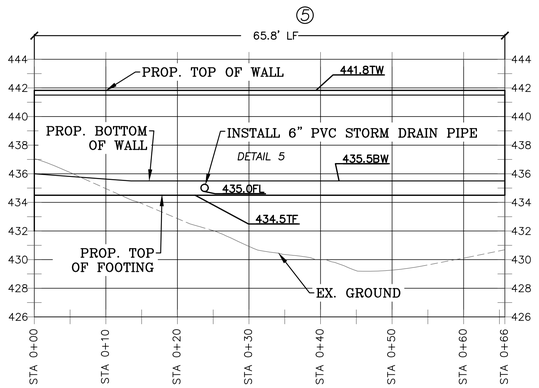


B RET. WALL

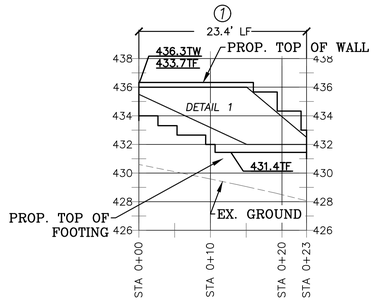




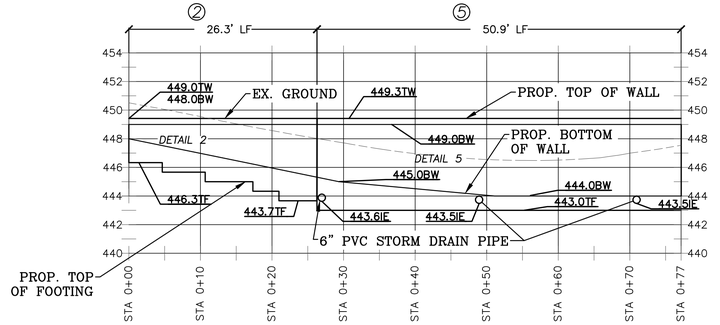
C RET. WALL



D RET. WALL



E RET. WALL



F RET. WALL

G RET. WALL

H RET. WALL

RECORD PLAN
BY: VICTOR RODRIGUEZ–FERNANDEZ DATE:
R.C.E. 35373 EXPIRES:

ENGINEER OF WORK

REGISTERED PROFESSIONAL ENGINEER · VICTOR RODRIGUEZ-FERNANDEZ · No. C-35373 · CIVIL · STATE OF CALIFORNIA

VICTOR RODRIGUEZ–FERNANDEZ R.C.E. NO. 35373

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

PERMITS

LANDSCAPE PERMIT NO. PDS2024–LP–24–037
WDID/NOI NO. SWPPP RISK LEVEL 2
PROJECT PRIORITY LEVEL: MEDIUM

BENCHMARK

DESCRIPTION: 1" IRON PIPE MARKED L.S. 2318
LOCATION: MONUMENT ON EAST SIDE OF MONTEVIDEO, 1000' NORTH FROM PASEO DELICIAS
RECORD FROM: COUNTY OF SAN DIEGO
ELEVATION: 270.85 DATUM: NGVD 29

PRIVATE CONTRACT

SHEET 8 | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 14 SHEETS

GRADING PLAN FOR:

BALAZS RESIDENCE

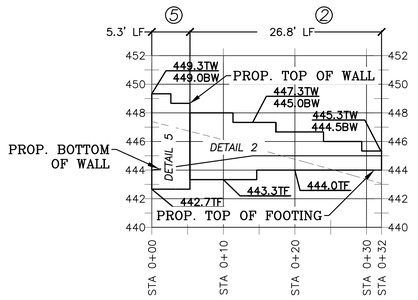
CALIFORNIA COORDINATE INDEX 310–1719

APPROVED FOR SAMIR NUHAILY COUNTY ENGINEER

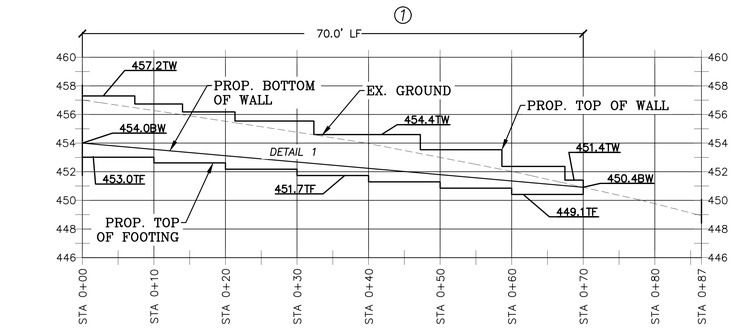
ENGINEER OF WORK: VICTOR RODRIGUEZ–FERNANDEZ RCE 35373 DATE 2/3/25

GRADING PERMIT NO: PDS2022–LDGRMJ–30446

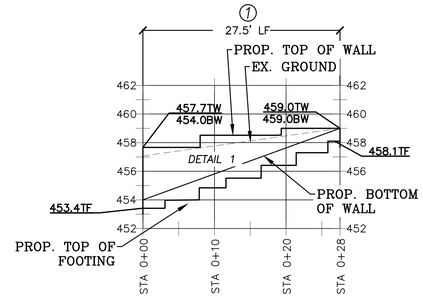
ENGINEER'S NAME: AP CONSULTING
PHONE NO. (619)227–8941 // EMAIL: ALEXPARRA2018@COM



(I) RET. WALL



(J) RET. WALL

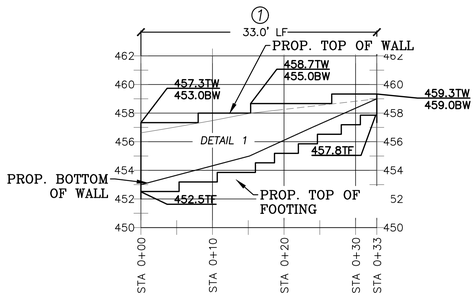


(K) RET. WALL

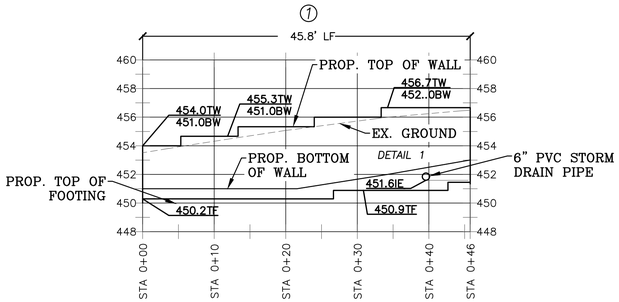
RETAINING WALL LEGEND

1. PROPOSED RETAINING WALL 5'-8" MAX. (SEE DETAIL SHEET 7)
2. PROPOSED RETAINING WALL 5'-8" MAX. (SEE DETAIL SHEET 7)
3. PROPOSED BIOFILTRATION WALL (SEE DETAIL SHEET 7)
4. PROPOSED RETAINING WALL 8'-8" MAX. (SEE DETAIL SHEET 7)
5. PROPOSED RETAINING WALL 8'-8" MAX. (SEE DETAIL SHEET 7)
6. PROPOSED RETAINING WALL (SEE DETAIL SHEET 7)

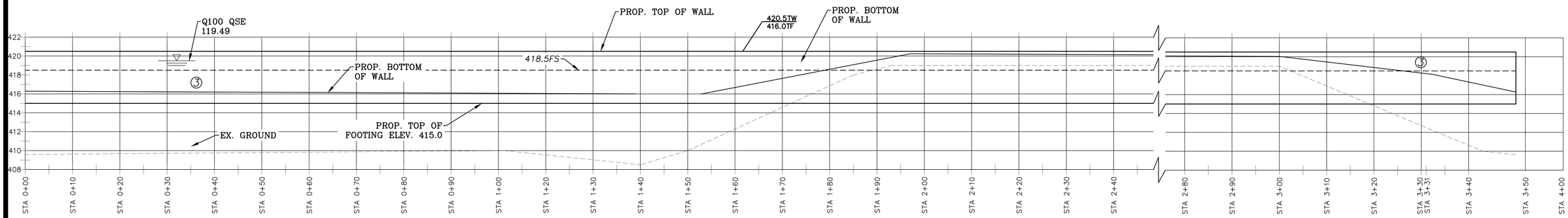
SCALE HORIZ.: 1" = 10'
SCALE VERT.: 1" = 5'



(L) RET. WALL



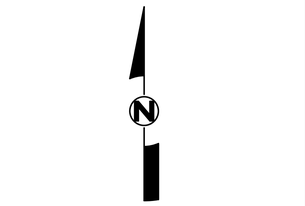
(M) RET. WALL



(N) RET. WALL BIORETENTION

RECORD PLAN

BY: _____ DATE: _____
VICTOR RODRIGUEZ-FERNANDEZ
R.C.E. 35373 EXPIRES: _____



SCALE: 1" = 10'

10 5 0 10 20 30

ENGINEER OF WORK

VICTOR RODRIGUEZ-FERNANDEZ R.C.E. NO. 35373

REGISTERED PROFESSIONAL ENGINEER
VICTOR RODRIGUEZ-FERNANDEZ
No. C-35373
CIVIL
STATE OF CALIFORNIA

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION:	APPROVED BY:	DATE:

PERMITS

LANDSCAPE PERMIT NO. PDS2024-LP-24-037
WDID/NOI NO. _____ SWPPP RISK LEVEL 2
PROJECT PRIORITY LEVEL: MEDIUM

BENCHMARK

DESCRIPTION: *1" IRON PIPE MARKED L.S. 2318*
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ELEVATION: *270.85* DATUM: *NGVD 29*

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	SHEETS
9		14

GRADING PLAN FOR:

BALAZS RESIDENCE

CALIFORNIA COORDINATE INDEX 310-1719

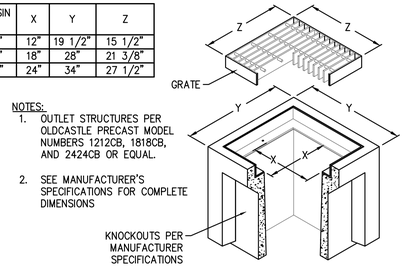
APPROVED FOR SAMIR NUWAILY
COUNTY ENGINEER

ENGINEER OF WORK: _____ 3/3/25
VICTOR RODRIGUEZ-FERNANDEZ RCE 35373 DATE

GRADING PERMIT NO:
PDS2022-LDGRMJ-30446

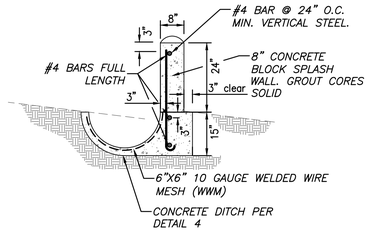
ENGINEER'S NAME: AP CONSULTING
PHONE NO. (619)227-8941 // EMAIL: ALEXPARRA2010@COM

CATCH BASIN SIZE	X	Y	Z
12" X 12"	12"	19 1/2"	15 1/2"
18" X 18"	18"	28"	21 3/8"
24" X 24"	24"	34"	27 1/2"

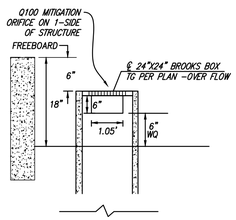


NOTES:
1. OUTLET STRUCTURES PER OLDCASTLE PRECAST MODEL NUMBERS 1212CB, 1818CB, AND 2424CB OR EQUAL.
2. SEE MANUFACTURER'S SPECIFICATIONS FOR COMPLETE DIMENSIONS

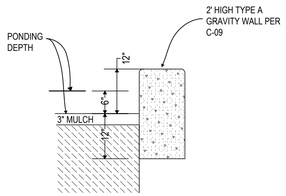
① TREE WELL OUTLET STRUCTURE
NOT TO SCALE (FOR REFERENCE ONLY)



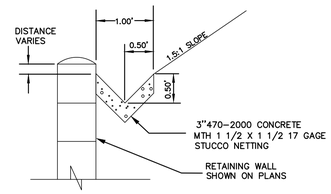
② SPLASH WALL
NOT TO SCALE



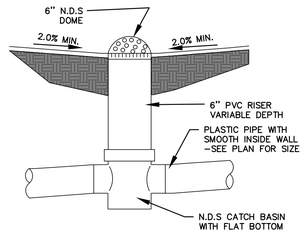
③ WEIR DETAIL
NOT TO SCALE



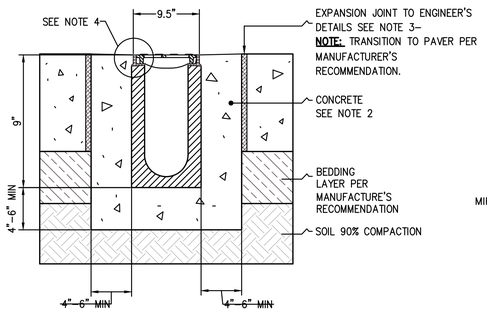
④ 2' GRAVITY WALL
NOT TO SCALE



⑤ WALL DITCH
NOT TO SCALE

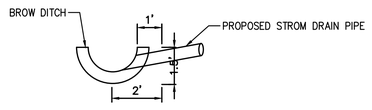


⑥ 6" AREA DRAIN (PVT)
NOT TO SCALE

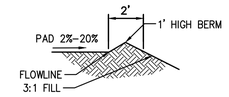


⑦ TRENCH DRAIN DETAIL
NOT TO SCALE ACO drain

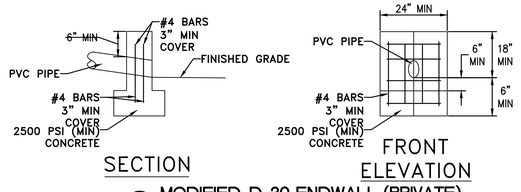
NOTES:
1. IT IS NECESSARY TO ENSURE THE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR THE EXISTING GROUND CONDITIONS. ENGINEERING ADVICE MAY BE REQUIRED.
2. A MINIMUM CONCRETE STRENGTH OF 3000 PSI IS RECOMMENDED. THE CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CRACK CONTROL JOINTS ARE RECOMMENDED TO PROTECT THE CHANNEL AND THE CONCRETE SURROUND. ENGINEERING ADVICE MAY BE REQUIRED.
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/10" ABOVE THE TOP OF THE CHANNEL EDGE.
5. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR COMPLETE DETAILS.



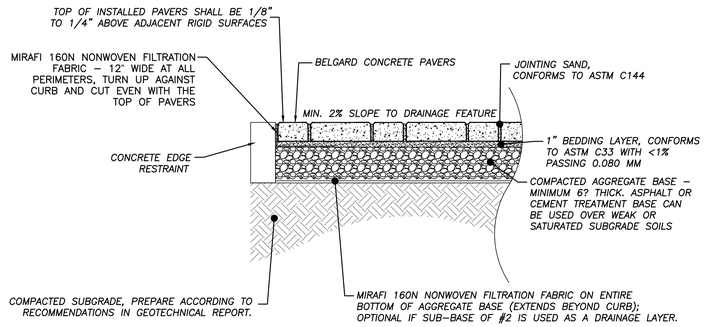
⑧ STORM DRAIN CONNECTION TO BROW DITCH
NOT TO SCALE



⑨ BERM DETAIL
NOT TO SCALE



⑫ MODIFIED-D-30 ENDWALL (PRIVATE)
NOT TO SCALE



BELGARD PAVER - STANDARD PAVING DETAIL
SAND SET ON AGGREGATE

Design Notes:
1. Cross section as shown is suitable for pedestrian and vehicular applications. Paver dimensions subject to aspect and plan ratio requirements. Contact Belgard Commercial for product selection guidance based on the intended traffic loading.
2. Depth of aggregate base subject to site specific conditions (traffic loading, soil conditions, groundwater levels, climatic conditions). Contact Belgard Commercial for design assistance.
3. Ensure the geotextile above the drain hole has good drainage characteristics and is not prone to clogging.

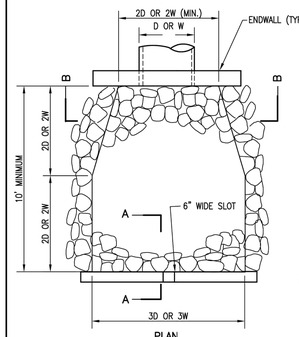
⑪ BELGARD PAVER
NOT TO SCALE

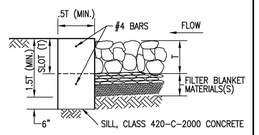
TABLE 7-1 (BELOW) PER JULY 2005 SAN DIEGO COUNTY DRAINAGE DESIGN MANUAL

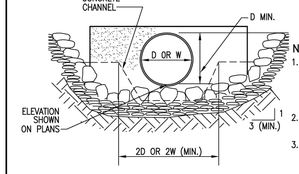
DESIGN VELOCITY (FT/SEC) *	ROCK CLASS	RIP-RAP THICKNESS "T" (MIN)
6-10	NO. 2 BACKING	1.1 FT
10-12	1/4 TON	2.7 FT
12-14	1/2 TON	3.5 FT
14-16	1 TON	4.4 FT
16-18	2 TON	5.4 FT

* OVER 20 FT/SEC REQUIRES SPECIAL DESIGN

D = PIPE DIAMETER ø
W = BOTTOM WIDTH OF CHANNEL







NOTES
1. PLANS SHALL SPECIFY:
   (A) ROCK CLASS AND RIP-RAP THICKNESS (T). T SHALL BE AT LEAST 1.5 TIMES THE NOMINAL EQUIVALENT DIAMETER OF STONE (d_{50}) OF THE SPECIFIED RIP-RAP.
   (B) FILTER BLANKET MATERIAL, NUMBER OF LAYERS AND THICKNESS.
2. RIP-RAP SHALL BE EITHER QUARRY STONE OR BROKEN CONCRETE (IF SHOWN ON PLANS). COBBLES ARE NOT ACCEPTABLE.
3. RIP-RAP SHALL BE PLACED OVER FILTER BLANKET MATERIAL, WHICH MAY BE EITHER GRANULAR MATERIAL OR NON-WOVEN GEOTEXTILE FILTER FABRIC; MATERIAL AT WEIGHT SPECIFIED IN PLANS OR SPECIFICATIONS.
4. SEE TABLE 200-1.7 IN THE SAN DIEGO REGIONAL SUPPLEMENT TO GREENBOOK FOR SELECTION OF FILTER BLANKET.
5. RIP-RAP ENERGY DISSIPATERS SHALL BE DESIGNATED AS EITHER TYPE 1 OR TYPE 2. TYPE 1 SHALL BE WITH CONCRETE SILL; TYPE 2 SHALL BE WITHOUT SILL.

