



**County of San Diego**  
**Stormwater Quality Management Plan (SWQMP)**  
**For Standard Projects**

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



**Standard Project**

<b>Project Information</b>	
<b>Project Name</b>	Oro Verde Parcel Map
<b>Project Address</b>	2000 Oro Verde, Escondido, CA 92027
<b>Assessor's Parcel # (APN)</b>	241-140-02
<b>Permit # / Record ID</b>	PDS2022-TPM-21323

<b>Project Applicant / Project Proponent</b>	
<b>Name</b>	Wohlford Land Company, LLC.
<b>Address</b>	P.o. Box 5005 #17, Rancho Santa Fe, CA 92067
<b>Phone</b>	760-419-6700
<b>Email</b>	henthorn@Jhenthorn.net

<b>SWQMP Preparer</b>	
<b>Name</b>	Alisa S. Vialpando
<b>Company (if applicable)</b>	Hunsaker & Associates San Diego, Inc.
<b>Address</b>	9707 Waples Street, San Diego, CA 92121
<b>Phone</b>	858-558-4500
<b>Email</b>	AVialpando@HunsakerSD.com
<b>PE Number (if applicable)</b>	47945

**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.

<b>Signature</b> <i>Alisa S. Vialpando</i>	<b>Date</b> 7/7/2023
--	----------------------

**COUNTY ACCEPTED**

SWQMP Approved By:

Approval Date:

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

## General Directions

Note: These directions may be omitted from the final SWQMP submittal.

### Attachment 1: Stormwater Intake Form (Required)

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

### Table 1: Baseline BMPs for Existing and Proposed Site Features

Complete **Table 1** to document existing and proposed site features and the BMPs to be implemented for them. All BMPs must be implemented **where applicable and feasible**. Applicability is generally assumed if a feature exists or is proposed.

BMPs must be implemented for **Table 1** features **where feasible**. Leaving the box for a BMP unchecked means it will not be implemented (either partially or fully) either because it is inapplicable or infeasible. Explanations must be provided in **Table 4**. **Table 1** provides specific instructions on when explanations are required.

### Table 2: Baseline BMPs for Pollutant-generating Sources

**Table 2** is not required for Small Residential Projects. Applicants should check the box at the top of the table to confirm it does not apply.

*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.

All other projects must complete **Table 2** to identify applicable requirements for documenting pollutant-generating sources/ features and source control BMPs.

BMPs must be implemented for **Table 2** features **where feasible**. Leaving the box for a BMP unchecked means it will not be implemented (either partially or fully) either because it is inapplicable or infeasible. Explanations must be provided in **Table 4**. **Table 2** provides specific instructions on when explanations are required.

### 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
<ul style="list-style-type: none"><li>Table 1 and 2 Site Features &amp; Sources</li><li>Table 3 Construction Activities</li></ul>	Any feature or activity for which NO BMPs are selected (you must explain why all BMPs are infeasible)	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**).



**Table 1 – Baseline BMPs for Existing and Proposed Site Features**

<b>A. BMPs for Existing Natural Site Features (See Fact Sheet BL-1)</b>			
<p>1. Check the boxes below for each existing feature on the site.</p>	<p>2. Select the BMPs to be implemented for each identified feature. Explain why any BMP not selected is infeasible in Table 4.</p>		
<input type="checkbox"/> Natural waterbodies	<b>Conserve natural features (SD-G)</b>	<b>Provide buffers around waterbodies (SD-H)</b>	<input type="checkbox"/>
<input type="checkbox"/> Natural storage reservoirs & drainage corridors	<input type="checkbox"/>	---	---
<input checked="" type="checkbox"/> Natural areas, soils, & vegetation (incl. trees)	<input checked="" type="checkbox"/>	---	---
<b>B. BMPs for Common Impervious Outdoor Site Features (See Fact Sheet BL-2)</b>			
<p>1. Check the boxes below for each proposed feature.</p>		<p>2. Select the BMPs to be implemented for each proposed feature. If neither BMP <b>SD-B</b> nor <b>SD-I</b> is selected for a feature, explain why both BMPs are infeasible in Table 4.</p>	
	<b>a. Direct runoff to pervious areas (SD-B)</b>	<b>b. Construct surfaces from permeable materials (SD-I)</b>	<b>c. Minimize the size of impervious areas</b>
<input type="checkbox"/> Streets and roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Check this box to confirm that all impervious areas on the site will be minimized where feasible.
<input type="checkbox"/> Sidewalks & walkways	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Parking areas & lots	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Driveways	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Patios, decks, & courtyards	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Hardcourt recreation areas	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Other:	<input type="checkbox"/>	<input type="checkbox"/>	
<b>C. <input type="checkbox"/> BMPs for Rooftop Areas: Check this box if rooftop areas are proposed and select at least one BMP below. <span style="border: 1px solid black; padding: 2px 5px;">NA</span></b>			
<p>If no BMPs are selected, explain why they are infeasible in Table 4.</p>			
<b>1. Direct runoff to pervious areas (SD-B)</b>	<b>2. Install green roofs (SD-C)</b>	<b>3. Install rain barrels (SD-E)</b>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>D. <input type="checkbox"/> BMPs for Landscaped Areas: Check this box if landscaping is proposed and select at least one BMP below. <span style="border: 1px solid black; padding: 2px 5px;">NA</span></b>			
<p>If no BMPs are selected, explain why they are infeasible in Table 4.</p>			
<b>1. Sustainable Landscaping (SD-K)</b>			
<input type="checkbox"/>			

