

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	n				
Project Name:	JAMACHA BLVD. BUILDING	ZERLY-13			
Record ID (Permit) No(s):	PDS2018-STP-18-009, PDS2018-ER-18-09-001				
Assessor's Parcel No(s):	579-300-32 & 33				
Street Address (or Intersection):	9619 JAMACHA BLVD				
City, State, Zip:	SPRING VALLEY, CA. 91977	F TALES I			
Part 2. Applicant / Project	Proponent Information				
Name:	MARK KHOULI				
Company:	N/A	2 61 .			
Street Address:	1620 LA PRESA AVE.	M G Transil			
City, State, Zip:	SPRING VALLEY, CA 91977	10 10 18 18 18 18 18 18 18 18 18 18 18 18 18			
Phone Number	619-300-6040	19-300-6040			
Email:	Email: MarkKhouoli@sbcglobal.net				
Part 3. Required Informat	ion for All Development Projec	ets			
(pre-development) impervious surfaces (fi	2. Created or replaced impervious surfaces (ft²)	3. Total disturbed area (acres or ft²)			
0	9,947 SF	43,370 SF			
	e a WDID# if this project is subject ruction General Permit (Order No.	WDID # (if issued)			
2009-0009-DWQ) ¹					

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

Template Date: January 30, 2019

Intake Form

SDC PDS RCVD 03-06-23 STP18-009

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

A If your project is the following (select one)	B	You must complete
▼ Standard Project	777	→ Standard SWQMP Form
a. Project is East of the Pacific/Salton Sea Divide		
☒ b. None of the PDP criteria below applies		
☐ Priority Development Project (PDP)		→ PDP SWQMP Form
☐ 1. Project is part of an existing PDP, <u>OR</u>		
☐ 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 o impervious surface	f	
☐ e. Disturbs one or more acres of land (43,560 ft²) and is expected to generate pollutants post-construction		
☐ f. Is a <u>redevelopment</u> 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	y	
☐ Green Streets PDP Exemption ²		→ Green Streets PDP Exemption SWQMP Form
Part 5. Applicant Signature		1 15 6 18-1. Y

• *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.



County of San DiegoStormwater Quality Management Plan (SWQMP) For Standard Projects



Use for all Standard Projects (see Storm Water Intake Form, Part 5)

Project Information			
Project Name	JAMACHA BLVD. BUILDING		
Project Address	9619 JAMACHA BLVD		
Assessor's Parcel # (APN)	579-300-32 & 33		
Permit # / Record ID	PDS2018-STP-18-009, PDS2018-ER-18-09-001		

Project Applicant / Pro	ject Proponen			
Name	MARK KHOULI	MARK KHOULI		
Address	1620 LA PRESA AVE.,	1620 LA PRESA AVE., SPRING VALLEY, CA. 91977		
Phone	619-300-6040 Email: MarkKhouoli@sbcglobal.net			

SWQMP Preparer	1	
Name	Victor Rodriguez Ferna	ndez
Company (if applicable)		
Address	2371 Fenton St., Su	uite 100, Chula Vista, CA, 91914
Phone	760-354-2434	Email: Engineer Victor RF@aol.com
PE Number (if applicable)	RCE 35373	

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 Date 2/23/2023

COUNTY ACCEPTED SWQMP Approved By:

Approval Date:

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

SDC PDS RCVD 03-06-23 STP18-009

Preparation Date: 2/23/2023

Template Date: January 28, 2019 LUEG: **SW Standard SWQMP**

General Directions

Note: These directions may be omitted from	See Standard SWQMP Form Instructions for
the final SWQMP submittal.	additional, more detailed guidance and explanation of terms.

Attachment 1: Stormwater Intake Form (Required)

Include a copy of your completed Storm Water Intake Form as Attachment 1 to this submittal.

Table 1: BMPs for Existing Natural Features and Proposed Site Features

Complete **Table 1** to document existing and proposed site features and the BMPs to be implemented for them. Except where otherwise noted, all BMPs must be implemented **where applicable and feasible**.

- **Full implementation** means a BMP will be fully implemented everywhere that the feature exists on the site. For example, all existing water bodies will be fully conserved.
- Partial implementation means that some BMP implementation will occur, but the BMP will NOT
 be fully implemented everywhere that the feature exists. For example, only one of two existing water
 bodies will be conserved, or not all rooftop runoff will be dispersed to vegetated areas.
- *Infeasible* means a BMP cannot be either partially or fully implemented. Infeasibility can be based both on technical factors (soil type, site layout, etc.) and economic considerations (material or labor costs, etc.). However, technical factors should generally be given greater weight.