⑩ RIP RAP DETAIL
NOT TO SCALE

Revision	By	Approved	Date
ORIGINAL		Kercheval	12/75
Edited	T.R.	T. Regalio	10/15
Edited	M.W.	M. Widelski	10/18
Reviewed	RP	S. Engedo	03/22

SAN DIEGO REGIONAL STANDARD DRAWING

RIP RAP ENERGY DISSIPATER

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE

Chairperson R.C.E. 52241 Date 03/24/2022

DRAWING NUMBER **D-40**

ENGINEER OF WORK

VICTOR RODRIGUEZ-FERNANDEZ R.C.E. NO. 35373

REGISTERED PROFESSIONAL ENGINEER · VICTOR RODRIGUEZ-FERNANDEZ · No. C-35373 · CIVIL · STATE OF CALIFORNIA

RECORD PLAN

BY: _____ DATE: _____
VICTOR RODRIGUEZ-FERNANDEZ

R.C.E. 35373 EXPIRES: _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

PERMITS

LANDSCAPE PERMIT NO. PDS2024-LP-24-037
WDID/NOI NO. _____ SWPPP RISK LEVEL _____
PROJECT PRIORITY LEVEL: MEDIUM

BENCHMARK

DESCRIPTION: *1" IRON PIPE MARKED L.S. 2318*
LOCATION: *MONUMENT ON EAST SIDE OF MONTEVIDEO, 1000' NORTH FROM PASEO DELICIAS*
RECORD FROM: *COUNTY OF SAN DIEGO*
ELEVATION: *270.85* DATUM: *NGVD 29*

PRIVATE CONTRACT

SHEET **10** | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | **14** SHEETS

DETAILS FOR:

BALAZS RESIDENCE

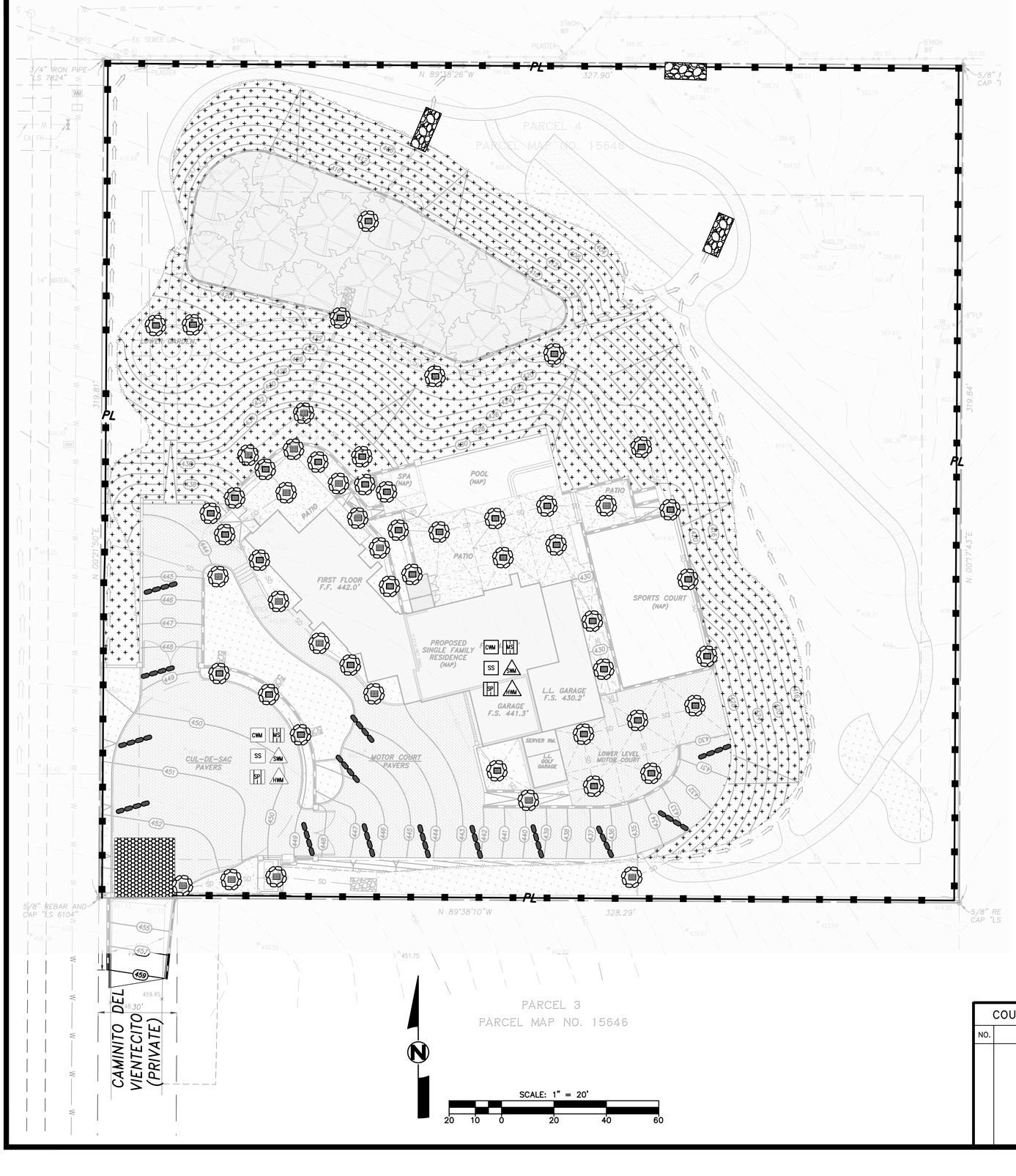
CALIFORNIA COORDINATE INDEX 310-1719

APPROVED FOR SAMIR NUHAILY
COUNTY ENGINEER

ENGINEER OF WORK: VRF 2/3/25
VICTOR RODRIGUEZ-FERNANDEZ RCE 35373 DATE

GRADING PERMIT NO: PDS2022-LDGRMJ-30446

ENGINEER'S NAME: AP CONSULTING
PHONE NO. (619)227-8941 // EMAIL: ALEXPARRA2018@COM



LEGEND

DESCRIPTION	SYMBOL
SC-1 SILT FENCE	
SC-6 GRAVEL BAGS (2 BAGS HIGH)	
SC-10 STORM DRAIN INLET PROTECTION	
TC-1 STABILIZED CONSTRUCTION ENTRANCE	
WM-1 MATERIAL DELIVERY STORAGE	MS
WM-5 SOLID WASTE MANAGEMENT	SWM
WM-6 HAZARDOUS WASTE MANAGEMENT	HWM
WM-8 CONCRETE WASTE MANAGEMENT	CWM
WM-9 SANITARY/SEPTIC WASTE MANAGEMENT	SS
WM-4 SPILL PREVENTION	SP
BIO-FILTRATION BASIN	
SS-4 HYDRAULIC STABILIZATION HYDROSEEDING (SUMMER)	
SS-3 BONDED FIBER MATRIX (WINTER)	
SS-10 ENERGY DISSIPATION, OUTLET PROTECTION	

ENGINEER OF WORK

VICTOR RODRIGUEZ-FERNANDEZ R.C.E. NO. 35373

REGISTERED PROFESSIONAL ENGINEER — VICTOR RODRIGUEZ-FERNANDEZ — No. C-35373 — CIVIL — STATE OF CALIFORNIA

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION:	APPROVED BY:	DATE:

PERMITS

LANDSCAPE PERMIT NO. PDS2024-LP-24-037

WDID/NOI NO. _____ SWPPP RISK LEVEL 2

PROJECT PRIORITY LEVEL: MEDIUM

BENCHMARK

DESCRIPTION: 1" IRON PIPE MARKED L.S. 2318

LOCATION: MONUMENT ON EAST SIDE OF MONTEVIDEO, 1000' NORTH FROM PASEO DELICIAS

RECORD FROM: COUNTY OF SAN DIEGO

ELEVATION: 270.85 DATUM: NGVD 29

PRIVATE CONTRACT

SHEET 11	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	14 SHEETS

EROSION CONTROL PLAN FOR:

BALAZS RESIDENCE

CALIFORNIA COORDINATE INDEX 310-1719

APPROVED FOR SAMIR NUNALLY COUNTY ENGINEER

ENGINEER OF WORK: VICTOR RODRIGUEZ-FERNANDEZ RCE 35373 DATE 2/3/25

GRADING PERMIT NO: PDS2022-LDGRMJ-30446

ENGINEER'S NAME: AP CONSULTING
PHONE NO. (619)227-8941 // EMAIL: ALEXPARRA2018@COM

PERFORMANCE STANDARDS

1. NO MEASURABLE SEDIMENT POLLUTION IN RUNOFF FROM THE SITE.

2. SLOPE EROSION; RILLS AND GULLIES SHALL NOT BE GREATER THAN 3"(IN.) WIDE OR DEEP AND MUST BE REPAIRED AS SOON AS IT IS SAFE TO DO SO.

3. WATER VELOCITY MOVING OFFSITE MUST NOT BE GREATER THAN PRE CONSTRUCTION LEVELS.

AT ANY TIME OF YEAR, AN INACTIVE SITE MUST BE FULLY PROTECTED FORM EROSION AND DISCHARGES OF SEDIMENT. A SITE WILL BE CONSIDERED INACTIVE IF CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD OF 15 OR MORE CONSECUTIVE DAYS.

IT IS ALSO THE PROPERTY OWNER'S RESPONSIBILITY AT BOTH ACTIVE AND INACTIVE SITES TO IMPLEMENT A PLAN TO ADDRESS ALL POTENTIAL NON– STORM WATER DISCHARGES.

SITE MANAGEMENT REQUIREMENTS DRY SEASON REQUIREMENTS (APRIL 1–SEPT. 30)

1. ADEQUATE PERIMETER PROTECTION BMP'S MUST BE INSTALLED AND MAINTAINED.

2. ADEQUATE SEDIMENT CONTROL BMP'S MUST BE INSTALLED AND MAINTAINED.

3. ADEQUATE BMP'S TO CONTROL OFF–SITE SEDIMENT TRACKING MUST BE INSTALLED & MAINTAINED

4. A MINIMUM OF 125% OF THE MATERIAL NEEDED TO INSTALL STANDBY BMP'S NECESSARY TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION, AND TO PREVENT SEDIMENT DISCHARGES, MUST BE STORED ON SITE. AREAS THAT HAVE ALREADY BEEN PROTECTED FROM EROSION USING PHYSICAL STABILIZATION OR ESTABLISHED VEGETATION STABILIZATION BMP'S AS DESCRIBED BELOW ARE NOT CONSIDERED TO BE "EXPOSED" FOR PURPOSES OF THIS REQUIREMENT.

5. THE PERMIT HOLDER MUST BE ABLE TO DEPLOY STANDBY BMP'S AS NEEDED TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE WITHIN 48 HOURS OF PREDICTION OF A STORM EVENT. ON REQUEST, THE PERMIT HOLDER MUST PROVIDE PROOF OF THIS CAPABILITY THAT IS ACCEPTABLE TO THE COUNTY.

6. DEPLOYMENT OF PHYSICAL OR VEGETATION EROSION CONTROL BMP'S MUST COMMENCE AS SOON AS SLOPES ARE COMPLETED FOR ANY PORTION OF THE SITE. YOU MAY NOT CONTINUE TO RELY ON THE ABILITY TO DEPLOY STANDBY BMP MATERIALS TO PREVENT EROSION OF SLOPES THAT HAVE BEEN COMPLETED.

7. THE AREA THAT CAN BE CLEARED OR GRADED AND LEFT EXPOSED AT ONE TIME IS LIMITED TO 50 ACRES, UNLESS THE PROJECT PROPONENT PROVIDES PROOF ACCEPTABLE TO THE COUNTY THAT ADEQUATE STANDBY EROSION AND SEDIMENT CONTROL BMP'S CAN RELIABLY BE DEPLOYED FOR A LARGER EXPOSED AREA WITHIN 48 HOURS OF PREDICTION OF A STORM EVENT. THIS LAST REQUIREMENT MAY REQUIRE GRADING TO BE PHASED AT LARGER SITES.

UNDER THE REGULATIONS THAT GOVERN GRADING ACTIVITIES IN THE COUNTY OF SAN DIEGO, PROPERTY OWNERS AND PERMIT HOLDERS ARE REQUIRED TO CONTROL EROSION AND STORMWATER POLLUTION BY INCORPORATING EROSION AND STORMWATER POLLUTION PREVENTION BEST MANAGEMENT PRACTICES (BMP'S) INTO THE PROJECTS. BEGINNING THE WEEK OF SEPTEMBER 11, 2000 COUNTY OF SAN DIEGO INSPECTORS WILL INITIATE ANOTHER ROUND OF INSPECTIONS AIMED AT ASSURING COMPLIANCE WITH THE TERMS OF THE PROJECT'S STORM WATER AND EROSION CONTROL PLANS AND THESE REGULATIONS.

IRRIGATION NOTES:

1. THE FACE OF ALL CUT AND FILL SLOPES IN EXCESS OF 3' VERTICAL HEIGHT SHALL BE PLANTED AND MAINTAINED WITH A GROUND COVER OR OTHER PLANTING IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS, TO PROTECT AGAINST EROSION AND INSTABILITY. PLANTING SHALL COMMENCE AS SOON AS SLOPES ARE COMPLETED AND MUST BE COMPLETED AND ESTABLISHED PRIOR TO ROUGH APPROVAL OF THE GRADING AND BUILDING.

2. IRRIGATION LINES TO BE CONNECTED TO EXISTING WATER SUPPLY.

STABILIZED FIBER MATRIX (SFM)

THE USE OF SFM IS SUBJECT TO THE FOLLOWING LIMITATIONS AND RESTRICTIONS:

1. SFM MAY BE USED FOR TEMPORARY EROSION CONTROL FOR DISTURBED AREAS WITH A SLOPE RATIO OF 1 VERTICAL TO 2 HORIZONTAL OR SHALLOWER, INCLUDING PAD AND SEPTIC FIELD AREAS.

2. THE SFM SHALL BE APPLIED AT LEAST 24 HOURS BEFORE OR AFTER RAINFALL AND SHALL BE APPLIED TO PROVIDE 100% COVERAGE (I.E. APPLIED FROM MULTIPLE DIRECTIONS AND ANGLES).

3. THE APPLICATION AREA MUST BE PROTECTED BY BROW DITCHES AND OR DIVERSION BERMS AT TOP OF SLOPES TO DIVERT FLOW FROM THE FACE OF THE PROTECTED SLOPE.

4. FOR PERMANENT EROSION CONTROL PURPOSES, SFM MUST BE INSTALLED IN CONJUNCTION WITH SEEDED EROSION CONTROL VEGETATION OR HAND PLANTINGS. AS WITH ALL OTHER APPLICATIONS, SFM WILL NOT BE CONSIDERED PERMANENT UNTIL 70 % VEGETATION ESTABLISHMENT.

5. COVERAGE AND CONCENTRATION: FOR EACH ACRE COVERED, THE MINIMUM APPLICATION VOLUME SHALL BE 10 GALLONS NON–TOXIC WATER–PERMEABLE SELF–STABILIZING LIQUID EMULSION WITH 3,000 LBS OF HYDRAULIC MULCH. THE EMULSION MUST BE DESIGNED BE PROTECT SOLL, PREVENT EROSION, AND FLOCCULATE (CLUMP) SEDIMENT.

6. A LETTER FROM THE HYDROSEED CONTRACTOR CERTIFYING THE SFM WAS INSTALLED IN ACCORDANCE WITH APPROVED APPLICATION RATES, COVERAGE, AND MANUFACTURER'S DILUTION RATION SHALL BE SUBMITTED TO THE COUNTY INSPECTOR FOR APPROVAL.

7. FLAT AREAS OF LESS THAN 5% (LIKE BUILDING PADS, PARKING AREAS, LEACH FIELDS) SHALL HAVE 100% PROTECTION USING GEOTEXTILES, MATS (SS–7 OR ESC20), OR OTHER MATERIAL APPROVED BY THE COUNTY FOR STABILIZING SLOPES, OR USING TRACKING AND SOIL STABILIZERS/BINDERS (SS–5), TEMPORARY SEEDING (SS–4), MULCH/WOOD CHIPS (SS–3, SS–6, SS–8), OR JUTTE MATTING (SS–7). THE COUNTY MAY REDUCE THIS REQUIREMENT FOR FLAT AREAS, PROVIDED FULL SEDIMENT CONTROL IS PROVIDED THROUGH CONSTRUCTED AND MAINTAINED DESILTATION BASINS (SC–2) AT ALL PROJECT ALL PROJECT DISCHARGE POINTS.

SILTATION AND SEDIMENT CONTROL MEASURES NOTES:

1. THE SEDIMENT BASINS SHALL BE PROVIDED AT THE LOWER END OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED TO DESIGN CONTOURS AFTER EVERY RUNOFF PRODUCING STORM. THE BASINS SHOULD BE SEMIPERMANENT STRUCTURES THAT WOULD REMAIN UNTIL SOIL STABILIZING VEGETATION HAS BECOME WELL ESTABLISHED ON ALL ERODIBLE SLOPES.

2. SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE COUNTY ENGINEER.

3. SEWER OR STORM DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH GRAVEL BAGS FROM TOP OF PIPE TO TOP OF DIKE.

4. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF GRAVEL BAGS WITH A TOP ELEVATION LEVEL WITH, AND TOW GRAVEL BAGS BELOW, THE GRADED SURFACE OF THE STREET. GRAVEL BAGS ARE TO BE PLACED WITH LAPPED COURSES. THE INTERVALS PRESCRIBED BETWEEN GRAVEL BAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THE 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

5. AFTER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET.

6. ALL BUILDING PADS SHOULD BE SLOPED TOWARDS THE DRIVEWAYS AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET.

7. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

GRADE OF CHANNEL	INTERVALS BETWEEN CHECK DAMS
LESS THE 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

8. PROVIDE VELOCITY CHECK DAMS IN ALL STREET AREAS ACCORDING TO INTERVALS INDICATED BELOW. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF GRAVEL BAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE COUNTY ENGINEER, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. VELOCITY CHECK DAMS MAY ALSO SERVE AS SEDIMENT TRAPS.

GRADE OF STREET	INTERVALS	# OF BAGS HIGH
LESS THE 2%	AS REQUIRED –200 FEET MAX	1
2% TO 4%	100 FEET	1
4% TO 6%	50 FEET	1
6% TO 10%	50 FEET	2
OVER 10%	25 FEET	2

9. PROVIDE A GRAVEL BAG SILT BASIN OR TRAP BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM.

10. GRAVEL BAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.

11. ALL EROSION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED DURING AND AFTER EVERY RUNOFF PRODUCING STORM, IF POSSIBLE, MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREA.

12. PROVIDE ROCK RIPRAP ON CURVES AND STEEP DROPS IN ALL EROSION PRONE DRAINAGE CHANNELS DOWNSTREAM FROM THE DEVELOPMENT. THIS PROTECTION WOULD REDUCE EROSION CAUSED BY THE INCREASED FLOWS THAT MAY BE ANTICIPATED FROM DENUDED SLOPES, OR IMPERVIOUS SURFACES.

13. ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE AGENCIES; I.E., COUNTY ENGINEER, DEPARTMENT OF ENVIRONMENTAL HEALTH, FLOOD CONTROL AND OFFICE OF ENVIRONMENTAL MANAGEMENT ETC.

BEST MANAGEMENT PRACTICES.

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND PERMIT HOLDER TO SELECT, INSTALL AND MAINTAIN APPROPRIATE BMP'S.

AT A MINIMUM, THE COUNTY REQUIRES THAT ONE OF THE BMP'S LISTED IN EACH SUBCATEGORY BELOW ARE INSTALLED AND MAINTAINED FOR ALL GRADING PROJECTS. IF THE PROJECT PROPONENT PROPOSES TO USE A BMP NOT LISTED HERE, APPROVAL FROM THE COUNTY IS REQUIRED BEFORE INSTALLATION.

RAINY SEASON REQUIREMENTS (OCT. 1 – MARCH 31)

IN ADDITION TO THE REQUIREMENTS LISTED UNDER THE DRY SEASON REQUIREMENTS:

1. PERIMETER PROTECTION AND SEDIMENT CONTROL BMP'S MUST BE UPGRADED IF NECESSARY TO PROVIDE SUFFICIENT PROTECTION FOR STORMS LIKELY TO OCCUR DURING THE RAINY SEASON.
2. ADEQUATE PHYSICAL OR VEGETATION EROSION CONTROL BMP'S MUST BE INSTALLED AND ESTABLISHED FOR ALL COMPLETED SLOPES PRIOR TO THE START OF THE RAINY SEASON. THESE BMP'S MUST BE MAINTAINED THROUGHOUT THE RAINY SEASON. IF A SELECTED BMP FAILS, IT MUST BE REPAIRED AND IMPROVED, OR REPLACED WITH AN ACCEPTABLE ALTERNATE AS SOON AS IT IS SAFE TO DO SO. THE FAILURE OF A BMP SHOWS THAT THE BMP, AS INSTALLED, WAS NOT ADEQUATE FOR THE CIRCUMSTANCES IN WHICH IT WAS USED. REPAIRS OR REPLACEMENT MUST THEREFORE PUT A MORE ROBUST BMP IN PLACE.
3. THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY DEPLOYING STANDBY EROSION CONTROL AND SEDIMENT CONTROL BMP'S PRIOR TO A RAINSTORM.
4. A DISTURBED AREA THAT IS NOT COMPLETED BUT THAT IS NOT BEING ACTIVELY GRADED MUST BE FULLY PROTECTED FORM EROSION IF LEFT FOR 15 OR MORE DAYS. THE ABILITY TO DEPLOY STANDBY BMP MATERIALS IS NOT SUFFICIENT FOR THESE AREAS. BMP'S MUST ACTUALLY BE DEPLOYED.

A. EROSION CONTROL

PHYSICAL STABILIZATION BMP'S, VEGETATION STABILIZATION BMP'S, OR BOTH, WILL BE REQUIRED TO PREVENT EROSION FORM EXPOSED SLOPES.

COUNTY APPROVED BMP'S FOR PHYSICAL AND VEGETATION STABILIZATION ARE AS FOLLOWS:

1.PHYSICAL STABILIZATION
–GEOTEXTILES
–MATS
–FIBER ROLLS
–OTHER MATERIAL APPROVED BY THE COUNTY FOR USE IN SPECIFIC CIRCUMSTANCES.

2.VEGETATION STABILIZATION

–ESTABLISHED INTERIM VEGETATION (VIA HYDROSEED, SEEDED MATS, ETC)
–ESTABLISHED PERMANENT LANDSCAPING

IF VEGETATION STABILIZATION IS SELECTED, THE STABILIZING VEGETATION MUST BE INSTALLED, IRRIGATED AND ESTABLISHED PRIOR TO OCTOBER 1. IN THE EVENT STABILIZING VEGETATION HAS NOT BEEN ESTABLISHED BY OCTOBER 1, OTHER FORMS OF PHYSICAL STABILIZATION MUST BE EMPLOYED TO PREVENT EROSION UNTIL THE STABILIZING VEGETATION IS ESTABLISHED.

B. SEDIMENT CONTROL

1. PERIMETER PROTECTION. PROTECT THE PERIMETER OF THE SITE OR EXPOSED AREA FORM SEDIMENT INGRESS/DISCHARGE IN SHEET FLOWS USING:
–SILT FENCING
–SAND BAG BARRIERS
2. RESOURCE PROTECTION. PROTECT ENVIRONMENTALLY SENSITIVE AREAS, AND WATERCOURSES FROM SEDIMENT IN SHEET FLOWS BY USING:
–SILT FENCING
–SAND BAG BARRIERS
3. SEDIMENT CAPTURE. CAPTURE SEDIMENTS IN CHANNELED STORM WATER BY USING:
–STORM–DRAIN INLET PROTECTION MEASURES
–DESILTING BASINS
4. VELOCITY REDUCTION. REDUCE THE VELOCITY OF STORM WATER BY USING:
–OUTLET PROTECTION (ENERGY DISSIPATER)
–EQUALIZATION BASINS
5. OFF–SITE SEDIMENT TRACKING. PREVENT SEDIMENT FORM BEING TRACKED OFF–SITE BY USING:
–STABILIZED CONSTRUCTION ENTRANCES/EXITS
–CONSTRUCTION ROAD STABILIZATION

C. MATERIALS MANAGEMENT

1. PREVENT THE CONTAMINATION OF STORM WATER BY WASTES THROUGH PROPER MANAGEMENT OF THE FOLLOWING TYPES OF WASTES:
–SOLID
–SANITARY
–CONCRETE
–HAZARDOUS
–EQUIPMENT – RELATED WASTES
2. PREVENT THE CONTAMINATION OF STORM WATER BY CONSTRUCTION MATERIALS BY: –COVERING AND/OR PROVIDING SECONDARY CONTAINMENT OF STORAGE AREAS
–TAKING ADEQUATE PRECAUTIONS WHEN HANDLING MATERIALS.

BMP STENCIL PLACEMENT NOTES:

A) ALL STORM DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA SHALL HAVE A STENCIL OR TILE PLACED WITH PROHIBITIVE LANGUAGE (SUCH AS: NO DUMPING– I LIVE IN <<NAME RECEIVED WATER>>') AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING.

B) SIGNS AND PROHIBITIVE LANGUAGE AND/OR GRAPHICAL ICONS, WHICH PROHIBIT ILLEGAL DUMPING, MUST BE POSTED AT PUBLIC ACCESS POINTS ALONG CHANNELS AND CREEKS WITHIN THE PROJECT AREA.

C) LEGIBILITY OF STENCILS, TILES AND SIGNS MUST BE MAINTAINED AND TILES MUST BE PLACED FLUSH WITH THE TOP OF CONCRETE TO REDUCE TRIPPING BY PEDESTRIANS.

STORM WATER MANAGEMENT NOTES:

1. DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125% SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.
2. NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE SAN DIEGO COUNTY D.P.W. DIRECTOR'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 15 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG–TERM PROTECTIONS ARE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
3. THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORM WATER REGULATIONS AT ALL TIMES. THE B.M.P.'S (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE MAINTENANCE OF THE B.M.P.'S IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE B.M.P.'S MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED B.M.P.'S FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.
4. ON PROJECTS OF GREATER THAN ONE ACRES ADD THE FOLLOWING NOTE: A NOTICE OF INTENT (NOI) HAS BEEN, OR WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND THAT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE NOI NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS [WDID#] [ALTERNATIVE: NOT YET ASSIGNED, BUT WILL BE PROVIDED BEFORE A PERMIT IS ISSUED], THE PERMITTEE SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.

EMERGENCY EROSION CONTROL MEASURES NOTES:

1. ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.

2. TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF THE SLOPES.

3. MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.

4. AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. BETWEEN OCTOBER 1, AND APRIL 15, APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED
IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.

5. CATCH BASINS, DESILTING BASINS AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS.
6. GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.

7. THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF SAME BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE GRAVEL BAGS, CATCH BASINS AND DESILTING BASINS AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.

THE USE OF BFM'S IS SUBJECT TO THE FOLLOWING LIMITATIONS AND RESTRICTIONS:

1. APPLICATION RATES SHALL BE 3500 POUNDS PER ACRE MINIMUM FOR 2:1 OR SHALLOWER SLOPES AND 4000 POUNDS PER ACRE FOR SLOPES STEEPER THAN 2:1.

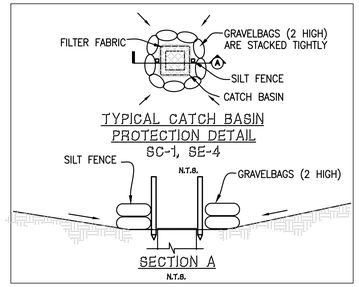
2. BFM SHALL BE APPLIED AT LEAST 24 HOURS BEFORE OR AFTER RAINFALL.

3. THE SITE MUST BE PROTECTED WITH BROW DITCHES AND / OR DIVERSION BERMS AT THE TOP OF SLOPES TO DIVERT FLOW FROM THE FACE OF THE SLOPE.

4. BFM SHALL BE APPLIED TO PROVIDE 100% COVERAGE (I.E. APPLICATION FROM MULTIPLE ANGLES).

5. FOR PERMANENT EROSION CONTROL PURPOSES, BFM MUST BE INSTALLED IN CONJUNCTION WITH SEEDED EROSION CONTROL VEGETATION.

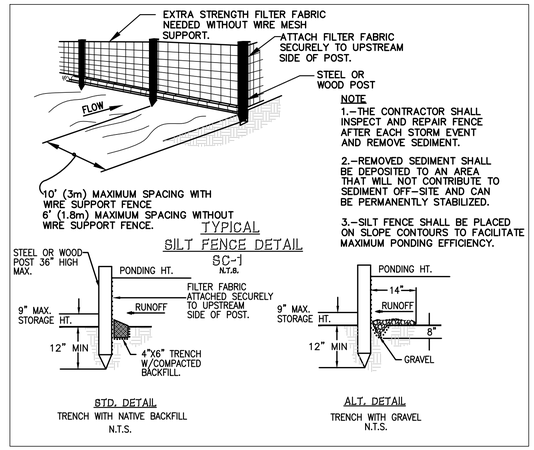
6. A LETTER FROM THE HYDRO SEED CONTRACTOR CERTIFYING THAT THE BFM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED APPLICATION RATES AND COVERAGE REQUIREMENTS SHALL BE SUBMITTED TO THE COUNTY INSPECTOR FOR APPROVAL.



TYPICAL CATCH BASIN PROTECTION DETAIL
SC–1, SE–4

SILT FENCE

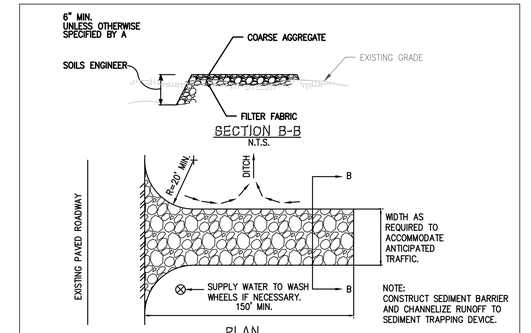
SECTION A
N.T.S.



TYPICAL SILT FENCE DETAIL
SC–1
N.T.S.

STD. DETAIL
TRENCH WITH NATIVE BACKFILL
N.T.S.

ALT. DETAIL
TRENCH WITH GRAVEL
N.T.S.



TYPICAL STABILIZED CONSTRUCTION ENTRANCE
TC–1

VICTOR RODRIGUEZ–FERNANDEZ R.C.E. NO. 35373

RECORD PLAN

BY: _____ DATE: _____
VICTOR RODRIGUEZ–FERNANDEZ

R.C.E. 35373 EXPIRES: _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

PERMITS

LANDSCAPE PERMIT NO. PDS2024–LP–24–037
WDID/NOI NO. _____ SWPPP RISK LEVEL 2
PROJECT PRIORITY LEVEL: MEDIUM

BENCHMARK

DESCRIPTION: *1" IRON PIPE MARKED L.S. 2318*
LOCATION: *MONUMENT ON EAST SIDE OF MONTEVIDEO, 1000' NORTH FROM PASEO DELICIAS*
RECORD FROM: *COUNTY OF SAN DIEGO*
ELEVATION: *270.85* DATUM: *NGVD 29*

PRIVATE CONTRACT

SHEET 12	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	14 SHEETS

EROSION CONTROL DETAILS & NOTES FOR:

BALAZS RESIDENCE

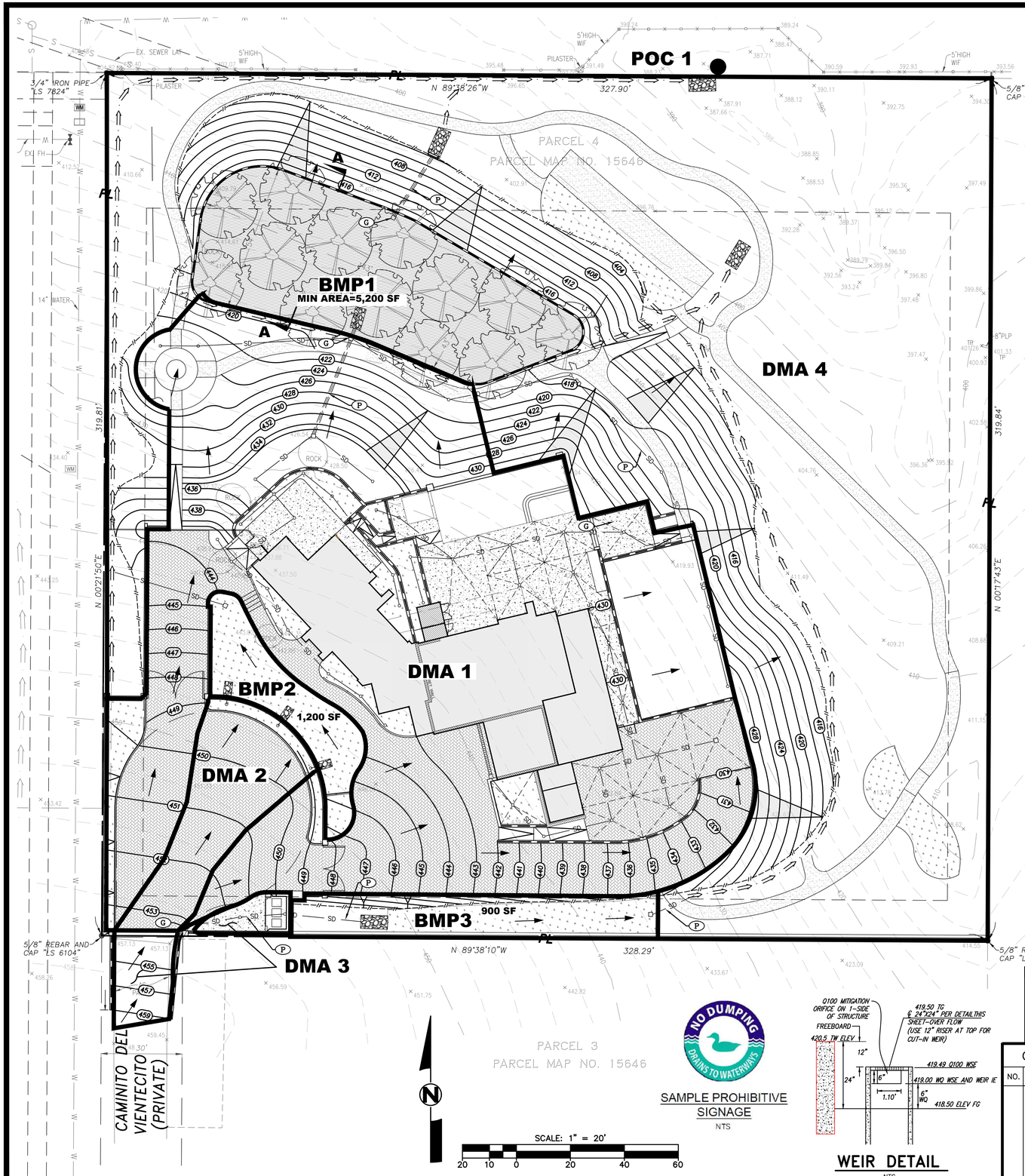
CALIFORNIA COORDINATE INDEX 310–1719

APPROVED FOR SAMIR NUNAILY COUNTY ENGINEER

ENGINEER OF WORK: 2/3/25
VICTOR RODRIGUEZ–FERNANDEZ RCE 35373 DATE

GRADING PERMIT NO: PDS2022–LDGRMJ–30446

ENGINEER'S NAME: AP CONSULTING
PHONE NO. (619)227–8941 // EMAIL: ALEXPARRA201@COM



NOTES REGARDING SELF MITIGATING AREAS:

- VEGETATION IN THE NATURAL OR LANDSCAPED AREA IS NATIVE AND/OR NON-NATIVE/NON-INVASIVE DROUGHT TOLERANT SPECIES THAT DO NOT REQUIRE REGULAR APPLICATION OF FERTILIZERS AND PESTICIDES.
- SOILS ARE UNDISTURBED NATIVE TOPSOIL, OR DISTURBED SOILS THAT HAVE BEEN AMENDED PER SD-F.
- THE INCIDENTAL IMPERVIOUS AREAS ARE LESS THAN 5 PERCENT OF THE SELF-MITIGATING AREA.
- IMPERVIOUS AREA WITHIN THE SELF-MITIGATED AREA SHOULD NO BE HYDRAULICALLY CONNECTED TO OTHER IMPERVIOUS AREAS UNLESS IT IS A STORM WATER CONVEYANCE SYSTEM (SUCH AS A BROW DITCH).
- THE SELF-MITIGATING AREA IS HYDRAULICALLY SEPARATE FROM DMA'S THAT CONTAIN PERMANENT STORM WATER POLLUTANT CONTROL BMP'S.