**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 4 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** NA

☐ 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  ( <input checked="" type="checkbox"/> 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 <sup>1</sup> )			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 <sup>2</sup> (SC-D)	Containment system (SC-E)	Stormwater S-BMP or SSD-BMP <sup>3</sup>	Other <sup>4</sup>
<input type="checkbox"/> Trash & Refuse Storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Materials & Equipment Storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Loading & Unloading	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Fueling	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Maintenance & Repair	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Vehicle & Equipment Cleaning	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other:	<input type="checkbox"/>	<input type="checkbox"/>	---	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Select one option for each feature below:

- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li>• <b>Storm drain inlets and catch basins ...</b></li> <li>• <b>Educational BMP Signage ...</b></li> <li>• <b>Interior work surfaces, floor drains, &amp; sumps ...</b></li> <li>• <b>Drain lines (e.g., air conditioning, boiler, etc.) ...</b></li> <li>• <b>Fire sprinkler test water ...</b></li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> are not proposed</li> <li><input type="checkbox"/> are not proposed</li> <li><input type="checkbox"/> are not proposed</li> <li><input type="checkbox"/> are not proposed</li> <li><input type="checkbox"/> are not proposed</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> will be labeled with stenciling or signage to discourage dumping <b>(SC-F)</b></li> <li><input type="checkbox"/> will be labeled with educational signage for BMP <b>(SC-G)</b></li> <li><input type="checkbox"/> will not discharge directly or indirectly to the MS4 or receiving waters</li> <li><input type="checkbox"/> will not discharge directly or indirectly to the MS4 or receiving waters</li> <li><input type="checkbox"/> will not discharge directly or indirectly to the MS4 or receiving waters</li> </ul> |
|---|---|---|

**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 4 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.

<sup>1</sup> Each BMP is required where feasible. If none are selected for any feature, explain why they are infeasible in Table 4.

<sup>2</sup> Separate wastewater agency approvals may be required.

<sup>3</sup> Structural Treatment Control BMPs (S-BMPs) and Significant Site Design BMPs (SSD-BMPs) are permanent BMPs for Priority Development Projects (PDPs). Most Standard Projects do not have pre-existing or proposed S-BMPs and SSD-BMPs.

<sup>4</sup> Describe other proposed options for managing stormwater discharges in Table 4.



**Table 3 –Minimum Construction Stormwater BMPs** NA

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

<sup>5</sup> 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>

<sup>6</sup> 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.

<sup>7</sup> All slopes over three feet must have established vegetative cover prior to final permit approval.

<sup>8</sup> County PDS 659. Standard Lot Perimeter Protection Design System (Bldg. Division)

<sup>9</sup> County PDS 660. County Standard Desilting Basin for Disturbed Areas of 1 Acre or Less Bldg. Division

<sup>10</sup> Regional Standard Drawing D-40 – Rip Rap Energy Dissipater (also acceptable for velocity reduction)

<sup>11</sup> Applicants are responsible to apply appropriate BMPs for specific wastes (e.g., BMP WM-8 for concrete).

**Table 4 – Required Explanations**

<b>Part 1: Baseline BMPs (from Tables 1 and 2)</b>		
<ul style="list-style-type: none"> <li>• <b>Required Justifications:</b> Provide explanations of BMP inapplicability and/or infeasibility as indicated per Tables 1 and 2.</li> <li>• <b>If Requested:</b> Justify why individual BMPs will not be implemented or will only be partially implemented.</li> <li>• <b>Additional Explanation:</b> Describe any proposed features and/or BMPs not listed in Tables 1 or 2.</li> </ul>		
<b>BMP-Feature Combination</b>		<b>Explanation</b>
Feature	BL-1	There are no natural water-bodies, natural storage reservoirs or drainage corridors on-site. The natural areas, soils and vegetation are conserved, as this project does not include any activities.
BMP	SD-G, SD-H	
Feature	BL-2, BL3 & BL-4	As this project is a Tentative Parcel Map (TPM) to subdivide one lot into two residential lots, and does not involve any activities, it does not qualify as a development project requiring construction or reconstruction permits. Consequently, there are no proposed activities, landscapes, impervious areas, or roofs within this project, eliminating the need for implementing BMPs.
BMP	All BMPs	
Feature	BL-SC	Since this project entails a Tentative Parcel Map (TPM) for subdividing one lot into two residential lots and does not involve any activities, there are no proposed sources of pollutants. As a result, none of the source control Best Management Practices (BMPs) are necessary or applicable for implementation in this project.
BMP	All BMPs	
<b>Part 2: Justifications for Temporary Construction Phase BMPs (from Table 3)</b>		
<ul style="list-style-type: none"> <li>• <b>Required Justifications:</b> Justify all construction activity types for which NO BMPs were selected.</li> <li>• <b>If Requested:</b> Justify why specific individual BMPs were not selected.</li> <li>• <b>Additional Explanation:</b> Describe any proposed features and/or BMPs not listed in Table 3.</li> </ul>		
<b>BMP-Activity Combination</b>		<b>Explanation</b>
Activity Type	All activity types	Since this project is TPM aimed at subdividing one lot into two residential lots and does not involve any activities or require permits for construction or reconstruction, no construction BMPs are required in this project.
BMP	All BMPs	
Activity Type		
BMP		

**Table 5 – Construction Plan Set Requirements<sup>12</sup>**

<b>Use this checklist to confirm that the required information is included on the construction plans.</b>
<input type="checkbox"/> Include all source control and site design measures described in the SWQMP.
<input type="checkbox"/> Include all construction BMPs described in the SWQMP.
<b>As this project is a Tentative Parcel Map (TPM) to subdivide one lot into two residential lots, and does not involve any activities, it does not qualify as a development project requiring construction or reconstruction permits. Consequently, there are no proposed activities, or features within this project, eliminating the need for implementing any type of BMPs.</b>