Provide justifications for not fully implementing BMPs in Table 4, Part 1.

Table 2: Source Control BMPs for Pollutant-generating Sources

All projects must complete **Table 2**, **Part A**. **Part B** is required unless the project is a <u>Small Residential Project</u> OR none of the features listed in the table are proposed for the project. *Small Residential Projects* are those requiring *either:* a Building Permit, Minor Residential Grading Permit, or Site Plan Permit for a single family home; *or* a Tentative Parcel Map Permit for up to 4 single family homes and a remainder parcel.

Each BMP must be implemented *where applicable and feasible*. Leaving a BMP unselected means it will not be implemented (either partially or fully). Provide infeasibility and partial feasibility justifications in Table 4, Part 1. Also describe in Table 4, Part 1 any proposed sources and/or BMPs not listed in Table 3.

If requested, complete and submit a Source Control BMP Worksheet (Attachment 3).

Table 3: Temporary Construction Phase BMPs

Complete **Table 3** to document which BMPs will be implemented for each construction activity on the site. For each applicable activity, all BMPs listed must be fully implemented **where applicable and feasible**. Provide justifications for not fully implementing BMPs in Table 4, Part 2.

Table 4: Required Explanations

Use Table 4 to provide justifications for Table 1, 2, and 3 BMPs as shown below.

Feature or Activity	Mandatory Justification	Justify if Requested	
 Table 1 and 2 Site Features & Sources Table 3 Construction Activities 		Individual BMPs that will either not be implemented, or will only be partially implemented	

Table 5: Construction Plan Set Requirements

Complete **Table 5** to verify that the construction plans incorporate all applicable site features, activities, and BMPs identified in this SWQMP (**Tables 1, 2, and 3**).

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Table 1 – Baseline BMPs for Existing and Proposed Site Features

	Features				nplementation		
	ct each feature that applies.	Describe BMP implementation for each selected site feature.					
	up 1: Existing Natural Site Fea	tures [S		The second second second second			
		cons feat	aintain & erve natural ures (SD-G)	Establ for wa	lish buffers aterbodies SD-H)		
	Natural waterbodies	Full	Partial	Full	Partial		
	Natural storage reservoirs & drainage corridors						
Z	Natural areas, soils, & vegetation (incl. trees)		Ø				
Gro	up 2: Common Impervious Ot	ıtdoor S	ite Features [S	ee BMPDI	M Sections 4.3.	3 and 4.3.5]	
H		impe	Disperse rvious areas (SD-B)	ma	ermeable aterials SD-D)	aı	impervious reas SD-I)
	Streets and roads	Full	Partial	Full	Partial	☐ Check here to confirm	
V	Sidewalks & walkways					that impervious surface have been minimized	
	Parking areas & lots					where applicable and	
V	Driveways					feasible for all outdoor impervious areas. If not,	
	Patios, decks, & courtyards					explain in Table 4.	
	Hardcourt recreation areas						
							ALS UT THE
Gro	up 3: Other Outdoor Site Feat	ures See	BMPDM Section	ns 4.2.6, 4	1.3.4, 4.3.5, 4.3	.7, and 4.3.8]	
	Rooftop areas	- 0	erse rooftop runoff (SD-B)		green roofs nal; SD-C)	captur	barrels to re runoff al; SD-E)
		Full	Partial	Full	Partial	Full	Partial
	Landscaped areas	Use water-efficient landscaping (SD-J)		Install efficient irrigation systems (SD-K)		Minimize erosion of slopes and surfaces (SD-L)	
		Full	Partial	Full	Partial	Full	Partial
	Water features (peals		rovide a	Droin		Duain fo	atuma ta a
	Water features (pools, spas, etc.)	design	ated washing ea (SC-A)	the san	feature to itary sewer wed) (SC-B)	stormw	eature to a ater BMP C-C)
		Full	Partial	Full	Partial	Full	Partial

Note: Table 4 justifications are required for any feature not selecting at least one BMP (either full or partial implementation). For Group 2 features this means not selecting either SD-B or SD-D. Additional justifications may be required on request by County staff. Also use Table 4 to describe sources or BMPs other than those listed.