GROUP BMPs:

1. SD-B DISPERSE IMPERVIOUS AREAS
2. SD-D USE PERMEABLE MATERIALS
3. SD-I MINIMIZE IMPERVIOUS AREAS
4. SD-B DISPERSE ROOFTOP RUNOFF
5. SC-C DRAIN FEATURE TO PERVIOUS AREAS
6. SC-H LABEL WITH STENCILS OR SIGNS

SITE DESIGN BMPs	
4.3.1	MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
4.3.2	CONSERVE NATURAL AREAS, SOILS, AND VEGETATION
4.3.3	MINIMIZE IMPERVIOUS AREAS
4.3.4	MINIMIZE SOIL COMPACTION
4.3.6	IMPERVIOUS AREA DISPERSION
4.3.7	RUNOFF COLLECTION – AREA DRAINS
4.3.8	LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES

UNDERLYING SOIL GROUP

THE UNDERLYING SOIL TYPE GROUPS IS "D" FOR THE AREA OF PROJECT DISTURBANCE – SEE THE ATTACHED WEB SOIL SURVEY MAP

GROUNDWATER

THE APPROXIMATE DEPTH TO GROUND WATER IS EXPECTED TO BE MORE THAN 15 FEET

CRITICAL COARSE SEDIMENT YIELD AREA

THERE ARE NO CRITICAL COARSE SEDIMENT YIELD AREAS TO BE PROTECTED

HYDROLOGIC FEATURES

THE SITE DOES NOT CONTAIN ANY EXISTING NATURAL HYDROLOGIC FEATURES. (WATERCOURSES, SEEPS, SPRINGS, WETLANDS)

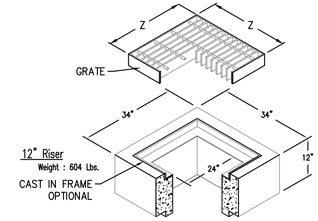
	POTENTIAL POLLUTANT SOURCES	COMMENTS
SC-C	DRAIN FEATURE TO PERVIOUS AREAS	ALL SOURCES DRAIN TO BMPS
SC-D1	NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL	ALL SOURCES DRAIN TO BMPS
SC-D2	LANDSCAPE/OUITDOOR PESTICIDE USE	ALL SOURCES DRAIN TO BMPS
SC-E	POOLS, SPAS, PONDS, DECORATIVE FOUNTAINS, AND OTHER WATER FEATURES	POOL WILL DRAIN TO SEPTIC
SC-O	MISCELLANEOUS DRAIN OR WASH WATER ROOFING	ALL SOURCES DRAIN TO BMPS
SC-P	FLATWORK AND PARKING LOTS	ALL SOURCES DRAIN TO BMPS

DMA SUMMARY TABLE

DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	DMA TYPE	WQ EFFECTIVE AREA (SF)	WQ DCV (CF)	HMP DCV (CF)	DCV PROVIDED (CF)
1	25,351	11,535	SELF RETAINING BY TREE WELL	23,976	1,299	3,767	3,770
2	1,700	1,700	SELF-RETAINING BY IMP AREA DISPERSION	1,700	92	NA	NA
3	1,193	1,193	SELF-RETAINING BY IMP AREA DISPERSION	1,193	65	NA	NA
4	0	62,544	SELF-MITIGATING	NA	NA	NA	NA

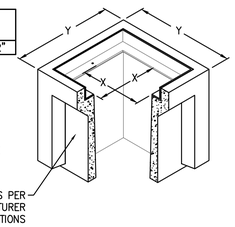
LEGEND

- DRAINAGE MANAGEMENT AREA (DMA)
- FLOW DIRECTION
- PROPOSED TREE WELL
- PROPOSED OPEN DISPERSION AREA PER GS-2.06 (11" THICK AMENDED SOIL)
- P — 4" PVC STORM DRAIN
- G — 12"X12" GRATED INLET (BROOKS OR EQUAL)
- SP — SPLASH PAD PER GS-5.5
- P — STORM DRAIN COLLECTOR
- PCC LINED BROW DITCH
- POC 1 — POINT OF COMPLIANCE



CATCH BASIN SIZE	X	Y	Z
24" X 24"	24"	34"	27 1/2"

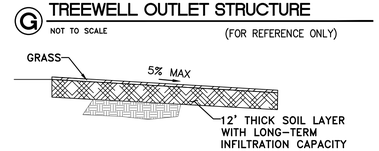
NOTES:
1. OUTLET STRUCTURES PER OLDCASTLE PRECAST MODEL NUMBERS 1212CB, 1818CB, AND 2424CB OR EQUAL.
2. SEE MANUFACTURER'S SPECIFICATIONS FOR COMPLETE DIMENSIONS.
3. PROVIDE 12" RISER ON TOP FOR CUT-IN WEIR



G TREEWELL OUTLET STRUCTURE

NOT TO SCALE

(FOR REFERENCE ONLY)

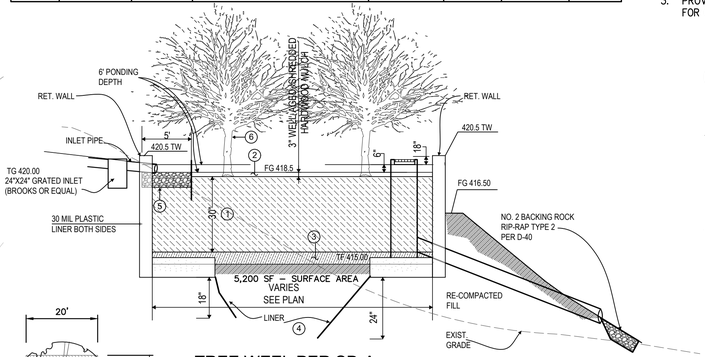


DISPERSION AREA -BMPDM SD-B

BSM COMPOSITION	SAND	SANDY LOAM			COMPOST
		SAND	SILT	CLAY	
VOLUME	65%	20%			15% MAX
WEIGHT	75-80%	10% MAX	3% MAX		9% MAX

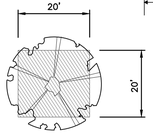
SOIL MEDIA SPECIFICATION

(DISPERSION AREA)



TREE WEEL PER SD-A

NO SCALE



25' DIAMETER
SOIL DEPTH = 30"
WESTERN REDBUD: 290 CU-FT
HMP DCV MULTIPLIER = 2.90

1. 30" MIN. CU STRUCTURAL SOIL OR APPROVED EQUAL
2. 3" MIN. MULCH LAYER.
3. 12" SAND FILTER LAYER.
4. INSTALL IMPERMEABLE HDPE LINER W/ JOINTS WELDED TO PROVIDE WATER-TIGHT SEAL (30 MIL MIN)
5. RIP-RAP MAT PER D-40
6. INSTALL 15 GALLON TREE, STRAWBERRY TREE OR APPROVED EQUAL MATURE CANOPY DIAMETER = 25' SEPARATION PER COUNTY STANDARDS TO BE MET

CU-STRUCTURAL SOIL (CU-SOIL™) SPECIFICATIONS

A UNIFORMLY BLENDED URBAN TREE MIXTURE OF CRUSHED STONE, CLAY LOAM AND GELSCAPE HYDROGEL TACKIFIER, AS PRODUCED BY AN AMEREQ-LICENSED COMPANY.

MIXED IN THE FOLLOWING PROPORTION

MATERIAL	UNIT OF WEIGHT
3/4" - 1 1/2" CRUSHED STONE PER	100 UNITS DRY WEIGHT
CLAY LOAM PER (USDA CLASSIFICATION SYSTEM)	20-25 UNITS (TO ACHIEVE MINIMUM CBR OF 50
GELSCAPE HYDROGEL TACKIFIER	0.035 UNITS DRY WEIGHT
MOISTURE	ASMT D698/AASHTO T-99 OPTIMUM MOISTURE

CU-SOIL™ IS A PROPRIETARY MATERIALL PATENTED BY CORNELL UNIVERSITY (US PATENT #5,849,069), AND MARKETED UNDER THE REGISTERED TRADEMARK PRODUCE THIS MATERIAL, MEETING THE SPECIFICATIONS DESCRIBED IN THIS TEXT, FOR A LIST OF LICENSED CU-SOIL PRODUCERS, CALL AMEREQ, INC. AT 800-832-8788.

WEIR DETAIL

NTS

SAMPLE PROHIBITIVE SIGNAGE

NTS

RECORD PLAN

BY: _____ DATE: _____

VICTOR RODRIGUEZ-FERNANDEZ

R.C.E. 35373 EXPIRES: _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

PERMITS

LANDSCAPE PERMIT NO. PDS2024-LP-24-037

WDID/NOI NO. _____ SWPPP RISK LEVEL 2

PROJECT PRIORITY LEVEL: MEDIUM

BENCHMARK

DESCRIPTION: 1" IRON PIPE MARKED L.S. 2318

LOCATION: MONUMENT ON EAST SIDE OF MONTEVIDEO, 1000' NORTH FROM PASEO DELICIAS

RECORD FROM: COUNTY OF SAN DIEGO

ELEVATION: 270.85 DATUM: NGVD 29

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	SHEETS
13		14

BMP PLAN FOR:

BALAZS RESIDENCE

CALIFORNIA COORDINATE INDEX 310-1719

APPROVED FOR SAMIR NUHAILY
COUNTY ENGINEER

ENGINEER OF WORK: 3/3/25
VICTOR RODRIGUEZ-FERNANDEZ RCE 35373 DATE

GRADING PERMIT NO: PDS2022-LDGRMJ-30446

ENGINEER'S NAME: AP CONSULTING
PHONE NO. (619)227-8941 // EMAIL: ALEXPARRA201@.COM

ENVIRONMENTAL NOTES:

PRE-CONSTRUCTION MEETING: (PRIOR TO PRECONSTRUCTION CONFERENCE, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES.)

BIO#5-RESOURCE AVOIDANCE [PDS, FEE X2]
INTENT: IN ORDER TO AVOID IMPACTS TO MIGRATORY BIRDS AND RAPTORS, WHICH ARE A SENSITIVE BIOLOGICAL RESOURCE PURSUANT TO THE MIGRATORY BIRD TREATY ACT (MBTA), A RESOURCE AVOIDANCE AREA (RAA), SHALL BE IMPLEMENTED ON ALL PLANS. DESCRIPTION OF REQUIREMENT: THERE SHALL BE NO BRUSHING, CLEARING AND/OR GRADING SUCH THAT NONE WILL BE ALLOWED WITHIN 300 FEET OF MIGRATORY BIRD NESTING HABITAT AND 500 FEET OF RAPTOR NESTING HABITAT DURING THE BREEDING SEASON OF THE MIGRATORY BIRD AND RAPTORS AS INDICATED ON THESE PLANS. THE BREEDING SEASON IS DEFINED AS OCCURRING BETWEEN FEBRUARY 1 AND AUGUST 31. THE DIRECTOR OF PDS [PDS, PCC] MAY WAIVE THIS CONDITION, THROUGH WRITTEN CONCURRENCE FROM THE US FISH AND WILDLIFE SERVICE AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE, PROVIDED THAT NO MIGRATORY BIRDS OR RAPTORS ARE PRESENT IN THE VICINITY OF THE BRUSHING, CLEARING, OR GRADING AS DEMONSTRATED BY A SURVEY COMPLETED NO MORE THAN 72-HOURS PRIOR TO THE START OF BRUSHING, CLEARING, OR GRADING. DOCUMENTATION: THE APPLICANT SHALL PROVIDE A LETTER OF AGREEMENT WITH THIS CONDITION; ALTERNATIVELY, THE APPLICANT MAY SUBMIT A WRITTEN REQUEST FOR WAIVER OF THIS CONDITION. ALTHOUGH, NO GRADING SHALL OCCUR WITHIN THE RAA UNTIL CONCURRENCE IS RECEIVED FROM THE COUNTY AND THE WILDLIFE AGENCIES. TIMING: PRIOR TO PRECONSTRUCTION CONFERENCE AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES AND THROUGHOUT THE DURATION OF THE GRADING AND CONSTRUCTION, COMPLIANCE WITH THIS CONDITION IS MANDATORY UNLESS THE REQUIREMENT IS WAIVED BY THE COUNTY UPON RECEIPT OF CONCURRENCE FROM THE WILDLIFE AGENCIES. MONITORING: THE [DPW, PDCI] SHALL NOT ALLOW ANY GRADING IN THE RAA DURING THE

SPECIFIED DATES, UNLESS A CONCURRENCE FROM THE [PDS, PCC] IS RECEIVED. THE [PDS, PCC] SHALL REVIEW THE CONCURRENCE LETTER.

BIO#6-CROTCH'S BUMBLE BEE PRE-CONSTURCTION SURVEY [PDS, FEE X3]
INTENT: IN ORDER TO PREVENT INADVERTENT DISTURBANCE TO CROTCH'S BUMBLE BEE, A PRE-CONSTRUCTION FOCUSED SURVEY SHALL BE CONDUCTED. DESCRIPTION OF REQUIREMENT: A COUNTY-APPROVED BIOLOGIST SHALL PERFORM A PRE-CONSTRUCTION FOCUSED SURVEY AS DESCRIBED BELOW:

- WITHIN ONE YEAR PRIOR TO VEGETATION REMOVAL AND/OR GRADING, A QUALIFIED BIOLOGIST WITH APPROPRIATE HANDLING PERMITS AND IS FAMILIAR WITH THE SPECIES BEHAVIOR AND LIFE HISTORY, SHALL CONDUCT FOCUSED SURVEYS TO DETERMINE THE PRESENCE/ABSENCE OF CROTCH'S BUMBLE BEE. FOCUSED SURVEYS SHALL FOLLOW CDFW'S SURVEY CONSIDERATIONS FOR CALIFORNIA ENDANGERED SPECIES ACT CANDIDATE BUMBLE BEE SPECIES (CDFW 2024B). FOCUSED SURVEYS SHALL ALSO BE CONDUCTED THROUGHOUT THE ENTIRE PROJECT SITE DURING THE APPROPRIATE FLYING SEASON TO ENSURE NO MISSED DETECTION OF CROTCH'S BUMBLE BEE OCCURS. SURVEY RESULTS, INCLUDING NEGATIVE FINDINGS, SHALL BE SUBMITTED TO CDFW AND THE COUNTY PRIOR TO IMPLEMENTING PROJECT-RELATED GROUND-DISTURBING ACTIVITIES. AT MINIMUM, A SURVEY REPORT SHALL PROVIDE THE FOLLOWING:
  - O A DESCRIPTION AND MAP OF THE SURVEY AREA, FOCUSING ON AREAS THAT COULD PROVIDE SUITABLE HABITAT FOR CROTCH'S BUMBLE BEE;
  - O FIELD SURVEY CONDITIONS THAT SHALL INCLUDE NAME(S) OF QUALIFIED BIOLOGISTS AND BRIEF QUALIFICATIONS; DATE AND TIME OF SURVEY; SURVEY DURATION; GENERAL WEATHER CONDITIONS; SURVEY GOALS, AND SPECIES SEARCHED;
  - O MAP(S) SHOWING THE LOCATION OF NESTS/COLONIES; AND,
  - O A DESCRIPTION OF PHYSICAL (E.G., SOIL, MOISTURE, SLOPE) AND BIOLOGICAL (E.G., PLANT COMPOSITION) CONDITIONS WHERE EACH NEST/COLONY IS FOUND. A SUFFICIENT DESCRIPTION OF BIOLOGICAL CONDITIONS, PRIMARILY IMPACTED HABITAT, SHALL INCLUDE NATIVE PLANT COMPOSITION (E.G., DENSITY, COVER, AND ABUNDANCE) WITHIN IMPACTED HABITAT (E.G., SPECIES LIST SEPARATED BY VEGETATION CLASS; DENSITY, COVER, AND ABUNDANCE OF EACH SPECIES).
- IF CROTCH'S BUMBLE BEE IS DETECTED, THE PROJECT APPLICANT IN CONSULTATION WITH A QUALIFIED BIOLOGIST SHALL DEVELOP A PLAN TO FULLY AVOID IMPACTS TO CROTCH'S BUMBLE BEE. THE PLAN SHALL INCLUDE EFFECTIVE, SPECIFIC, ENFORCEABLE, AND FEASIBLE MEASURES. AN AVOIDANCE PLAN SHALL BE SUBMITTED TO THE COUNTY PRIOR TO IMPLEMENTING PROJECT- RELATED GROUND-DISTURBING ACTIVITIES AND/OR VEGETATION REMOVAL WHERE THERE MAY BE IMPACTS TO CROTCH'S BUMBLE BEE.
- IF CROTCH'S BUMBLE BEE IS DETECTED AND IF IMPACTS TO CROTCH'S BUMBLE BEE CANNOT BE FEASIBLY AVOIDED, THE PROJECT APPLICANT SHALL CONSULT WITH CDFW AND OBTAIN APPROPRIATE TAKE AUTHORIZATION FROM CDFW (PURSUANT TO FISH & G. CODE, § 2080 ET

  SEQ.). THE PROJECT APPLICANT SHALL COMPLY WITH THE MITIGATION MEASURES DETAILED IN THE TAKE AUTHORIZATION ISSUED BY CDFW. THE PROJECT APPLICANT SHALL PROVIDE A COPY OF A FULLY EXECUTED TAKE AUTHORIZATION PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND BEFORE ANY GROUND DISTURBANCE AND VEGETATION REMOVAL.

DOCUMENTATION: THE BIOLOGICAL MONITOR SHALL PREPARE WRITTEN DOCUMENTATION THAT CERTIFIES THAT THE SURVEY HAS BEEN COMPLETED AND THAT CROTCH'S BUMBLE BEE HAVE BEEN AVOIDED. TIMING: PRIOR TO ANY CLEARING, GRUBBING, GRADING, OR ANY LAND DISTURBANCES, THIS CONDITION SHALL BE COMPLETED AND APPROVED. MONITORING: THE [DPW, PDCI] SHALL NOT ALLOW ANY GRADING, UNLESS A CONCURRENCE FROM THE [PDS, PPD] IS RECEIVED. THE [PDS, PPD] SHALL REVIEW THE CONCURRENCE LETTER.

PALEO-GR#1 – PALEONTOLOGICAL MONITORING
INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR PALEONTOLOGICAL RESOURCES, A PALEONTOLOGICAL RESOURCES GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE PROJECT PALEONTOLOGIST SHALL ATTEND THE PRE-CONSTRUCTION MEETING WITH THE CONTRACTORS TO EXPLAIN AND COORDINATE THE REQUIREMENTS OF THE GRADING MONITORING PROGRAM. THE PROJECT PALEONTOLOGIST SHALL MONITOR DURING THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS FOR THE PROJECT, BOTH ON AND OFF SITE, THE QUALIFIED PALEONTOLOGICAL RESOURCES MONITOR SHALL BE ON-SITE TO MONITOR AS DETERMINED NECESSARY BY THE QUALIFIED PALEONTOLOGIST. THE GRADING MONITORING PROGRAM SHALL COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR PALEONTOLOGICAL RESOURCES. DOCUMENTATION: THE APPLICANT SHALL HAVE THE CONTRACTED PROJECT PALEONTOLOGIST ATTEND THE PRECONSTRUCTION MEETING TO EXPLAIN THE MONITORING REQUIREMENTS. TIMING: PRIOR TO PRECONSTRUCTION CONFERENCE, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES THIS CONDITION SHALL BE COMPLETED. MONITORING: THE [DPW, PDCI] SHALL ATTEND THE PRECONSTRUCTION CONFERENCE AND CONFIRM THE ATTENDANCE OF THE APPROVED PROJECT PALEONTOLOGIST.

CULT#GR-1 – ARCHAELOGICAL AND TRIBAL MONITORING
INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR SIGNIFICANCE – CULTURAL RESOURCES, AN ARCHAEOLOGICAL MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE COUNTY APPROVED PROJECT ARCHAEOLOGIST AND KUMEYAAY NATIVE AMERICAN MONITOR SHALL ATTEND THE PRE-CONSTRUCTION MEETING WITH THE CONTRACTORS TO EXPLAIN AND COORDINATE THE REQUIREMENTS OF THE ARCHAEOLOGICAL MONITORING PROGRAM. THE PROJECT ARCHAEOLOGIST AND KUMEYAAY NATIVE AMERICAN MONITOR SHALL MONITOR THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS IN ALL AREAS IDENTIFIED FOR DEVELOPMENT INCLUDING OFF-SITE IMPROVEMENTS. THE PROJECT ARCHAEOLOGIST AND KUMEYAAY NATIVE AMERICAN MONITOR SHALL ALSO EVALUATE FILL SOILS TO DETERMINE THAT THEY ARE CLEAN OF CULTURAL RESOURCES. THE ARCHAEOLOGICAL MONITORING PROGRAM SHALL COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES. DOCUMENTATION: THE APPLICANT SHALL HAVE THE

CONTRACTED PROJECT ARCHEOLOGIST AND KUMEYAAY NATIVE AMERICAN ATTEND THE PRECONSTRUCTION MEETING TO EXPLAIN THE MONITORING REQUIREMENTS. TIMING: PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES THIS CONDITION SHALL BE COMPLETED. MONITORING: THE [DPW, PDCI] SHALL CONFIRM THE ATTENDANCE OF THE APPROVED PROJECT ARCHAEOLOGIST.

DURING CONTRUCTION: (THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION).

PALEO-GR#2 – PALEONTOLOGICAL MONITORING
INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR PALEONTOLOGICAL RESOURCES, A GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE PROJECT PALEONTOLOGIST SHALL MONITOR DURING THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS FOR THE PROJECT, BOTH ON AND OFF SITE. THE QUALIFIED PALEONTOLOGICAL RESOURCES MONITOR SHALL BE ON-SITE TO MONITOR AS DETERMINED NECESSARY BY THE QUALIFIED PALEONTOLOGIST. THE GRADING MONITORING PROGRAM SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS DURING GRADING:

a.IF PALEONTOLOGICAL RESOURCES ARE ENCOUNTERED DURING GRADING/EXCAVATION, THE FOLLOWING SHALL BE COMPLETED:

1. THE PALEONTOLOGICAL RESOURCES MONITOR SHALL HAVE THE AUTHORITY TO DIRECT, DIVERT, OR HALT ANY GRADING/EXCAVATION ACTIVITY UNTIL SUCH TIME THAT THE SENSITIVITY OF THE RESOURCE CAN BE DETERMINED, AND THE APPROPRIATE SALVAGE IMPLEMENTED.

2.THE MONITOR SHALL IMMEDIATELY CONTACT THE PROJECT PALEONTOLOGIST.

3.THE PROJECT PALEONTOLOGIST SHALL CONTACT THE PLANNING & DEVELOPMENT SERVICES IMMEDIATELY.

4.THE PROJECT PALEONTOLOGIST SHALL DETERMINE IF THE DISCOVERED RESOURCE IS SIGNIFICANT. IF IT IS NOT SIGNIFICANT, GRADING AND/OR EXCAVATION MAY RESUME.

b.IF THE PALEONTOLOGICAL RESOURCE IS SIGNIFICANT OR POTENTIALLY SIGNIFICANT, THE PROJECT PALEONTOLOGIST OR PALEONTOLOGICAL RESOURCES MONITOR, UNDER THE SUPERVISION OF THE PROJECT PALEONTOLOGIST, SHALL COMPLETE THE FOLLOWING TASKS IN THE FIELD:

1. SALVAGE UNEARTHED FOSSIL REMAINS, INCLUDING SIMPLE EXCAVATION OF EXPOSED SPECIMENS OR, IF NECESSARY, PLASTER-JACKETING OF LARGE AND/OR FRAGILE SPECIMENS OR MORE ELABORATE QUARRY EXCAVATIONS OF RICHLY FOSSILIFEROUS DEPOSITS.

2.RECORD STRATIGRAPHIC AND GEOLOGIC DATA TO PROVIDE A CONTEXT FOR THE RECOVERED FOSSIL REMAINS, TYPICALLY INCLUDING A DETAILED DESCRIPTION OF ALL PALEONTOLOGICAL LOCALITIES WITHIN THE PROJECT SITE, AS WELL AS THE LITHOLOGY OF FOSSIL-BEARING STRATA WITHIN THE MEASURED STRATIGRAPHIC SECTION, IF FEASIBLE, AND PHOTOGRAPHIC DOCUMENTATION OF THE GEOLOGIC SETTING.

3.TRANSPORT THE COLLECTED SPECIMENS TO A LABORATORY FOR PROCESSING (CLEANING, CURATION, CATALOGING, ETC.).

DOCUMENTATION: THE APPLICANT SHALL IMPLEMENT THE GRADING MONITORING PROGRAM PURSUANT TO THIS CONDITION. TIMING: THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION. MONITORING: THE [DPW, PDCI] SHALL MAKE SURE THAT THE PROJECT PALEONTOLOGIST IS ON-SITE PERFORMING THE MONITORING DUTIES OF THIS CONDITION. THE [DPW, PDCI] SHALL CONTACT THE [PDS, PPD] IF THE PROJECT PALEONTOLOGIST OR APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

CULT#GR-2 – ARCHAEOLOGICAL AND TRIBAL MONITORING – DURING CONSTRUCTION
INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES, A CULTURAL RESOURCE GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE PROJECT ARCHAEOLOGIST AND KUMEYAAY NATIVE AMERICAN MONITOR SHALL MONITOR THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS IN ALL AREAS IDENTIFIED FOR DEVELOPMENT INCLUDING OFF-SITE IMPROVEMENTS. THE ARCHAEOLOGICAL MONITORING PROGRAM SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS DURING EARTH-DISTURBING ACTIVITIES:

a.MONITORING. DURING THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS, THE PROJECT ARCHAEOLOGIST AND KUMEYAAY NATIVE AMERICAN MONITOR SHALL BE ONSITE AS DETERMINED NECESSARY BY THE PROJECT ARCHAEOLOGIST. INSPECTIONS WILL VARY BASED ON THE RATE OF EXCAVATION, THE MATERIALS EXCAVATED, AND THE PRESENCE AND ABUNDANCE OF ARTIFACTS AND FEATURES. THE FREQUENCY AND LOCATION OF INSPECTIONS WILL BE DETERMINED BY THE PROJECT ARCHAEOLOGIST IN CONSULTATION WITH THE KUMEYAAY NATIVE AMERICAN MONITOR. MONITORING OF THE CUTTING OF PREVIOUSLY DISTURBED DEPOSITS WILL BE DETERMINED BY THE PROJECT ARCHAEOLOGIST IN CONSULTATION WITH THE KUMEYAAY NATIVE AMERICAN MONITOR.

b.INADVERTENT DISCOVERIES. IN THE EVENT THAT PREVIOUSLY UNIDENTIFIED POTENTIALLY SIGNIFICANT CULTURAL RESOURCES ARE DISCOVERED:

1. THE PROJECT ARCHAEOLOGIST OR THE KUMEYAAY NATIVE AMERICAN MONITOR SHALL HAVE THE AUTHORITY TO DIVERT OR TEMPORARILY HALT GROUND DISTURBANCE OPERATIONS IN THE AREA OF DISCOVERY TO ALLOW EVALUATION OF POTENTIALLY SIGNIFICANT CULTURAL RESOURCES.

2.AT THE TIME OF DISCOVERY, THE PROJECT ARCHAEOLOGIST SHALL CONTACT THE PDS STAFF ARCHAEOLOGIST.
3.THE PROJECT ARCHAEOLOGIST, IN CONSULTATION WITH THE PDS STAFF ARCHAEOLOGIST AND THE KUMEYAAY NATIVE AMERICAN MONITOR, SHALL DETERMINE THE SIGNIFICANCE OF THE DISCOVERED RESOURCES.
4.CONSTRUCTION ACTIVITIES WILL BE ALLOWED TO RESUME IN THE AFFECTED AREA ONLY AFTER THE PDS STAFF ARCHAEOLOGIST HAS CONCURRED WITH THE EVALUATION.
5.ISOLATES AND CLEARLY NON-SIGNIFICANT DEPOSITS SHALL BE MINIMALLY DOCUMENTED IN THE FIELD. SHOULD THE ISOLATES AND/OR NON-SIGNIFICANT DEPOSITS NOT BE COLLECTED BY THE PROJECT ARCHAEOLOGIST, THEN THE KUMEYAAY NATIVE AMERICAN MONITOR MAY COLLECT THE CULTURAL MATERIAL FOR TRANSFER TO A TRIBAL CURATION FACILITY OR REPATRIATION PROGRAM.
6.IF CULTURAL RESOURCES ARE DETERMINED TO BE SIGNIFICANT, A RESEARCH DESIGN AND DATA RECOVERY PROGRAM (PROGRAM) SHALL BE PREPARED BY THE PROJECT ARCHAEOLOGIST IN CONSULTATION WITH THE KUMEYAAY NATIVE AMERICAN MONITOR. THE COUNTY ARCHAEOLOGIST SHALL REVIEW AND APPROVE THE PROGRAM, WHICH SHALL BE CARRIED OUT USING PROFESSIONAL ARCHAEOLOGICAL METHODS. THE PROGRAM SHALL INCLUDE (1) REASONABLE EFFORTS TO PRESERVE (AVOIDANCE) "UNIQUE" CULTURAL RESOURCES OR SACRED SITES; (2) THE CAPPING OF IDENTIFIED SACRED SITES OR UNIQUE CULTURAL RESOURCES AND PLACEMENT OF DEVELOPMENT OVER THE CAP, IF AVOIDANCE IS INFEASIBLE; AND (3) DATA RECOVERY FOR NON-UNIQUE CULTURAL RESOURCES. THE PREFERRED OPTION IS PRESERVATION (AVOIDANCE).

c.HUMAN REMAINS. IF ANY HUMAN REMAINS ARE DISCOVERED:

1. THE PROPERTY OWNER OR THEIR REPRESENTATIVE SHALL CONTACT THE COUNTY CORONER AND THE PDS STAFF ARCHAEOLOGIST.
2.UPON IDENTIFICATION OF HUMAN REMAINS, NO FURTHER DISTURBANCE SHALL OCCUR IN THE AREA OF THE FIND UNTIL THE COUNTY CORONER HAS MADE THE NECESSARY FINDINGS AS TO ORIGIN. IF THE HUMAN REMAINS ARE TO BE TAKEN OFFSITE FOR EVALUATION, THEY SHALL BE ACCOMPANIED BY THE KUMEYAAY NATIVE AMERICAN MONITOR.
3.IF THE REMAINS ARE DETERMINED TO BE OF NATIVE AMERICAN ORIGIN, THE NAHC SHALL IMMEDIATELY CONTACT THE MOST LIKELY DESCENDANT (MLD).
4.THE IMMEDIATE VICINITY WHERE THE NATIVE AMERICAN HUMAN REMAINS ARE LOCATED IS NOT TO BE DAMAGED OR DISTURBED BY FURTHER DEVELOPMENT ACTIVITY UNTIL CONSULTATION WITH THE MLD REGARDING THEIR RECOMMENDATIONS AS REQUIRED BY PUBLIC RESOURCES CODE SECTION 5097.98 HAS BEEN CONDUCTED.
5.THE MLD MAY WITH THE PERMISSION OF THE LANDOWNER, OR THEIR AUTHORIZED REPRESENTATIVE, INSPECT THE SITE OF THE DISCOVERY OF THE NATIVE AMERICAN HUMAN REMAINS AND MAY RECOMMEND TO THE OWNER OR THE PERSON RESPONSIBLE FOR THE EXCAVATION WORK MEANS FOR TREATMENT OR DISPOSITION, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS. THE DESCENDANTS SHALL COMPLETE THEIR INSPECTION AND MAKE

RECOMMENDATIONS OR PREFERENCES FOR TREATMENT WITHIN 48 HOURS OF BEING GRANTED ACCESS TO THE SITE.
6.PUBLIC RESOURCES CODE §5097.98, CEQA §15064.5 AND HEALTH & SAFETY CODE §7050.5 SHALL BE FOLLOWED IN THE EVENT THAT HUMAN REMAINS ARE DISCOVERED.

d.FILL SOILS. THE PROJECT ARCHAEOLOGIST AND KUMEYAAY NATIVE AMERICAN MONITOR SHALL EVALUATE FILL SOILS TO DETERMINE THAT THEY ARE CLEAN OF CULTURAL RESOURCES.

e.MONTHLY REPORTING. THE PROJECT ARCHAEOLOGIST SHALL SUBMIT MONTHLY STATUS REPORTS TO THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES STARTING FROM THE DATE OF THE NOTICE TO PROCEED TO TERMINATION OF IMPLEMENTATION OF THE ARCHAEOLOGICAL MONITORING PROGRAM. THE REPORT SHALL BRIEFLY SUMMARIZE ALL ACTIVITIES DURING THE PERIOD AND THE STATUS OF PROGRESS ON OVERALL PLAN IMPLEMENTATION. UPON COMPLETION OF THE IMPLEMENTATION PHASE, A FINAL REPORT SHALL BE SUBMITTED DESCRIBING THE PLAN COMPLIANCE PROCEDURES AND SITE CONDITIONS BEFORE AND AFTER CONSTRUCTION.

DOCUMENTATION: THE APPLICANT SHALL IMPLEMENT THE ARCHAEOLOGICAL MONITORING PROGRAM PURSUANT TO THIS CONDITION. TIMING: THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE EARTH DISTURBING ACTIVITIES. MONITORING: THE [DPW, PDCI] SHALL MAKE SURE THAT THE PROJECT ARCHEOLOGIST IS ON-SITE PERFORMING THE MONITORING DUTIES OF THIS CONDITION. THE [DPW, PDCI] SHALL CONTACT THE [PDS, PPD] IF THE PROJECT ARCHEOLOGIST OR APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

ROUGH GRADING: (PRIOR TO ROUGH GRADING APPROVAL AND ISSUANCE OF ANY BUILDING PERMIT).