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Table 2 –Baseline BMPs for Pollo	utant-genera	ating Source	es (Group 4)					
A. Requirements for Documentation Select either or both as applicable.	Completion of Part B is not required because: This is a Small Residential Project, OR None of these sources or features are proposed.			E.1-1 (S included	☐ Source Control BMP Requirements Worksheet E.1-1 (SC in Appendix E of the BMP Design Manual) is included as Attachment 3 (optional unless requested by County staff).			
B. Sources and BMPs Select all proposed sources and features below. Then select the BMPs on the right to be implemented for each.	SC-B Plumb to sanitary sewer	SC-C Drain feature to a pervious area	SC-D Provide containment for spills and discharges	SC-E Prevent contact with rainfall	SC-F Isolate flows from adjacent areas	SC-G Prevent wind dispersal	SC-H Label with stencils or signs	
Common Source Areas					1.00			
☑ Trash & Refuse Storage		8		Ø				
☑ Materials & Equipment Storage				Ø				
☑ Loading & Unloading								
☑ Fueling								
☑ Maintenance & Repair					Ø			
☑ Vehicle & Equipment Cleaning								
☐ Food Preparation or Service								
Distributed Features		4		12				
☐ Storm drain inlets & catch basins							Ø	
☐ Interior floor drains and sumps							V	
☐ Drain lines (air conditioning, etc.)		Ø						
☑ Fire test sprinkler discharges		Ø						

Provide the following in Table 4. Part 1: (1) justification of any source area or feature with NO BMPs selected, (2) justification of individual unselected BMPs if requested by County staff, and (3) identification of any proposed pollutant-generating sources and BMPs not listed here.

Note: Pollutant-generating sources and features may \underline{not} discharge directly to the MS4.

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Table 3 - Minimum Construction Stormwater BMPs

Minimum Required BMPs by Activity Type	References		
Select all applicable activities and at least one BMP for each	Caltrans ¹	County of San Diego	
Erosion Control for Disturbed Slopes (choose at least 1 per se	ason)		
☑ Vegetation Stabilization Planting ² (Summer)	SS-2, SS-4		
☐ Hydraulic Stabilization Hydroseeding ⁶ (Summer)	SS-4		
☐ Bonded Fiber Matrix or Stabilized Fiber Matrix³ (Winter)	SS-3		
☐ Physical Stabilization Erosion Control Blanket ⁷ (Winter)	SS-7		
☑ Erosion control for disturbed flat areas (slope < 5%)	THE STREET	N = 10 1 1 1 1 1 1	
☐ County Standard Lot Perimeter Protection Detail	SC-2	PDS 6594	
☐ 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 ⁵	
☑ Mulch, straw, wood chips, soil application	SS-6, SS-8		
☐ Energy dissipation (required to control velocity for conce	ntrated runoff or dewa	tering discharge	
☑ Energy Dissipater Outlet Protection	SS-10	RSD D-40 ⁶	
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 ⁷			
☑ Waste Management Concrete Waste Management	WM-8		
☐ Solid Waste Management	WM-5		
☐ Sanitary Waste Management	WM-9		
☐ Hazardous Waste Management	WM-6		

¹ See Caltrans 2017 Storm Water Quality Handbooks, Construction Site BMP Manual, available at: (http://www.dot.ca.gov/hq/construc/stormwater/manuals.htm)

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² 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.

³ All slopes over three feet must have established vegetative cover prior to final permit approval. ⁴ County PDS 659. Standard Lot Perimeter Protection Design System (Bldg. Division)

⁵ County PDS 660. County Standard Desilting Basin for Disturbed Areas of 1 Acre or Less Bldg. Division

⁶ Regional Standard Drawing D-40 – Rip Rap Energy Dissipater (also acceptable for velocity reduction)
⁷ Applicants are responsible to apply appropriate BMPs for specific wastes (e.g., BMP WM-8 for concrete).

Table 4 - Required Explanations

Part 1: Permanent Post-construction BMPs (from Tables 1 and 2)

- **Required Justifications**: If NO BMPs are selected for a source or feature, justify why <u>all</u> BMPs are either not applicable or are infeasible. For Group 2 features NO BMPs means not selecting either SD-B or SD-D.
- If Requested: Justify why individual 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	
ВМР	
Feature	
ВМР	
Feature	
ВМР	
Required Justifications:If Requested: Justify why s	nporary Construction Phase BMPs (from Table 3) Justify all construction activity types for which NO BMPs were selected. specific individual BMPs were not selected. Describe any proposed features and/or BMPs not listed in Table 3.
BMP-Activity Combination	Explanation
Activity Type	
ВМР	
Activity Type	
ВМР	

Table 5 - Construction Plan Set Requirements8

Use this checklist to confirm that the required information is included on the construction plans.	
☑ Include all source control and site design measures described in the SWQMP.	
☐ Include all construction BMPs described in the SWQMP.	

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⁸ For Building Permit Applications, refer to Form PDS 272, https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/pds272.pdf