PALEO-GR#3 – PALEONTOLOGICAL MONITORING
INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR PALEONTOLOGICAL RESOURCES, A GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE PROJECT PALEONTOLOGIST SHALL PREPARE ONE OF THE FOLLOWING LETTERS UPON COMPLETION OF THE GRADING ACTIVITIES THAT REQUIRE MONITORING:

a.IF NO PALEONTOLOGICAL RESOURCES WERE DISCOVERED, SUBMIT A "NO FOSSILS FOUND" LETTER FROM THE GRADING CONTRACTOR TO THE [PDS, PPD] STATING THAT THE MONITORING HAS BEEN COMPLETED AND THAT NO FOSSILS WERE DISCOVERED, AND INCLUDING THE NAMES AND SIGNATURES FROM THE FOSSIL MONITORS. THE LETTER SHALL BE IN THE FORMAT OF ATTACHMENT E OF THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE FOR PALEONTOLOGICAL RESOURCES.

b.IF PALEONTOLOGICAL RESOURCES WERE ENCOUNTERED DURING GRADING, A LETTER SHALL BE PREPARED STATING THAT THE FIELD GRADING MONITORING ACTIVITIES HAVE BEEN COMPLETED, AND THAT RESOURCES HAVE BEEN ENCOUNTERED. THE LETTER SHALL DETAIL THE ANTICIPATED TIME SCHEDULE FOR COMPLETION OF THE CURATION PHASE OF THE MONITORING.

DOCUMENTATION: THE APPLICANT SHALL SUBMIT THE LETTER REPORT TO THE [PDS, PPD] FOR REVIEW AND APPROVAL. TIMING: UPON COMPLETION OF ALL GRADING ACTIVITIES, AND PRIOR TO ROUGH GRADING FINAL INSPECTION (GRADING ORDINANCE SEC 87.421.A.2), THE LETTER REPORT SHALL BE COMPLETED. MONITORING: THE [PDS, PPD] SHALL REVIEW THE FINAL NEGATIVE LETTER REPORT OR FIELD MONITORING MEMO FOR COMPLIANCE WITH THE PROJECT MMRP, AND INFORM [DPW, PDCI] THAT THE REQUIREMENT IS COMPLETED.

CULT#GR-3 – ARCHAEOLOGICAL AND TRIBAL MONITORING
INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES, AN ARCHAEOLOGICAL MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE PROJECT ARCHAEOLOGIST SHALL PREPARE ONE OF THE FOLLOWING REPORTS UPON COMPLETION OF THE EARTH-DISTURBING ACTIVITIES THAT REQUIRE MONITORING:

a.NO ARCHAEOLOGICAL RESOURCES ENCOUNTERED. IF NO ARCHAEOLOGICAL RESOURCES ARE ENCOUNTERED DURING EARTH-DISTURBING ACTIVITIES, THEN SUBMIT A FINAL NEGATIVE MONITORING REPORT SUBSTANTIATING THAT EARTH-DISTURBING ACTIVITIES ARE COMPLETED AND NO CULTURAL RESOURCES WERE ENCOUNTERED. ARCHAEOLOGICAL MONITORING LOGS SHOWING THE DATE AND TIME THAT THE MONITOR WAS ON SITE AND ANY COMMENTS FROM THE NATIVE AMERICAN MONITOR MUST BE INCLUDED IN THE NEGATIVE MONITORING REPORT.

b.ARCHAEOLOGICAL RESOURCES ENCOUNTERED. IF ARCHAEOLOGICAL RESOURCES WERE ENCOUNTERED DURING THE EARTH DISTURBING ACTIVITIES, THE PROJECT ARCHAEOLOGIST SHALL PROVIDE AN ARCHAEOLOGICAL MONITORING REPORT STATING THAT THE FIELD MONITORING ACTIVITIES HAVE BEEN COMPLETED, AND THAT RESOURCES HAVE BEEN ENCOUNTERED. THE REPORT SHALL DETAIL ALL CULTURAL ARTIFACTS AND DEPOSITS DISCOVERED DURING MONITORING AND THE ANTICIPATED TIME SCHEDULE FOR COMPLETION OF THE CURATION AND/OR REPATRIATION PHASE OF THE MONITORING.

DOCUMENTATION: THE APPLICANT SHALL SUBMIT THE ARCHAEOLOGICAL MONITORING REPORT TO [PDS, PPD] FOR REVIEW AND APPROVAL. ONCE APPROVED, A FINAL COPY OF THE REPORT SHALL BE SUBMITTED TO THE SOUTH COASTAL INFORMATION CENTER AND ANY CULTURALLY-AFFILIATED TRIBE WHO REQUESTS A COPY. TIMING: UPON COMPLETION OF ALL EARTH-DISTURBING ACTIVITIES, AND PRIOR TO ROUGH GRADING FINAL INSPECTION (GRADING ORDINANCE SEC 87.421.A.2), THE REPORT SHALL BE COMPLETED. MONITORING: [PDS, PPD] SHALL REVIEW THE REPORT OR FIELD MONITORING MEMO FOR COMPLIANCE WITH THE PROJECT MMRP, AND INFORM [DPW, PDCI] THAT THE REQUIREMENT IS COMPLETED.

FINAL GRADING RELEASE: (PRIOR TO ANY OCCUPANCY, FINAL GRADING RELEASE, OR USE OF THE PREMISES IN RELIANCE OF THIS PERMIT).

PALEO-GR#4 – PALEONTOLOGICAL MONITORING
INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR PALEONTOLOGICAL RESOURCES, A GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE PROJECT PALEONTOLOGIST SHALL PREPARE A FINAL REPORT THAT DOCUMENTS THE RESULTS, ANALYSIS, AND CONCLUSIONS OF ALL PHASES OF THE PALEONTOLOGICAL MONITORING PROGRAM IF RESOURCES WERE ENCOUNTERED DURING GRADING. THE REPORT SHALL INCLUDE THE FOLLOWING:

a.IF PALEONTOLOGICAL RESOURCES WERE DISCOVERED, THE FOLLOWING TASKS SHALL BE COMPLETED BY OR UNDER THE SUPERVISION OF THE PROJECT PALEONTOLOGIST:

1. PREPARE COLLECTED FOSSIL REMAINS FOR CURATION, TO INCLUDE CLEANING THE FOSSILS BY REMOVING THE ENCLOSING ROCK MATERIAL, STABILIZING FRAGILE SPECIMENS USING GLUES AND OTHER HARDENERS, IF NECESSARY, AND REPAIRING BROKEN SPECIMENS.

2.CURATE, CATALOG AND IDENTIFY ALL FOSSIL REMAINS TO THE LOWEST TAXON POSSIBLE, INVENTORY SPECIMENS, ASSIGNING CATALOG NUMBERS, AND ENTER THE APPROPRIATE SPECIMEN AND LOCALITY DATA INTO A COLLECTION DATABASE.

3.SUBMIT A DETAILED REPORT PREPARED BY THE PROJECT PALEONTOLOGIST IN THE FORMAT PROVIDED IN APPENDIX D OF THE COUNTY OF SAN DIEGO'S GUIDELINES FOR DETERMINING SIGNIFICANCE FOR PALEONTOLOGICAL RESOURCES. THE REPORT SHALL IDENTIFY WHICH ACCREDITED INSTITUTION HAS AGREED TO ACCEPT THE CURATED FOSSILS. SUBMIT TWO HARD COPIES OF THE FINAL PALEONTOLOGICAL RESOURCES MITIGATION REPORT TO THE DIRECTOR OF PDS FOR FINAL APPROVAL OF THE MITIGATION AND SUBMIT AN ELECTRONIC COPY OF THE COMPLETE REPORT IN MICROSOFT WORD ON AN USB DRIVE. IN ADDITION, SUBMIT ONE COPY OF THE REPORT TO THE SAN DIEGO NATURAL HISTORY MUSEUM AND ONE COPY TO THE INSTITUTION THAT RECEIVED THE FOSSILS.

4.TRANSFER THE CATALOGED FOSSIL REMAINS AND COPIES OF RELEVANT FIELD NOTES, MAPS, STRATIGRAPHIC SECTIONS, AND PHOTOGRAPHS TO AN ACCREDITED INSTITUTION (MUSEUM OR UNIVERSITY) IN CALIFORNIA THAT MAINTAINS PALEONTOLOGICAL COLLECTIONS FOR ARCHIVAL STORAGE AND/OR DISPLAY, AND SUBMIT PROOF OF TRANSFER OF PALEONTOLOGICAL RESOURCES, IN THE FORM OF A LETTER, FROM THE DIRECTOR OF THE PALEONTOLOGY DEPARTMENT OF THE ACCREDITED INSTITUTION TO THE DIRECTOR OF PDS VERIFYING THAT THE CURATED FOSSILS FROM THE PROJECT SITE HAVE BEEN RECEIVED BY THE INSTITUTION.

c.IF NO RESOURCES WERE DISCOVERED, A BRIEF LETTER TO THAT EFFECT AND STATING THAT THE GRADING MONITORING ACTIVITIES HAVE BEEN COMPLETED, SHALL BE SENT TO THE DIRECTOR OF PLANNING AND LAND USE BY THE PROJECT PALEONTOLOGIST.

CULT#GR-4 – ARCHAEOLOGICAL AND TRIBAL MONITORING
INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES, AN ARCHAEOLOGICAL MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE PROJECT ARCHAEOLOGIST SHALL PREPARE A FINAL REPORT THAT DOCUMENTS THE RESULTS, ANALYSIS, AND CONCLUSIONS OF ALL PHASES OF THE ARCHAEOLOGICAL MONITORING PROGRAM IF CULTURAL RESOURCES WERE ENCOUNTERED DURING EARTH-DISTURBING ACTIVITIES. THE REPORT SHALL INCLUDE THE FOLLOWING, IF APPLICABLE:

a.DEPARTMENT OF PARKS AND RECREATION PRIMARY AND ARCHAEOLOGICAL SITE FORMS.
b.DAILY MONITORING LOGS

c.EVIDENCE THAT ALL CULTURAL MATERIALS HAVE BEEN CONVEYED AS FOLLOWS:

(1) EVIDENCE THAT ALL PREHISTORIC MATERIALS COLLECTED DURING THE ARCHAEOLOGICAL MONITORING PROGRAM HAVE BEEN SUBMITTED TO A SAN DIEGO CURATION FACILITY OR A CULTURALLY AFFILIATED NATIVE AMERICAN TRIBAL CURATION FACILITY THAT MEETS FEDERAL STANDARDS PER 36 CFR PART 79, AND, THEREFORE, WOULD BE PROFESSIONALLY CURATED AND MADE AVAILABLE TO OTHER ARCHAEOLOGISTS/RESEARCHERS FOR FURTHER STUDY. THE COLLECTIONS AND ASSOCIATED RECORDS, INCLUDING TITLE, SHALL BE TRANSFERRED TO THE SAN DIEGO CURATION FACILITY OR CULTURALLY AFFILIATED NATIVE AMERICAN TRIBAL CURATION FACILITY AND SHALL BE ACCOMPANIED BY PAYMENT OF THE FEES NECESSARY FOR PERMANENT CURATION. EVIDENCE SHALL BE IN THE FORM OF A LETTER FROM THE CURATION FACILITY STATING THAT THE PREHISTORIC ARCHAEOLOGICAL MATERIALS HAVE BEEN RECEIVED AND THAT ALL FEES HAVE BEEN PAID.

OR

EVIDENCE THAT ALL PREHISTORIC MATERIALS COLLECTED DURING THE GRADING MONITORING PROGRAM HAVE BEEN REPATRIATED TO A NATIVE AMERICAN GROUP OF APPROPRIATE TRIBAL AFFINITY AND SHALL BE ACCOMPANIED BY PAYMENT OF THE FEES NECESSARY, IF REQUIRED. EVIDENCE SHALL BE IN THE FORM OF A LETTER FROM THE NATIVE AMERICAN TRIBE TO WHOM THE CULTURAL RESOURCES HAVE BEEN REPATRIATED IDENTIFYING THAT THE ARCHAEOLOGICAL MATERIALS HAVE BEEN RECEIVED.

(2) HISTORIC MATERIALS SHALL BE CURATED AT A SAN DIEGO CURATION FACILITY AND SHALL NOT BE CURATED AT A TRIBAL CURATION FACILITY OR REPATRIATED. THE COLLECTIONS AND ASSOCIATED RECORDS, INCLUDING TITLE, SHALL BE TRANSFERRED TO THE SAN DIEGO

CURATION FACILITY AND SHALL BE ACCOMPANIED BY PAYMENT OF THE FEES NECESSARY FOR PERMANENT CURATION. EVIDENCE SHALL BE IN THE FORM OF A LETTER FROM THE CURATION FACILITY STATING THAT THE HISTORIC MATERIALS HAVE BEEN RECEIVED AND THAT ALL FEES HAVE BEEN PAID.

d.IF NO CULTURAL RESOURCES ARE DISCOVERED, A NEGATIVE MONITORING REPORT MUST BE SUBMITTED STATING THAT THE ARCHAEOLOGICAL MONITORING ACTIVITIES HAVE BEEN COMPLETED. GRADING MONITORING LOGS MUST BE SUBMITTED WITH THE NEGATIVE MONITORING REPORT.

DOCUMENTATION: THE APPLICANT'S ARCHAEOLOGIST SHALL PREPARE THE FINAL REPORT AND SUBMIT IT TO [PDS, PPD] FOR APPROVAL. ONCE APPROVED, A FINAL COPY OF THE REPORT SHALL BE SUBMITTED TO THE SOUTH COASTAL INFORMATION CENTER (SCIC) AND ANY CULTURALLY AFFILIATED TRIBE WHO REQUESTS A COPY. TIMING: PRIOR TO ANY OCCUPANCY, FINAL GRADING RELEASE, OR USE OF THE PREMISES IN RELIANCE OF THIS PERMIT, THE FINAL REPORT SHALL BE PREPARED. MONITORING: [PDS, PPD] SHALL REVIEW THE FINAL REPORT FOR COMPLIANCE WITH THIS CONDITION AND THE REPORT FORMAT GUIDELINES. UPON ACCEPTANCE OF THE REPORT, [PDS, PPD] SHALL INFORM [PDS, LDR] AND [DPW, PDCI], THAT THE REQUIREMENT IS COMPLETE, AND THE BOND AMOUNT CAN BE RELINQUISHED. IF THE MONITORING WAS BONDED SEPARATELY, THEN [PDS, PPD] SHALL INFORM [PDS OR DPW FISCAL] TO RELEASE THE BOND BACK TO THE APPLICANT.

DOCUMENTATION: THE APPLICANT SHALL SUBMIT THE LETTER REPORT TO THE [PDS, PPD] FOR REVIEW AND APPROVAL. TIMING: PRIOR TO THE OCCUPANCY OF ANY STRUCTURE OR USE OF THE PREMISES, AND PRIOR TO FINAL GRADING RELEASE (GRADING ORDINANCE SEC. 87.421.A.3), THE FINAL REPORT SHALL BE COMPLETED. MONITORING: THE [PDS, PPD] SHALL REVIEW THE FINAL REPORT FOR COMPLIANCE WITH THE PROJECT MMRP, AND INFORM [DPW, PDCI] THAT THE REQUIREMENT IS COMPLETED.

NOTICE: THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. IT IS THE APPLICANT'S RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT, AGREEMENT, OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS, OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM, AND/OR WATERS OF THE U.S. ON THE SUBJECT PROPERTY. THE AGENCY CONTACT INFORMATION IS PROVIDED BELOW.

U.S. ARMY CORPS OF ENGINEERS: 6010 HIDDEN VALLEY RD, SUITE 105, CARLSBAD, CA 92011-4219; (858) 674-5386; HTTP://WWW.USACE.ARMY.MIL/

REGIONAL WATER QUALITY CONTROL BOARD: 9174 SKY PARK COURT, SUITE 100, SAN DIEGO, CA 92123-4340; (858) 467-2952; HTTP://WWW.WATERBOARDS.CA.GOV/SANDIEGO/

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE: 3883 RUFFIN RD., SAN DIEGO, CA 92123; (858) 467-4201; HTTP://WWW.DFG.CA.GOV/

ENGINEER OF WORK

VICTOR RODRIGUEZ-FERNANDEZ R.C.E. NO. 35373

REGISTERED PROFESSIONAL ENGINEER
VICTOR RODRIGUEZ-FERNANDEZ
No. C-35373
CIVIL
STATE OF CALIFORNIA

RECORD PLAN	
BY: ______	DATE: ______
VICTOR RODRIGUEZ-FERNANDEZ	
R.C.E. 35373	EXPIRES: ______

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

PERMITS

LANDSCAPE PERMIT NO. PDS2024-LP-24-037
WDID/NOI NO. ______ SWPPP RISK LEVEL ______
PROJECT PRIORITY LEVEL: MEDIUM

BENCHMARK

DESCRIPTION: 1" IRON PIPE MARKED L.S. 2318
LOCATION: MONUMENT ON EAST SIDE OF MONTEVIDEO, 1000' NORTH FROM PASEO DELICIAS
RECORD FROM: COUNTY OF SAN DIEGO
ELEVATION: 270.85 DATUM: NGVD 29

PRIVATE CONTRACT

SHEET 14	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	14 SHEETS

NOTES AND SECTIONS FOR:

BALAZS RESIDENCE

CALIFORNIA COORDINATE INDEX 310-1719

APPROVED FOR SAMIR NUHAILY
COUNTY ENGINEER

ENGINEER OF WORK:
VICTOR RODRIGUEZ-FERNANDEZ RCE 35373 DATE 2/3/25

GRADING PERMIT NO:
PDS2022-LDGRMJ-30446

ENGINEER'S NAME: AP CONSULTING
PHONE NO. (619)227-8941 // EMAIL: ALEXPARRA201@.COM

ATTACHMENT 5
Site and Drainage Description

5.0 General Requirements

- Each Priority Development Project (PDP) must provide a description of existing site conditions and proposed changes to them, including changes to topography and drainage.
- Has a **Drainage Report** has been prepared for the PDP?

  ☒ **Yes**

  - Review of the Drainage Report must be concurrent with the PDP SWQMP.
  - Include the summary page of the Drainage Report with this cover page, and provide the following information:

    Title: Drainage Report For:

    Prepared By: AP Consulting

    Date:
  - Do not complete the rest of this attachment (also exclude these additional pages from your submittal). Additional documentation of site and drainage conditions is not required unless requested by County staff.

  ☐ **No** -- Complete and submit the remainder of this attachment below.

DRAINAGE REPORT

For

Balazs Residence

PDS2022-LDGRMJ-30446

San Diego County CA 92075

APN 267-147-06

October 24th, 2024

PREPARED BY:

AP CONSULTING

CIVIL ENGINEERING - WATER RESOURCES PLANNING

Tel. 619-227-8941

2371 Fenton Street, Suite 100

Chula Vista, CA 91914

The County of San Diego Method program within CivilDesign was utilized in calculating runoff for all basins smaller than 0.5 square miles in size.

Summary

Upon performing hydrologic analysis of the project site in both the proposed developed and existing condition, the following results were produced:

Table 1 - Summary of existing conditions

Drainage Area	Year	Effective C	Time of Concentration TC	I (in/hr)	A (ac.)	Q (cfs)
BASIN A1 – A2	100	0.32	7.9	5.3	1.70	3.16
BASIN B1 – B2	100	0.32	7.8	5.3	0.77	1.44
TOTAL					**2.47**	**4.60**

Table 2 – Summary of unmitigated- developed conditions

Drainage Area	Year	Effective C	Time of Concentration TC	I (in/hr)	A (ac.)	Q (cfs)
BASIN A1 – A14	100	0.49	5.10	7.10	2.38	8.30
TOTAL					**2.38**	**8.30**

Table 2A – Summary of unmitigated CONFLUENCED flows

NODE #	A (ac.)	Q (cfs)
70	2.30	8.30

Storm Drains used for the discharge of the proposed water quality areas have been included in the report calculations. Calculations are shown as part of the CivilD results on Appendix 2.

Table 3 – Summary of Mitigated Peak Flows.

NODE # PRE/POST	Area (ac)			100-Yr peak Flows (cfs)			
	Existing	Developed	Diff	Existing	Developed Unmitigated	Developed Mitigated	Diff
20/30 Pre 70 Post	2.47	2.38	-0.11	4.60	8.30	**4.59**	**-0.01**

As shown in the above table, the proposed project will result in a net decrease of peak flow discharged from the project site.

ATTACHMENT 6
Documentation of DMAs without Structural Pollutant Control BMPs

6.0 General Requirements

- Use this attachment to document all proposed (1) self-mitigating, (2) de minimis, and (3) self-retaining DMAs. Indicate under "DMA Compliance Option" below which design options will be used to satisfy structural performance requirements for one or more DMA.

DMA Compliance Option	Required Sub-attachments or Printouts	BMPDM Design Resources
☒ **Self-mitigating**	• Sub-attachment 6.1	• BMPDM Section 5.2.1
☐ **De minimis**	• Sub-attachment 6.2	• BMPDM Section 5.2.2
☒ **Self-retaining**[1]	• Sub-attachment 6.3	• BMPDM Section 5.2.3 (all options)
SSD-BMP Type(s)		
☒ **Impervious Area Dispersion**	• DCV calculations from SSD-BMP tool • Dispersion Areas calculations from SSD-BMP tool	• Fact Sheet SD-B (Appendix E.8) • Appendix I
☒ **Tree Wells**	• DCV calculations from SSD-BMP tool • Tree Well calculations from SSD-BMP tool	• Fact Sheet SD-A (Appendix E.7) • Appendix I

- Submit this cover page and all "Required Sub-attachments or Printouts" listed for each selected DMA compliance option.
- See the BMPDM sections and appendices listed under "BMPDM Design Resources" for additional explanation of design requirements. Each constructed feature must fully satisfy the requirements described in these resources, and any other guidance identified by the County.
- DMA Exhibits and Construction Plans: DMAs, features, and BMPs identified and described in this attachment must be shown on DMA Exhibits and all applicable construction plans submitted for the project. See Attachment 2 for additional instruction on exhibits and plans.

[1] If "Self-retaining" is selected, also choose the types of Significant Site Design BMPs (SSD-BMPs) to be used. SSD-BMPs are Site Design BMPs that are sized and constructed to fully satisfy all applicable Structural Performance Standards for a DMA.

6.1 Self-mitigating DMAs (complete this page once for ALL self-mitigating DMAs)

Self-mitigating DMAs consist of natural or landscaped areas that drain directly offsite or to the public storm drain system. These DMAs are excluded from DCV calculations.

- Provide the information requested below for each proposed self-mitigating DMA. Add rows or copy the table if additional entries are needed.

DMA #	*a. DMA Area (ft^2)*	*Incidental Impervious Area*		*Permit # and Sheet #*
		b. Size(ft^2)	*c. % (b/a*100)*	
4	62,544	0		PDS2022-LDGRMJ-30446
		0		
		0		
		0		
		0		

- "DMA #", "DMA Area", and "Permit # and Sheet #" are required for all DMAs listed.
- "Incidental Impervious Area" calculations are required only where applicable (see below).
- Each self-mitigating DMA must <u>fully</u> satisfy all design requirements and restrictions described in BMPDM Section 5.2.1 and any other guidance or instruction identified by the County. Check the boxes below to confirm that all required conditions are satisfied <u>for every DMA listed</u>.

☒ Each DMA is hydraulically separate from other DMAs that contain permanent storm water pollutant control BMPs.

<u>Natural and Landscaped Areas</u>

☒ Each DMA consists solely of natural or landscaped areas, except for incidental impervious areas (see below).

☒ Each area drains directly offsite or to the public storm drain system.

☒ Soils are undisturbed native topsoil, or disturbed soils that have been amended and aerated to promote water retention characteristics equivalent to undisturbed native topsoil.

☒ Vegetation is native and/or non-native/non-invasive drought tolerant species that do not require regular application of fertilizers and pesticides.

<u>Incidental Impervious Areas (if applicable; see above)</u>

Minor impervious areas may be permitted within the DMA if they satisfy the following criteria:

☐ They are not hydraulically connected to other impervious areas (unless it is a storm water conveyance system such as a brow ditch).

☐ They comprise less than 5% of the total DMA. Calculate the % incidental impervious area in the table above (c= b/a). DMAs are <u>not</u> self-mitigating if this area is 5% or greater.

6.2 De Minimis DMAs (complete this page once for ALL de minimis DMAs)

De minimis DMAs consist of areas too small to be considered significant contributors of pollutants and not practicable to drain to a BMP. They are excluded from DCV calculations. Examples include driveway aprons connecting to existing streets, portions of sidewalks, retaining walls, and similar features at the external boundaries of a project.

- Provide the information requested below for each proposed de minimis DMA. Add rows or copy the table if additional entries are needed.

DMA #	***DMA Area (ft^2)***	***Permit # and Sheet #***

- "DMA #", "DMA Area", and "Permit # and Sheet #" are required.
- Check the boxes below to confirm that each required condition is satisfied for ALL de minimis DMAs on the site.

  ☒ Each DMA listed is less than 250 square feet and not adjacent or hydraulically connected to each other.

  ☒ Each DMA listed <u>fully</u> satisfies all design requirements and restrictions described in BMPDM Section 5.2.2 De Minimis DMAs.

6.3 Self-retaining DMAs using Significant Site Design BMPs

Self-retaining DMAs use Site Design BMPs to fully-retain the entire DCV, at a minimum. Site Design BMPs that fully retain the DCV, at a minimum, therefore replacing the need for a Structural BMP (S-BMP), are classified as Significant Site Design BMPs (SSD-BMPs). To satisfy pollutant control requirements only, self-retaining means retention of the entire DCV. However, under some circumstances, a self-retaining DMA can also satisfy hydromodification management requirements by implementing BMPs that retain a greater volume of runoff.

- Provide the information requested below for each proposed self-retaining DMA. Add rows or copy the table if additional entries are needed.

DMA #	DMA Area (ft^2)	**BMP Type** (choose one per DMA)		*Permit # and Sheet #*
		Dispersion Area (Att. 6.3.1)	**Tree Wells (Att. 6.3.2)**	
1	38,570	☐	☒	PDS2022-LDGRMJ-30446
2	1,700	☒	☐	PDS2022-LDGRMJ-30446
3	1,193	☒	☐	PDS2022-LDGRMJ-30446
		☐	☐	
		☐	☐	
		☐	☐	
		☐	☐	
		☐	☐	
		☐	☐	
		☐	☐	
		☐	☐	
		☐	☐	
		☐	☐	
		☐	☐	
		☐	☐	

Copy and Paste table here for additional DMAs

- "DMA #", "DMA Area", and "Permit # and Sheet #" are required.
- Select one BMP Type per DMA. Provide detailed documentation for each DMA in Attachments 6.3.1 (Impervious Dispersion Areas) and/or 6.3.2 (Tree Wells) below.
- Each self-retaining DMA must <u>fully</u> satisfy all design requirements and restrictions described in BMPDM Section 5.2.3, applicable BMPDM Appendix E Fact Sheets, BMPDM Appendix I, and any other guidance or instruction identified by the County.

6.3.1 Self-retaining DMAs with Impervious Dispersion Areas

Impervious area dispersion (dispersion) refers to the practice of effectively disconnecting impervious areas from directly draining to the storm drain system by routing runoff from impervious areas such as rooftops (through downspout disconnection), walkways, and driveways onto the surface of adjacent pervious areas. The intent is to slow runoff discharges and reduce volumes. Dispersion with partial or full infiltration results in significant volume reduction by means of infiltration and evapotranspiration. When adequately sized, dispersion can also be used to satisfy both the pollutant control and hydromodification management structural performance standards for a DMA.

- Each self-retaining DMA with impervious area dispersion must fully satisfy all design requirements and restrictions described in BMPDM Section 5.2.3, Fact Sheet SD-B: Impervious Area Dispersion, and any other guidance or instruction identified by the County.
- Documentation of compliance with all applicable conditions must be submitted with this sub-attachment using the ***Summary Sheet for DMAs with Impervious Area Dispersion*** on the next page. One version of this Summary Sheet must be completed for each applicable DMA.
- Applicants are responsible to comply with all other applicable requirements, regardless of whether they are included in the summary sheet.
- The following applies if the dispersion area is **native soil** (SD-B in Appendix E):
    - For pollutant control only, the DMA is considered self-retaining if the impervious to pervious ratio is:
        - 2:1 when the pervious area is composed of Hydrologic Soil Group A
        - 1:1 when the pervious area is composed of Hydrologic Soil Group B
- The following applies if the dispersion area includes **amended soil** (SD-B in Appendix E):
    - DMAs using impervious area dispersion can be considered to meet both pollutant control and hydromodification flow control requirements if the impervious to pervious area ratio is 1:1 or less and all other design requirements of SD-B are satisfied, including 11 inches of amended soil.

Summary Sheet for Self-retaining DMAs with Impervious Area Dispersion

Attach Printouts from SSD-BMP tool below

- DCV calculations from SSD-BMP tool
- Dispersion Areas calculations from SSD-BMP tool

6.3.2 Self-retaining DMAs with Tree Wells

Trees wells can provide a variety of benefits such as interception and increased infiltration of rainfall, reduced erosion, energy conservation, air quality improvement, and aesthetic enhancement. They can also be used to satisfy both pollutant control and hydromodification management performance standards for a DMA.

- Each self-retaining DMA with tree wells must fully satisfy all design requirements and restrictions described in BMPDM Section 5.2.3, Fact Sheet SD-A: Tree Wells, and any other guidance or instruction identified by the County.
- For pollutant control only, the DMA must retain the entire DCV. For hydromodification management, an additional volume must be retained in accordance with the sizing requirements presented in the DCV multiplier table in Fact Sheet SD-A.
- Documentation of compliance with applicable conditions must be submitted using the ***Summary Sheet for Self-retaining DMAs with Tree Wells*** on the next page. One version of this Summary Sheet must be completed for each applicable DMA.
- If both pollutant control and hydromodification standards apply, the soil depth of all tree wells in the DMA must be selected before determining the Required Retention Volume (RRV). Each tree well must be constructed to the selected depth. For pollutant control only, tree wells within a DMA may be constructed to different soil depths.
- In most cases tree wells must use Amended Soil per Fact Sheet SD-F. However, Structural Soil is required in some cases (e.g., placing the tree well next to a curb). See ***Structural Requirements for Confined Tree Well Soil Volume*** in Fact Sheet SD-A for additional explanation. If applicable, list the DMAs and Tree Well #s below for all tree wells requiring Structural Soil.

DMA #	**Tree Wells Requiring Structural Soil (list Tree Well #s)**
1	13 trees - 25' Dia Western Redbud (Grouped)

- The Design Capture Volume (DCV) must be known for each DMA in order to determine the volume to be mitigated by the tree wells. Instructions for DCV calculation are provided in BMPDM Appendix I.1. An automated version of Worksheet I.1 (Calculation of Design Capture Volume) is available at www.sandiegocounty.gov/stormwater under the Development Resources tab.

Summary Sheet for Self-retaining DMAs with Tree Wells

Attach Printouts from SSD-BMP tool below

- DCV calculations from SSD-BMP tool
- Tree Wells calculations from SSD-BMP tool

SSD-BMP Automated Worksheet I-1: Step 1. Calculation of Design Capture Volume (V1.0)						
Category	**#**	**Description**	*i*	*ii*	*iii*	**Units**
Standard Drainage Basin Inputs	1	Drainage Basin ID or Name	dma 1	dma 2	dma 3	unitless
	2	85th Percentile 24-hr Storm Depth	0.65	0.65	0.65	inches
	3	Is Hydromodification Control Applicable?	Yes	Yes	Yes	yes/no
	4	Impervious Surfaces Not Directed to Dispersion Area (C=0.90)	25,351			sq-ft
	5	Semi-Pervious Surfaces Not Serving as Dispersion Area (C=0.30)				sq-ft
	6	Engineered Pervious Surfaces Not Serving as Dispersion Area (C=0.10)	11,535			sq-ft
	7	Natural Type A Soil Not Serving as Dispersion Area (C=0.10)				sq-ft
	8	Natural Type B Soil Not Serving as Dispersion Area (C=0.14)				sq-ft
	9	Natural Type C Soil Not Serving as Dispersion Area (C=0.23)				sq-ft
	10	Natural Type D Soil Not Serving as Dispersion Area (C=0.30)				sq-ft
SSD-BMPs Proposed	11	Does Tributary Incorporate Dispersion and/or Rain Barrels?	No	Yes	Yes	yes/no
	12	Does Tributary Incorporate Tree Wells?	Yes	No	No	yes/no
Dispersion Area & Rain Barrel Inputs (Optional)	13	Impervious Surfaces **Directed to Dispersion Area** per SD-B (Ci=0.90)		1,700	1,193	sq-ft
	14	Semi-Pervious Surfaces **Serving as Dispersion Area** per SD-B (Ci=0.30)				sq-ft
	15	Engineered Pervious Surfaces **Serving as Dispersion Area** per SD-B (Ci=0.10)		1,700	1,193	sq-ft
	16	Natural Type A Soil **Serving as Dispersion Area** per SD-B (Ci=0.10)				sq-ft
	17	Natural Type B Soil **Serving as Dispersion Area** per SD-B (Ci=0.14)				sq-ft
	18	Natural Type C Soil **Serving as Dispersion Area** per SD-B (Ci=0.23)				sq-ft
	19	Natural Type D Soil **Serving as Dispersion Area** per SD-B (Ci=0.30)				sq-ft
	20	Number of Rain Barrels Proposed per SD-E				#
	21	Average Rain Barrel Size				gal
Initial Runoff Factor Calculation	22	Total Tributary Area	36,886	3,400	2,386	sq-ft
	23	Initial Runoff Factor for Standard Drainage Areas	0.65	0.00	0.00	unitless
	24	Initial Runoff Factor for Dispersed & Dispersion Areas	0.00	0.50	0.50	unitless
	25	Initial Weighted Runoff Factor	0.65	0.50	0.50	unitless
	26	Initial Design Capture Volume	1,299	92	65	cubic-feet
Dispersion Area Adjustment & Rain Barrel Adjustment	27	Total Impervious Area Dispersed to Pervious Surface	0	1,700	1,193	sq-ft
	28	Total Pervious Dispersion Area	0	1,700	1,193	sq-ft
	29	Ratio of Dispersed Impervious Area to Pervious Dispersion Area for DCV Reduction	n/a	1.00	1.00	ratio
	30	Adjustment Factor for Dispersed & Dispersion Areas	1.00	0.00	0.00	ratio
	31	Runoff Factor After Dispersion Techniques	0.65	0.00	0.00	unitless
	32	Design Capture Volume After Dispersion Techniques	1,299	0	0	cubic-feet
	33	Total Rain Barrel Volume Reduction	0	0	0	cubic-feet
Results	34	Final Adjusted Runoff Factor	0.65	0.00	0.00	unitless
	35	Final Effective Tributary Area	23,976	0	0	sq-ft
	36	Initial Design Capture Volume Retained by Dispersion Area and Rain Barrel(s)	0	92	65	cubic-feet
	37	Remaining Design Capture Volume Tributary to Tree Well(s)	1,299	0	0	cubic-feet

No Warning Messages

SSD-BMP Automated Worksheet I-2: Step 2. Dispersion Area Validation (V1.0)					
Category	**#**	**Description**	*ii*	*iii*	**Units**
Standard Dispersion Area Inputs	1	Drainage Basin ID or Name	dma 2	dma 3	unitless
	2	Final Design Capture Volume (DCV)	0	0	cubic-feet
	3	Is Hydromodification Control Applicable?	Yes	Yes	yes/no
	4	Total Impervious Area Dispersed to Pervious Surface	1,700	1,193	sq-ft
	5	Total Engineered Pervious Surface and/or Natural Soil Dispersion Area (Does Not Include Semi-Pervious Surfaces Serving as Dispersion Area)	1,700	1,193	sq-ft
	6	Ratio of Dispersed Impervious Area to Total Engineered Pervious Surface and/or Natural Soil Dispersion Area	1.00	1.00	unitless
	7	Dispersion Area Length (Length of Sheet Flow Across Dispersion Area)	15	100	feet
	8	Dispersion Area Slope	1.0	5.0	%
	9	Thickness of Amended Soil	11	11	inches
	10	How is Flow Dispersed Across Width of Dispersion Area (definitions below*)?	Other	Other	unitless
Results	11	Is DCV Requirement Fully Satisfied by Dispersion Area?	Yes	Yes	yes/no
	12	Is Hydromodification Control Requirement Satisfied by Dispersion Area?	Yes	Yes	yes/no
	13	Are Dispersion Area Length, Slope, and Thickness of Amended Soil (when applicable) Adequate?	Yes	Yes	yes/no

No Warning Messages

Notes:

***How is Flow Dispersed Across Width of Pervious Dispersion Area?**

Sheet Flow:	Flow arrives as sheet flow across the width of the adjacent impervious area
Spreader(s):	Flow is discharged from flow spreader(s) across the width of the pervious area
Roof Drains:	Discharge from roof drains distributed across the width of the pervious area
Curb Cuts:	Discharge from curb cuts distributed across the width of the pervious area
Other:	Other (Describe in PDP SWQMP)

SSD-BMP Automated Worksheet I-3: Step 3. Tree Well Sizing (V1.0)				
Category	**#**	**Description**	***i***	**Units**
Standard Tree Well Inputs	1	Drainage Basin ID or Name	dma 1	unitless
	2	Design Capture Volume Tributary to BMP	1,299	cubic-feet
	3	Is Hydromodification Control Applicable?	Yes	yes/no
	4	Predominant NRCS Soil Type Within Tree Well(s) Location	D	unitless
	5	Select a Tree Species for the Tree Well(s) Consistent with SD-A Tree Palette Table Note: Numbers shown in list are Tree Species Mature Canopy Diameters	25' - Toyon, Christmas Berry	unitless
	6	Tree Well(s) Soil Depth (Installation Depth) Must be 30, 36, 42, or 48 Inches; Select from Standard Depths**	30	inches
	7	Number of Identical* Tree Wells Proposed for this DMA	13	trees
	8	Proposed Width of Tree Well(s) Soil Installation for One (1) Tree	20.0	feet
	9	Proposed Length of Tree Well(s) Soil Installation for One (1) Tree	20.0	feet
Tree Data	10	Botanical Name of Tree Species	Heteromeles Arbutifolia	unitless
	11	Tree Species Mature Height per SD-A	25	feet
	12	Tree Species Mature Canopy Diameter per SD-A	25	feet
	13	Minimum Soil Volume Required In Tree Well (2 Cubic Feet Per Square Foot of Mature Tree Canopy Projection Area)	982	cubic-feet
	14	Credit Volume Per Tree	290	cubic-feet
Tree Well Sizing Calculations	15	DCV Multiplier To Meet Flow Control Requirements	2.90	unitless
	16	Required Retention Volume (RRV) To Meet Flow Control Requirements	3767	cubic-feet
	17	Number of Trees Required	13	trees
	18	Total Area of Tree Well Soil Required for Each Tree	393	sq-ft
	19	Approximate Required Width of Tree Well Soil Area for Each Tree	20	feet
	20	Approximate Required Length of Tree Well Soil Area for Each Tree	20	feet
	21	Number of Trees Proposed for this DMA	13	trees
	22	Total Area of Tree Well Soil Proposed for Each Tree	400	sq-ft
	23	Minimum Spacing Between Multiple Trees To Meet Soil Area Requirements (when applicable)***	25.0	feet
Results	24	Are Tree Well Soil Installation Requirements Met?	Yes	yes/no
	25	Is Remaining DCV Requirement Fully Satisfied by Tree Well(s)?	Yes	yes/no
	26	Is Hydromodification Control Requirement Satisfied by Tree Well(s)?	Yes	yes/no

No Warning Messages

Notes:

*If using more than one mature canopy diameter within the same DMA, only the smallest mature canopy diameter should be entered. Alternatively, if more than one matu

**If the actual proposed installation depth is not available in the table of standard depths, select the next lower depth.

***Tree Canopy or Agency Requirements May Also Influence the Minimum Spacing of Trees.

Required RRV= **3,767 cf**

Provided RRV = **6,370 cf**

5,200 sf (tree well pit area) x 0.5' (depth of pit) + 5,200sf x 2.5' (depth of Structural soil)x 0.25 (porosity) + 5,200sf x 0.25' (depth of wood mulch) x 0.40 (porosity)
= 2,600 + 3,250 + 520 = 6,370 cf

9.0 General Requirements

- Complete the table below to indicate which compliance pathway was selected in PDP SWQMP Table 6. Include the corresponding sub-attachment with your SWQMP submittal. Other sub-attachments do not need to be included.
- See the BMPDM sections and appendices listed under "BMPDM Design Resources" for additional explanation of design requirements. Constructed features must fully satisfy the requirements described in these resources, and any other guidance identified by the County.
- DMA Exhibits and Construction Plans: CCSYAs and applicable BMPs identified and described in this attachment must be shown on DMA Exhibits and all applicable construction plans submitted for the project. See Attachment 2 for additional instruction on exhibits and plans.

Sub-attachments	BMPDM Design Resources
☐ **9.1: Documentation of Hydromodification Management Exemption**[1]	Section 1.6
☒ **9.2: Watershed Management Area Analysis (WMAA) Mapping**[1]	Appendix H.1.1.2
☐ **9.3: Resource Protection Ordinance (RPO) Methods**	Appendix H.1.1.1
☐ **9.4: No Net Impact Analysis**	Appendix H.4

[1] The San Diego County Regional comprehensive WMAA mapping data can be found on the Project Clean Water website here: http://www.projectcleanwater.org/download/wmaa_attc_data/

9.2 Watershed Management Area Analysis (WMAA) Mapping (BMPDM Appendix H.1.1.2)

Watershed Management Area Analysis (WMAA) mapping is a simple way to screen projects to determine the presence of onsite or offsite upstream Potential Critical Coarse Sediment Yield Areas (PCCSYAs). The San Diego County Regional WMAA mapping data can be found on the Project Clean Water website here: http://www.projectcleanwater.org/download/wmaa_attc_data/ .[3]

- Based on the WMAA map and the proposed project design, demonstrate below that both of the following conditions apply to the PDP:

  (a) Less than 5% of PCCSYAs will be impacted (built on or obstructed) by the PDP, and

  (b) All upstream offsite PCCYSAs will be bypassed (see BMPDM Appendix H.3).

A. Mapping Results -- At a minimum, show: (1) the project footprint, (2) areas of proposed development, (3) impacted onsite PCCSYAs, (4) offsite tributary areas[4], and (5) bypass of upstream offsite PCCSYAs.

[3] Applicants may refine initial mapping results using options identified in BMPDM Appendix H.1.2.

[4] Tributary areas must be shown to demonstrate that upstream offsite PCCSYAs do not exist. If bypassing these areas, only the bypass should be shown.

B. Explanation -- Provide documentation as needed to demonstrate that (1) impacts to PCCSYAs are below 5%, and (2) upstream offsite PCCYSAs are effectively bypassed. Add pages as necessary.

9.3 Resource Protection Ordinance (RPO) Methods (BMPDM Appendix H.1.1.1)

- Either of two Resource Protection Ordinance (RPO) methods may also be used to demonstrate compliance with CCSYA requirements. Select either option and document the selection below:

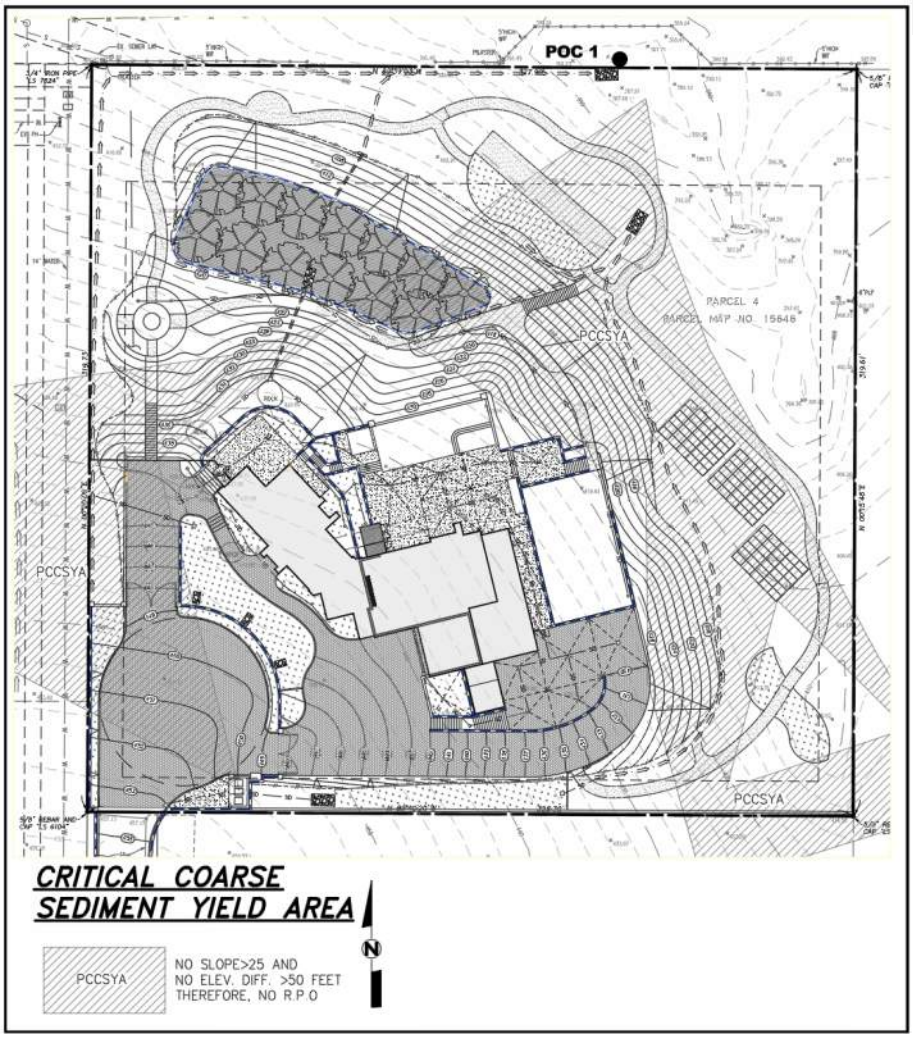
  ☐ **RPO Scenario 1: PDP is subject to and in compliance with RPO requirements**[5]

  - **Select** if the project requires one or more discretionary permits;
  - **Demonstrate** that onsite AND upstream offsite CCSYAs will be avoided and/or bypassed.

  ☒ **RPO Scenario 2: PDP is entirely exempt/not subject to RPO requirements**[6]

  - **Select** if the project does not require discretionary permits;
  - **Demonstrate** that all upstream offsite CCSYAs will be bypassed[7].

A. Mapping Results -- At a minimum, show as applicable: (1) the project footprint, (2) areas of proposed development, (3) locations of onsite and upstream offsite CCSYAs, and (4) bypass of all identified CCSYAs.



[5] RPO applicability is normally confirmed during discretionary review. Check with your project manager if you're not sure of your status.
[6] Does not include PDPs utilizing exemption(s) via RPO Section 86.604(e)(2)(cc) or 86.604(e)(3).
[7] This scenario does not impose requirements for onsite CCSYAs.

B. Explanation -- Provide documentation as needed to demonstrate that (1) impacts to PCCSYAs are below 5%, and (2) upstream offsite PCCYSAs are effectively bypassed. Add pages as necessary.

There is no previous discretionary action

ATTACHMENT 10
Installation Verification Form for Priority Development Projects

This form must be accepted by the County prior to the release of construction permits or granting of occupancy for applicable portions of a Priority Development Project (PDP). Its purpose is to provide documentation of the final installation of permanent Best Management Practices (BMPs) used to satisfy Structural Performance Standards for the development project. Compliance with these standards reduces the discharge of pollutants and flows from the completed project site. Applicable standards may be satisfied using Structural BMPs (S-BMPs), Significant Site Design BMPs (SSD-BMPs), or both. Applicants are responsible for providing all requested information.

PART 1 PROJECT INFORMATION

A. Project Summary Information	
Project Name	Balazs Residence
Record ID (e.g. grading/improvement plan number, building permit)	PDS2022-LDGRMJ-30446
Project Address	CAMINITO DEL VIENTECITO, SAN DIEGO COUNTY CA 92075
Assessor's Parcel Number(s) APN(s)	267-147-06
Project Watershed (Hydrologic Unit, Area, and Subarea Name with Numeric Identifier)	San Dieguito River, sub-basin 905.11
B. Owner Information	
Name	BALAZS ALEX G/ BALAZS ZSUZSANNA
Address	17306 EAGLE CANYON WAY
Email Address	alexgbalazs@gmail.com
Phone Number	

COUNTY – OFFICIAL USE ONLY	
INTAKE ID#	
ACCEPTANCE ID#	

****THIS PAGE IS FOR PARTIAL VERIFICATIONS ONLY ****

If final grade release or granting of occupancy is being requested for only a portion of the Priority Development Project (PDP) please fill out the table below. Include ALL of the Structural BMPs and/or Significant Site Design BMPs for the entire project in the table. **Include a mark-up of the DMA map from the approved SWQMP with this Verification package that clearly shows which DMAs you are submitting for approval and which DMAs have already been accepted (if any).**

DMA #	APN or Lot #	BMP ID #	WPP Acceptance Date (If applicable)	WPP Acceptance ID# (If applicable, e.g. 20/21-001)

PART 2 BMP INVENTORY INFORMATION

Use this table to document Structural BMPs (S-BMPs) and Significant Site Design BMPs (SSD-BMPs) for the PDP. All DMAs that are not self-mitigating or de minimis must have at least one Structural BMP or Significant Site Design BMP.

- In **Part A** list all Structural BMPs (including both Pollutant Control and/or Hydromodification as applicable) by DMA.
- Complete **Part B** for all DMAs that contain only Significant Site Design BMPs. SSD-BMPs are Site Design BMPs (SD-BMPs) that are sized and constructed to satisfy Structural Performance Standards for a DMA.
- The information provided for each BMP in the table must match that provided in the Stormwater Quality Management Plan (SWQMP), construction plans, maintenance agreements, and other relevant project documentation.

DMA #	BMP Information			Maintenance Category (1, 2, 3, or 4)	Maintenance Agreement Recorded DOC #	Construction Plan Sheet #	Landscape Plan Sheet #	FOR DPW-WPP USE ONLY
	Quantity	Description/Type of Structural BMP	BMP ID #					
A. Structural BMPs (S-BMPs)								
Add rows as needed. Click into the last column in the row below this, then press TAB to add a new row.								
B. Significant Site Design BMPs (SSD-BMPs)								
1	13	TREE WELL	BMP1			SHT 2		
2		Dispersion area	BMP2	Choose				
3		Dispersion area	BMP3	Choose				
		Choose an item.		Choose				
		Choose an item.		Choose				
		Choose an item.		Choose				
Add rows as needed. Click into the last column in the row below this, then press TAB to add a new row.								

PART 3 REQUIRED ATTACHMENTS

For the permanent BMPs listed in Part 2, submit the following to the County inspector along with this Verification form as a package (check all that are attached):

☐ **PHOTOGRAPHS:** Final construction photos of every permanent BMP listed in Part 2 are required. Final photos must be recent and be labeled with the date and a BMP Identifier. Additional photographs illustrating proper construction of the BMPs are recommended to be included and may be requested by WPP prior to acceptance of this Verification (e.g. excavation depths, liners, hydromodification orifices, Biofiltration Soil Media (BSM), vegetation, mulch).

☐ **MAINTENANCE AGREEMENTS:** Copies of approved and recorded Storm Water Maintenance Agreements (SWMA), Category 1 Maintenance Notification Agreements (MN), or Encroachment Maintenance and Removal Agreements (EMRA) for all S-BMPs.

Note: Significant Site Design (SSD) BMPs and most Category 4 BMPs do not require recorded maintenance agreements.

☐ **CONSTRUCTION PLANS:** Submit electronic and/or 11" X 17" hard copies of the current approved Construction Plan sheets for the Record ID(s) listed on Page 1:

- ☐ Grading Plans
- ☐ Improvement Plans
- ☐ Precise Grading Plan
- ☐ Building Plan (Applicable BMP Sheets only)
- ☐ Other (Please specify) _____

For each Construction Plan, the sheets submitted must incorporate all of the following:

- A BMP Table on Sheet 1, AND
- A plan detail cross-section of each verified as-built BMP, AND
- The location of each verified as-built BMP

☐ **LANDSCAPE PLANS**: If the PDP includes vegetated BMPs and has a Landscape Plan, submit the following:

- ☐ Final Landscape Plans
- ☐ Proof of Irrigation Installed (if applicable)

PART 4 PREPARER'S CERTIFICATION

By signing below, I certify that the BMP(s) listed in Part 2 of this Verification Form have been constructed and are in substantial conformance with the approved plans and applicable regulations. I understand the County reserves the right to inspect the above BMPs to verify compliance with the approved plans and Watershed Protection Ordinance (WPO). Should it be determined that the BMPs were not constructed to plan or code, corrective actions may be necessary before permits can be closed.

Note: Structural BMPs must be certified by a licensed professional engineer.

Please sign and, if applicable, provide your seal below.

Preparer's Name:	Alex Balazs
Email Address:	alexbalazs@gmail.com
Phone Number:	858-286-8844
Preparer's Signature:	
Date:	

[SEAL]

NA

PROJECT RECORD ID: _____

COUNTY - OFFICIAL USE ONLY

County Inspector Approval:

***NOTE: The County approved SWQMP document and any Addendums or Revisions must be included with this BMP Installation Verification submittal package.**

- ☐ DPW Private Development Construction Inspection (PDCI)
- ☐ PDS Building
- ☐ DGS
- ☐ DPR

By signing below, the County Inspector concurs that every BMP listed in Part 2 of this BMP Installation Verification form has been installed per plan.

Inspector Name: _____

Inspector's Signature: _____ Date: _____

DPW Watershed Protection Program (WPP) Acceptance:

Date Received: _____

WPP Reviewer: _____

WPP Reviewer concurs that the BMPs accepted in **Part 2** above may be entered into County inventory.

WPP Reviewer's Signature: _____ Date: _____

Enter Acceptance ID# on page 1.

NOTES: