

**PRIORITY DEVELOPMENT PROJECT
STORMWATER QUALITY
MANAGEMENT PLAN (SWQMP)**

For

***HONARVAR RESIDENCE
AND EQUESTRIAN PAD
Vacant Land on Via De Las Flores
Rancho Santa Fe, CA 92067***

***County of San Diego
PDS2019-LDGRMJ-30214***

Applicant/Developer:
John B. Honarvar
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RF0041

Dated: November 3, 2023



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)

Project Information		Development type <input type="checkbox"/> New development <input checked="" type="checkbox"/> Redevelopment	
Project Name	Honarvar Property & Equestrian Pad		
Project Address	Vacant Land on Via De Las Flores, Rancho Santa Fe, CA 92067		
Assessor's Parcel # (APN)	364-110-30-00		
Permit # / Record ID	PDS2019-LDGJM-30214		
Project category (select one)	<input type="checkbox"/> Commercial	<input type="checkbox"/> Minor subdivision*	
	<input type="checkbox"/> Industrial	<input type="checkbox"/> Major subdivision*	
	<input checked="" type="checkbox"/> Single family residential lot	<input type="checkbox"/> Multi-family residential*	
*If residential, is a Homeowners Association (HOA) proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

Project Applicant / Project Proponent			
Name	John B. Honarvar		
Address	1621 Mountain Pass Circle, Vista, CA 92081		
Phone	(512) 771-9039	Email:	johnhonarvar@gmail.com

SWQMP Preparer			
Name	William A. Snipes		
Company (if applicable)	Snipes-Dye Associates		
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PE Number (if applicable)	50477		

Preparer's Certification	
<p>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.</p> <p>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.</p>	
Signature	Date 06/23/2025

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
<input checked="" type="checkbox"/> a. SWQMP addresses the entire project	No additional documentation.
<input type="checkbox"/> b. SWQMP implements requirements of an earlier master SWQMP submittal	Include a copy of the previous submittal as Attachment 4 .
<input type="checkbox"/> 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
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Preliminary Design / Planning / CEQA

1	06/07/2022	Initial Submittal
2		
3		

Final Design

1	07/18/2022	Initial Submittal
2	06/23/2023	Second Submittal
3	11/03/2023	Third Submittal

Plan Changes

1		Initial Submittal
2		
3		

General Directions

Note: These directions may be omitted from the print version of the SWQMP submittal.

① Scope of SWQMP Submittal and Submittal Record (inside front cover)

Use the **Submittal Scope** table to document the scope of activities covered under this SWQMP Form. Select one of the three options presented.

- **SWQMP addresses the entire project.** If this SWQMP form addresses the entire project from start to finish, additional documentation of the project scope is not required.
- **SWQMP implements requirements of an earlier master SWQMP submittal.** If this SWQMP Form implements requirements identified in an earlier master SWQMP Form, documentation of those earlier requirements must be provided. Include a copy of the previous submittal as **Attachment 4**.
- **First of multiple SWQMP submittals.** If this is the first of multiple SWQMP submittals, use the spaces provided under Part c to identify and briefly describe which project elements are addressed in this submittal and which ones will be addressed in future submittals. For example, this PDP addresses only streets and roads, but individual lots will be documented in future submittals.

Use the **Submittal Record** table to list the dates of any updates to the SWQMP or construction plans. Briefly describe key changes from previous versions. If responding to plan check comments, note this in the entry and attach the responses as applicable.

② PDP SWQMP Submittal Checklist

The checklist on Page 1 summarizes the tables and attachments to be included with this PDP SWQMP submittal. It should be filled out after completing the remainder of the form. Tables and attachments with boxes already checked () are required for all projects. All tables are required. The applicability of attachments not already checked will be identified during the completion of this form.

③ Attachment 1: Stormwater Intake Form

Submit a copy of your completed **Storm Water Intake Form** as **Attachment 1**.

④ Tables 1, 2, and 3: Baseline Site Design and Source Control BMPs

Table 1 Completion: 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.

Table 2 Completion: **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 1** and **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 3**. Tables 1 and 2 both provide specific instructions on when explanations are required.

⑤ Attachment 5: Existing Site and Drainage Description

Complete **Attachment 5** to provide a description of (1) the existing pre-development condition of the site, and (2) existing and proposed drainage conditions for the site. If required, include a copy of the site Drainage Study with Attachment 5.

⑥ Structural Performance Standards

Determine which Structural Performance Standards apply to the PDP, where they apply, and which compliance strategies you will use to satisfy them. Record your selections in **Table 4** as follows.

Table 4, Part A.1, Selection of Standards: First select the standards that apply to the project.

- *Pollutant control plus hydromodification* Select if the PDP is not exempt from hydromodification management requirements. It must satisfy both the Pollutant Control Performance Standard (BMPDM Section 2.2) and the Hydromodification Management Performance Standard (BMPDM Section 2.3).
- *Pollutant control only* Select if the PDP is exempt from hydromodification management requirements per BMPDM Section 6.1. Document the exemption in **Attachment 9**.

Table 4, Part A.2, Application of Standards: Next indicate where on the site the standards apply.

- If this is a **New Development Project**, the standards apply to all impervious surfaces on the site.
- If this is a **Redevelopment Project**, their applicability will depend on the ratio of created or replaced impervious areas to existing impervious areas (see BMPDM Section 1.7). Complete the calculations in the table to determine your obligation. The **percent (%) impervious created or replaced (c)** is determined by dividing the **impervious area created or replaced (b)** by the **existing impervious area (a)** and multiplying the result by 100.
 - **If c is 50% or more:** The standards apply to all impervious surfaces on the site (a + b).
 - **If c is less than 50%:** The standards apply only to created or replaced impervious surfaces (b only).

Table 4, Part B.1: Summary of Required Attachments (1 through 5)

Use this part of the table to summarize which of Attachments 1 through 5 will be included with the SWQMP submittal. If you are completing an **electronic version** of this form, your selections will be automatically recorded based on your previous input. If you are completing a **hard copy** of this form, you must manually select Attachments 3 and 4 as applicable (see pages 4 and 6). Note that Attachments 1,2, and 5 are required for all projects.

Table 4, Part B.2: Selection of Compliance Strategies

Complete Part B.2 to document which compliance options will be used to satisfy the applicable standards for the site. Before doing so, you must determine which option will be used for each DMA. The following four potential design options are presented in detail in BMPDM Chapters 5 and 6.

1. **Self-mitigating DMAs** (BMPDM Section 5.2.1)
2. **De Minimis DMAs** (BMPDM Section 5.2.2)
3. **Self-retaining DMAs** (BMPDM Section 5.2.3)
4. **Structural BMPs**
 - Pollutant Control BMPs (BMPDM Sections 5.4)
 - Hydromodification BMPs (BMPDM Chapter 6)
 - Alternative Compliance Project (BMPDM Section 1.8)

Only one compliance option may be used per individual DMA. Regardless of which option is selected for any DMA, it must fully satisfy the applicable standard(s) determined in Part A.1.

On the left side of Part B, check the applicable boxes for each compliance option to be used.

⑦ **Summary of Additional Required Attachments (6 through 12)**

You must complete and submit each attachment identified for the compliance options selected. Applicable attachments are listed to the right of each compliance option. If you are completing an **electronic version** of this form, the required attachments for each design option will automatically be selected when you choose the compliance option. As noted above, these selections will also be recorded on the PDP SWQMP Submittal Checklist (Page 1). If you are completing a **hard copy** of this form, you will need to manually check the boxes for each applicable attachment on both pages.

Note that Attachment 9 (Critical Coarse Sediment Yield Areas) is required for all PDPs. If the PDP is exempt from hydromodification requirements, the exemption must be documented in Attachment 9.

⑧ **Table 5: Critical Coarse Sediment Yield Area Requirements**

Complete **Table 5** to select a compliance pathway for addressing Critical Coarse Sediment Yield Area (CCSYA) requirements for the PDP. See BMPDM Appendix H for additional description of requirements and options. Document Table 5 selections, including hydromodification management exemptions, in **Attachment 9**.

⑨ **Tables 6 and 7: Temporary Construction Phase BMPs**

Complete **Table 6** to document the minimum construction BMPs to be implemented for the project. Each BMP must be implemented *where applicable and feasible*. At least one BMP must be selected for each construction activity listed in the table (except Erosion Control for Disturbed Slopes, which requires one BMP per season).

If applicable, use **Table 7** to describe why BMPs not selected in Table 6 are either infeasible or are only partially feasible. Justifications must be provided for all construction activity types for which NO BMPs were selected. If requested by County staff, also justify why specific individual BMPs were not selected.

⑩ **Attachment 2: DMA Exhibits and Construction Plans**

Exhibits and construction plan sets incorporating all applicable site features, activities, and BMPs identified in **Tables 1, 2, and 6** must be submitted as **Attachment 2 (DMA Exhibits and Construction Plan Sheets)**. See the Attachment 2 cover sheet for additional instructions.

PDP SWQMP Submittal Checklist

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

- Table 1: Baseline BMPs for Existing and Proposed Site Features Page 2
- Table 2: Baseline BMPs for Pollutant-generating Sources Page 3
- Table 3: Explanations and Justifications for Table 1 and 2 Baseline BMPs Page 4
- Table 4: DMA Structural Compliance Strategies and Documentation Page 5
- Table 5: Critical Coarse Sediment Yield Area (CCSYA) Requirements Page 6
- Table 6: Minimum Construction Stormwater BMPs Page 7
- Table 7: Explanations and Justifications for Construction Phase BMPs Page 8

SWQMP Attachments¹: 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)									
<p>1. Check the boxes below for each existing feature on the site.</p> <p><input type="checkbox"/> Natural waterbodies</p> <p><input type="checkbox"/> Natural storage reservoirs & drainage corridors</p> <p><input checked="" type="checkbox"/> Natural areas, soils, & vegetation (incl. trees)</p>	<p>2. Select the BMPs to be implemented for each identified feature. Explain why any BMP not selected is infeasible in Table 3.</p> <table style="width:100%; border: none;"> <tr> <td style="width: 50%; text-align: center; border-right: 1px dotted black; padding: 5px;">Conserve natural features (SD-G)</td> <td style="width: 50%; text-align: center; padding: 5px;">Provide buffers around waterbodies (SD-H)</td> </tr> <tr> <td style="border-right: 1px dotted black; text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> <tr> <td style="border-right: 1px dotted black; text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;">---</td> </tr> <tr> <td style="border-right: 1px dotted black; text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;">---</td> </tr> </table>	Conserve natural features (SD-G)	Provide buffers around waterbodies (SD-H)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	---	<input checked="" type="checkbox"/>	---
Conserve natural features (SD-G)	Provide buffers around waterbodies (SD-H)								
<input type="checkbox"/>	<input type="checkbox"/>								
<input type="checkbox"/>	---								
<input checked="" type="checkbox"/>	---								
B. BMPs for Common Impervious Outdoor Site Features (See Fact Sheet BL-2)									
<p>1. Check the boxes below for each proposed feature.</p> <p><input checked="" type="checkbox"/> Streets and roads</p> <p><input type="checkbox"/> Sidewalks & walkways</p> <p><input type="checkbox"/> Parking areas & lots</p> <p><input checked="" type="checkbox"/> Driveways</p> <p><input type="checkbox"/> Patios, decks, & courtyards</p> <p><input type="checkbox"/> Hardcourt recreation areas</p> <p><input type="checkbox"/> Other:</p>	<p>a. Direct runoff to pervious areas (SD-B)</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>b. Construct surfaces from permeable materials (SD-I)</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>c. Minimize the size of impervious areas</p> <p><input checked="" type="checkbox"/> Check this box to confirm that all impervious areas on the site will be minimized where feasible.</p> <p><i>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.</i></p>						
C. <input checked="" type="checkbox"/> BMPs for Rooftop Areas: Check this box if rooftop areas are proposed and select at least one BMP below. (See Fact Sheet BL-3)									
<p><i>If no BMPs are selected, explain why they are infeasible in Table 3.</i></p>									
<p>1. Direct runoff to pervious areas (SD-B)</p> <p><input checked="" type="checkbox"/></p>	<p>2. Install green roofs (SD-C)</p> <p><input type="checkbox"/></p>	<p>3. Install rain barrels (SD-E)</p> <p><input type="checkbox"/></p>							
D. <input checked="" type="checkbox"/> BMPs for Landscaped Areas: Check this box if landscaping is proposed and select at least one BMP below. (See Fact Sheet BL-4)									
<p><i>If no BMPs are selected, explain why they are infeasible in Table 3.</i></p>									
<p>1. Sustainable Landscaping (SD-K)</p> <p><input checked="" type="checkbox"/></p>									

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 **2. Which BMPs will be used to prevent materials from contacting rainfall or runoff?** **3. Where will runoff from the work area be routed?**

	(Select all feasible BMPs for each work area ²)		(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	Others ⁵
<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"/>
<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"/>
<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"/>
<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"/>
<input type="checkbox"/> Other:	<input type="checkbox"/>	<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:

- **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

<input type="checkbox"/> Check here if no explanations or justifications for Table 1 or 2 BMPs are required.		
<ul style="list-style-type: none"> • 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	Buffers around water bodies.	There are no existing natural water bodies to protect.
BMP	SD-H	
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 (ft ²)	b. Impervious area created / replaced (ft ²)	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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	Previous SWQMP Submittals (see inside cover) <input type="checkbox"/>	Existing Site and Drainage Description <input checked="" type="checkbox"/>

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

	Att. 6	Att. 7	Att. 8	Att. 9	Att. 10	Att. 11	Att. 12
<input checked="" type="checkbox"/> Self-mitigating DMAs (BMPDM Section 5.2.1)	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			
<input checked="" type="checkbox"/> De Minimis DMAs (BMPDM Section 5.2.2)	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			
<input checked="" type="checkbox"/> Self-retaining DMAs (BMPDM Section 5.2.3)	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

Structural BMPs (select all that apply)

<input checked="" type="checkbox"/> Pollutant Control BMPs (BMPDM Section 5.4)	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/> Hydromodification Control BMPs (BMPDM Chapter 6)			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Alternative Compliance Project (BMPDM Section 1.8)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 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 requirements⁶

- 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	References County of San Diego
<input checked="" type="checkbox"/> Erosion Control for Disturbed Slopes (choose at least 1 per season)		
<input type="checkbox"/> Vegetation Stabilization Planting ⁸ (Summer)	SS-2, SS-4	
<input checked="" type="checkbox"/> Hydraulic Stabilization Hydroseeding (Summer)	SS-4	
<input checked="" type="checkbox"/> Bonded Fiber Matrix or Stabilized Fiber Matrix ⁹ (Winter)	SS-3	
<input type="checkbox"/> Physical Stabilization Erosion Control Blanket (Winter)	SS-7	
<input checked="" type="checkbox"/> Erosion control for disturbed flat areas (slope < 5%)		
<input type="checkbox"/> County Standard Lot Perimeter Protection Detail	SC-2	PDS 659 ¹⁰
<input checked="" 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 ¹¹
<input type="checkbox"/> Mulch, straw, wood chips, soil application	SS-6, SS-8	
<input checked="" type="checkbox"/> Energy dissipation (required to control velocity for concentrated runoff or dewatering discharge)		
<input checked="" type="checkbox"/> Energy Dissipater Outlet Protection	SS-10	RSD D-40 ¹²
<input checked="" type="checkbox"/> Sediment control for all disturbed areas		
<input checked="" type="checkbox"/> Silt Fence	SC-1	
<input checked="" type="checkbox"/> Fiber Rolls (Straw Wattles)	SC-5	
<input checked="" type="checkbox"/> Gravel & Sand Bags	SC-6, SC-8	
<input type="checkbox"/> Dewatering Filtration	NS-2	
<input checked="" type="checkbox"/> Storm Drain Inlet Protection	SC-10	
<input type="checkbox"/> Engineered Desilting Basin (sized for 10-year flow)	SC-2	
<input checked="" type="checkbox"/> Preventing offsite tracking of sediment		
<input checked="" 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 checked="" type="checkbox"/> Street Sweeping and Vacuuming	SC-7	
<input checked="" type="checkbox"/> Materials Management		
<input checked="" type="checkbox"/> Material Delivery & Storage	WM-1	
<input checked="" type="checkbox"/> Spill Prevention and Control	WM-4	
<input checked="" type="checkbox"/> Waste Management¹³		
<input checked="" type="checkbox"/> Waste Management Concrete Waste Management	WM-8	
<input checked="" type="checkbox"/> Solid Waste Management	WM-5	
<input checked="" type="checkbox"/> Sanitary Waste Management	WM-9	
<input checked="" type="checkbox"/> 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

<input checked="" type="checkbox"/> Check here if no explanations or justifications for Table 6 BMPs are required.		
Justifications for Table 6 Temporary Construction Phase BMPs <ul style="list-style-type: none"> • 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		



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:	Honarvar Property & Equestrian Pad		
Record ID (Permit) No(s):	PDS2019-LDGRMJ-30214		
Assessor's Parcel No(s):	264-110-30-00		
Street Address (or Intersection):	Vacant Land on Via De Las Flores		
City, State, Zip:	Rancho Santa Fe, CA 92067		
Part 2. Applicant / Project Proponent Information			
Name:	John B. Honarvar		
Company:			
Street Address:	1621 Mountain Pass Circle		
City, State, Zip:	Vista, CA 92081		
Phone Number:	(512) 771-9039		
Email:	johnhonarvar@gmail.com		
Part 3. Required Information for All Development Projects			
(A)	1. Existing (pre-development) impervious surfaces (ft²)	2. Created or replaced impervious surfaces (ft²)	3. Total disturbed area (acres or ft²)
	0	44,748	10.61 acres
(B)	<input checked="" type="checkbox"/> 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) Will provide once NOI is filed.

<i>For County Use Only</i>	Reviewed By:	Review Date:
	<input type="checkbox"/> Standard SWQMP <input type="checkbox"/> PDP SWQMP <input type="checkbox"/> 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****→ 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, 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

 Green Streets PDP Exemption²**→ 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:



Date: 12-21-22

- **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.



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
<input checked="" type="checkbox"/> 2.1: DMA Exhibits	All PDPs
<input checked="" type="checkbox"/> 2.2: Individual Structural BMP DMA Mapbook	PDPs with structural BMPs
<input checked="" type="checkbox"/> 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 #:	PDS2019-LDGRMJ-30214, SHEETS 11-14	
A. Features required for all exhibits		
1. Existing Site Features		
<input checked="" type="checkbox"/> Underlying hydrologic soil group (A, B, C, D)	<input checked="" type="checkbox"/> Topography and impervious areas	
<input type="checkbox"/> Approximate depth to groundwater	<input checked="" type="checkbox"/> Existing drainage network, directions, and offsite connections	
<input type="checkbox"/> Natural hydrologic features		
2. Drainage Management Area (DMA) Information		
<input checked="" type="checkbox"/> Proposed drainage network, directions, and offsite connections	<input checked="" type="checkbox"/> DMA boundaries, ID numbers, areas, and type (structural BMP, de minimis, etc.)	
3. Proposed Site Changes, Features, and BMPs		
<input checked="" type="checkbox"/> Proposed demolition and grading	<input checked="" type="checkbox"/> Construction BMPs ²	
<input checked="" type="checkbox"/> Group 1, 2, and 3 Features ¹	<input checked="" type="checkbox"/> Baseline source control BMPs	
<input checked="" type="checkbox"/> Group 4 Features	<input checked="" type="checkbox"/> Baseline source control BMPs	
B. Proposed Features and BMPs Specific to Individual SWQMP Attachments³		
<input checked="" type="checkbox"/> Attachment 6	<input type="checkbox"/> SSD-BMP impervious dispersion areas	
	<input checked="" type="checkbox"/> SSD-BMP tree wells	
<input checked="" type="checkbox"/> Attachment 7	<input checked="" type="checkbox"/> Structural pollutant control BMPs	
<input checked="" type="checkbox"/> Attachment 8	<input checked="" type="checkbox"/> Structural hydromodification management BMPs	
	<input checked="" type="checkbox"/> Point(s) of Compliance (POC) for hydromodification management	
	<input checked="" type="checkbox"/> Proposed drainage boundary and drainage area to each POC	
<input checked="" type="checkbox"/> Attachment 9	<input type="checkbox"/> Onsite CCSYAs	<input type="checkbox"/> Bypass of onsite CCSYAs
		<input checked="" type="checkbox"/> Bypass of upstream offsite CCSYAs

¹ Group 1-4 features and baseline BMPs from PDP SWQMP Tables 2 and 3.

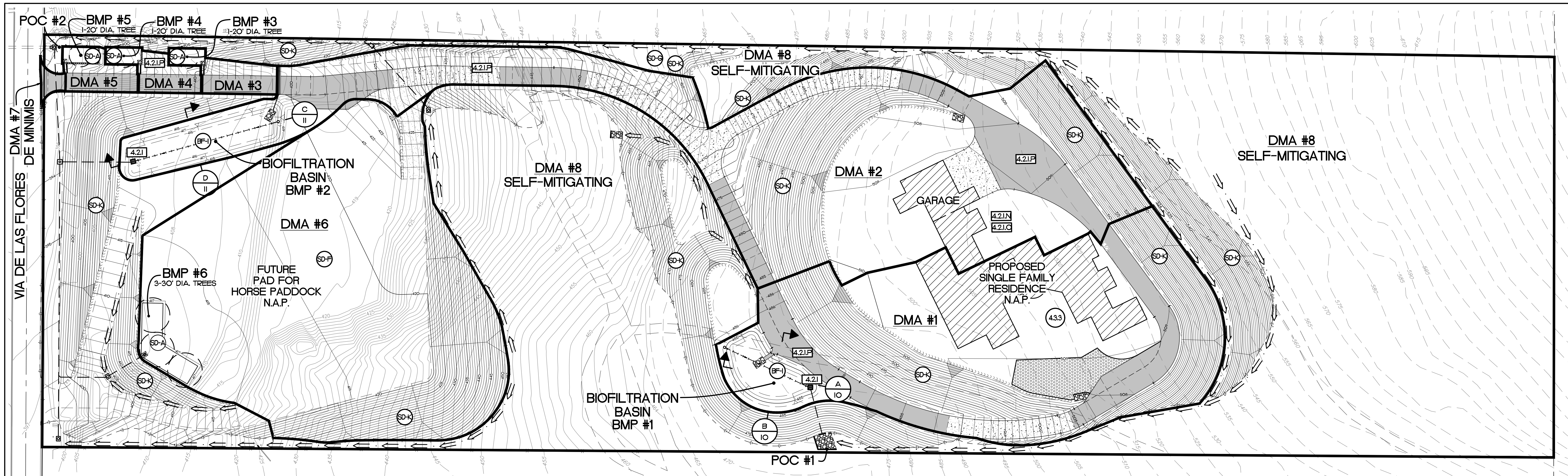
² Minimum Construction Stormwater BMPs from PDP SWQMP Table 7.

³ Identify the location, ID numbers, type, and size/detail of BMPs.

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.

<input type="checkbox"/>	<u>All Mapbooks are attached</u>
<input checked="" type="checkbox"/>	<u>All Mapbooks are in Attachment 11</u>



PROJECT PERMANENT BMP'S

1. SOURCE CONTROL BMP'S
- 4.21 PREVENT ILLICIT DISCHARGES INTO THE MS4.
 - 4.22 MARK ALL INLETS WITH THE WORDS "NO DUMPING - DRAINS TO OCEAN" OR SIMILAR LANGUAGE. SEE STENCIL TEMPLATE ON THIS SHEET.
 - 4.21D1 NEED FOR FUTURE INDOOR AND STRUCTURAL PEST CONTROL.
 - 4.21D2 LANDSCAPE / OUTDOOR PESTICIDE USE. MAINTAIN LANDSCAPING USING MINIMUM OR NO PESTICIDES.
 - 4.21N AIR CONDITIONING CONDENSATE DRAIN LINES SHALL DISCHARGE INTO LANDSCAPE AREAS AND MAY NOT DISCHARGE TO THE STORM DRAIN SYSTEM.
 - 4.21O AVOID ROOFING, GUTTERS, AND TRIM MADE OF COPPER OR OTHER UNPROTECTED METALS THAT MAY LEACH INTO RUNOFF.
 - 4.21P PLAZAS, SIDEWALKS & PARKING LOTS MUST BE SWEEPED REGULARLY.
2. SITE DESIGN BMP'S
- SD-A TREES PLANTED PER COUNTY OF SAN DIEGO BMP DESIGN MANUAL (SEPT. 2020) BMP FACT SHEET SD-A, FOR THE INTERCEPTION OF RAINFALL AND RUNOFF.
 - 4.33 MINIMIZE IMPERVIOUS AREA: PROPOSED SINGLE-STORY BUILDING TO REDUCE SIZE OF FOOTPRINT.
 - 4.34 MINIMIZE SOIL COMPACTION.
 - 4.35 IMPERVIOUS AREA DISPERSION: DRAIN ROOFTOPS TO ADJACENT LANDSCAPE AREAS.
 - SD-K SUSTAINABLE LANDSCAPING: LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES.
 - SD-F AMENDED SOIL PER SD-F.
3. STRUCTURAL BMP'S
- BF-1 BIOFILTRATION BASIN BMP #1 AREA = 1,540 SF.
 - BIOFILTRATION BASIN BMP #2 AREA = 2,671 SF.

TREE WELL (SD-A) DESIGN AND CONSTRUCTION NOTES

1. REFER TO BMP DESIGN MANUAL APPENDIX B SECTION B.2.21 FOR TREE WELL CREDIT VOLUMES AND APPENDIX E FACT SHEET SD-A "TREE WELLS" FOR DESIGN CRITERIA AND CONSIDERATIONS.
2. MINIMUM OPEN TREE PLANTING SPACE DIMENSION 4'x6'.
3. FOR TREE WELL SUBSURFACE DRAINAGE OPTIONS, SEE DWG GS-1.0.
4. PROVIDE MINIMUM 24" TREE BOX.
5. TREES WITH GREATER THAN 4" DIAMETER AT BREAST HEIGHT SHALL NOT BE PLANTED WITHIN THE CLEAR RECOVERY ZONE (AS DEFINED IN TOPIC 309 OF THE CALTRANS HIGH-WAY DESIGN MANUAL).
6. DETAILS INTENDED FOR NEW TREE PLANTINGS TO ACHIEVE FULL SOIL VOLUME.
7. TO ADAPT DETAIL TO EXISTING TREE LOCATIONS, PROTECT EXISTING TREE ROOTING AREA, DO NOT DISTURB EXISTING TREE ROOTS AND PROVIDE REQUIRED SOIL VOLUME.
8. REQUIRED SOIL VOLUME SHALL BE LOCATED WITHIN 1.5X THE MATURE TREE CANOPY RADIUS.
9. SEE DRAWING GS-4.1, GS-4.2, AND GS-4.3 SIDEWALK SECTIONS FOR GUIDANCE ON PLACING PERMEABLE PAVEMENT OVER REQUIRED SOIL ROOTING VOLUME.
10. 18" MINIMUM STEP OUT ZONE IS REQUIRED WHEN PARALLEL PARKING IS PROVIDED.
11. A 3:1 (H:V) SLOPE MAY BE USED IN LIEU OF THE GRAVITY WALL WHERE ADEQUATE SPACE IS AVAILABLE. SEE DETAIL GS-5.7.
12. SEE SDRSD DWG L-1 THROUGH L-6 FOR TREE INSTALLATION REQUIREMENTS.
13. REMOVE WIRE AND BURLAP FROM ROOT BALL PRIOR TO BACKFILLING.
14. PROVIDE 30 MIL PLASTIC LINER WHERE CONCRETE WILL BE POURED ON TOP OF STRUCTURAL SOIL.
15. SEAL PLASTIC LINER TO ADJACENT IMPROVEMENTS AND EDGE RESTRAINT PER MANUFACTURER'S RECOMMENDATIONS.
16. STREET IMPROVEMENTS AND DRAINAGE STRUCTURES SHALL BE CONSTRUCTED ACCORDING TO THE "GREENBOOK" STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION) AND THE COUNTY OF SAN DIEGO SPECIAL PROVISIONS AND SPECIFICATIONS FOR THE IMPROVEMENT OF NEW STREETS.

SELF-MITIGATING DMAs NOTES

- SELF-MITIGATING DMAs CONSIST OF NATURAL OR LANDSCAPED AREAS THAT DRAIN DIRECTLY OFFSITE OR TO THE PUBLIC STORM DRAIN SYSTEM. SELF-MITIGATING DMAs MUST MEET ALL OF THE FOLLOWING TO BE ELIGIBLE FOR EXCLUSION:
- 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 AND AERATED TO PROMOTE WATER RETENTION CHARACTERISTICS EQUIVALENT TO UNDISTURBED NATIVE TOPSOIL. REFER TO BMP DESIGN MANUAL APPENDIX E, SD-F FOR SOIL AMENDMENT STANDARDS.
 - THE INCIDENTAL IMPERVIOUS AREAS ARE LESS THAN 5 PERCENT OF THE SELF-MITIGATING AREA.
 - IMPERVIOUS AREA WITHIN THE SELF-MITIGATED AREA SHOULD NOT 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 DMAs THAT CONTAIN PERMANENT STORM WATER POLLUTANT CONTROL BMP'S.

HYDROMODIFICATION MANAGEMENT PLAN

THIS DMA EXHIBIT IS ALSO A HYDROMODIFICATION EXHIBIT AS BIOFILTRATION WITH PARTIAL RETENTION BASINS (STRUCTURAL BMP'S) AND TREE WELLS (SD-BMP'S) ACT AS COMBINED POLLUTANT CONTROL AND HYDROMODIFICATION CONTROL BMP'S.

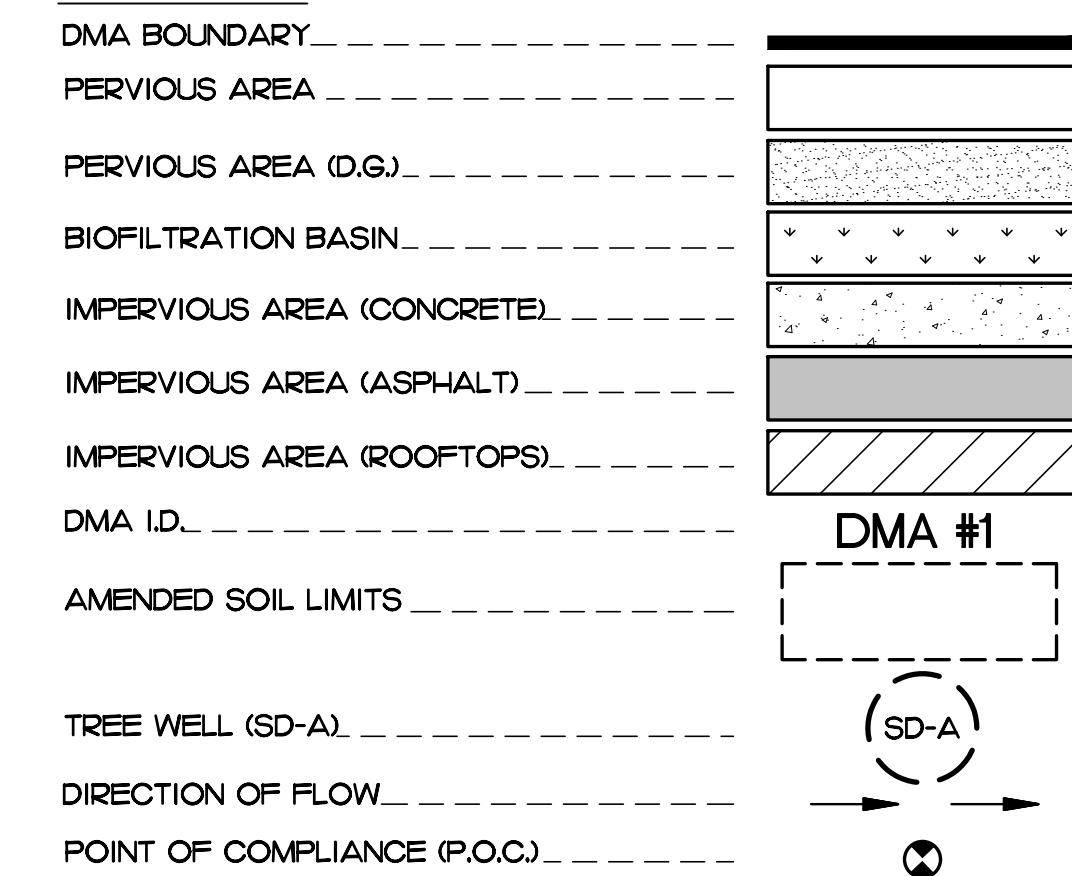
BMP STENCIL PLACEMENT NOTES

- A) THE PROPOSED CURB INLETS SHALL HAVE A STENCIL OR TILE PLACED WITH PROHIBITIVE LANGUAGE "NO DUMPING THIS DRAINS TO OCEAN"
- B) 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.

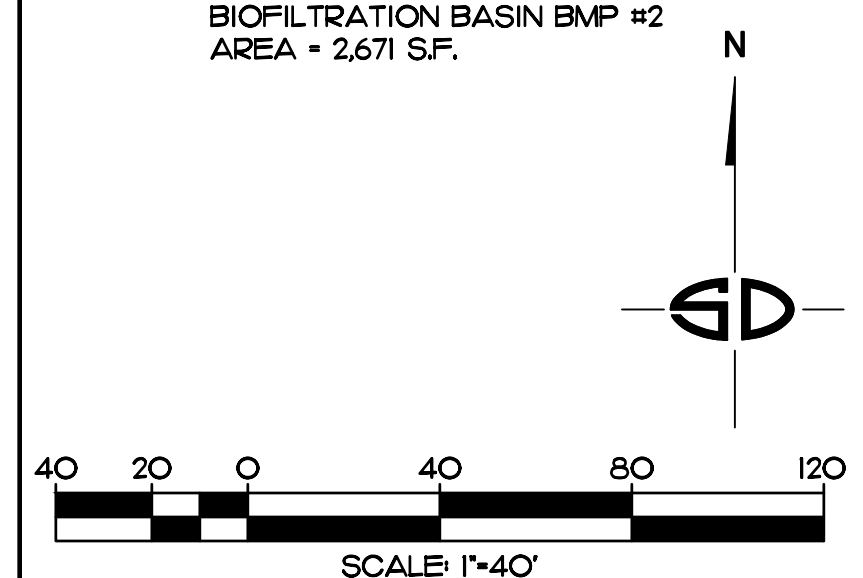
NOTES

1. SITE IS LOCATED WITHIN OCEANSIDE RAIN GAUGE BASIN.
2. UNDERLYING HYDROLOGIC SOIL GROUP "D" WITHIN PROJECT FOOTPRINT.
3. SITE HAS RELATIVELY FLAT, MODERATE AND STEEP SLOPING LANDS.
4. GROUNDWATER DEPTH IS UNKNOWN.
5. BASED ON WMAA MAPS POTENTIAL CRITICAL COARSE SEDIMENT YIELD AREAS (PCOSYAS) WERE NOT IDENTIFIED WITHIN PROJECT FOOTPRINT. ALL UPSTREAM ONSITE/OFFSITE PCOSYAS WILL BYPASS PROJECT FOOTPRINT.
6. PROPOSED STRUCTURAL & SIGNIFICANT SITE DESIGN BMP'S FOR TREATMENT CONTROL & HYDROMODIFICATION MANAGEMENT FLOW CONTROL CONSIST OF 2 BIOFILTRATION BASINS & 3 TREE WELL SYSTEMS.
7. COUNTY OF SAN DIEGO'S 85TH PERCENTILE ISOPLEUVIAL MAP WAS UTILIZED FOR SIZING STRUCTURAL BMP TO COMPLY WITH TREATMENT CONTROL REQUIREMENTS $P_{85th} = 0.53$ INCH.
8. PROPOSED BMP'S ON THIS SHEET ARE MANDATORY TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS OR THESE PLANS.
9. NO CHANGES TO THE PROPOSED BMP'S ON THIS SHEET WITHOUT PRIOR APPROVAL FROM THE COUNTY.
10. NO SUBSTITUTIONS TO THE MATERIAL, TYPES, OR PLANTING TYPES WITHOUT PRIOR APPROVAL FROM THE COUNTY ENGINEER.
11. NO OCCUPANCY WILL BE GRANTED UNTIL THE COUNTY STAFF HAS INSPECTED THIS PROJECT FOR APPROPRIATE BMP CONSTRUCTION AND INSTALLATION.
12. ALL VEGETATED BMP'S SHALL BE SHOWN ON LANDSCAPE PLANS PER PERMIT # _____.
13. REFER TO THE MAINTENANCE PLAN IN ATTACHMENT 3 OF SWQMP FOR ACCESS TO STRUCTURAL BMP'S TO INSPECT AND PERFORM MAINTENANCE. FEATURES PROVIDED TO FACILITATE INSPECTION, MAINTENANCE THRESHOLDS, RECOMMENDED EQUIPMENT TO PERFORM MAINTENANCE, AND SPECIAL TRAINING OR CERTIFICATION REQUIREMENTS FOR INSPECTION AND MAINTENANCE PERSONNEL.
14. ALL GRADING CONTOURS SHALL BE CONSISTENT WITH DMA EXHIBIT.
15. SEE PROJECT SWQMP FOR ADDITIONAL INFORMATION.

LEGEND



SEE POST-CONSTRUCTION BMP FACILITY SUMMARY TABLE AND DRAINAGE MANAGEMENT AREAS TABLE ON SHEET 12



ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
 8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
 TELEPHONE (619) 697-9234 FAX (619) 460-2033

WILLIAM A. SNIPES R.C.E. 50477
 EXPIRES 06-30-25

11/10/23



COUNTY APPROVED CHANGES		
No.	Description	Approved by Date

RECORD PLAN

BY: _____ DATE: _____

WILLIAM A. SNIPES
 R.C.E. 50477 EXP. 06-30-25

BENCH MARK

DESCRIPTION: CITY OF ENCINITAS CONTROL NETWORK, MONUMENT ENC-18

LOCATION: N: 1966169.552, E: 6269864.753
 CCS83, ZONE VI, EPOCH: 19991.35

RECORD FROM: R.O.S. 18416

ELEVATION: 307.765' DATUM: NGVD88

PRIVATE CONTRACT

SHEET 11 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 18 SHEETS

DRAINAGE MANAGEMENT PLAN (DMA) PLAN FOR:

HONARVAR RESIDENCE AND EQUESTRIAN PAD

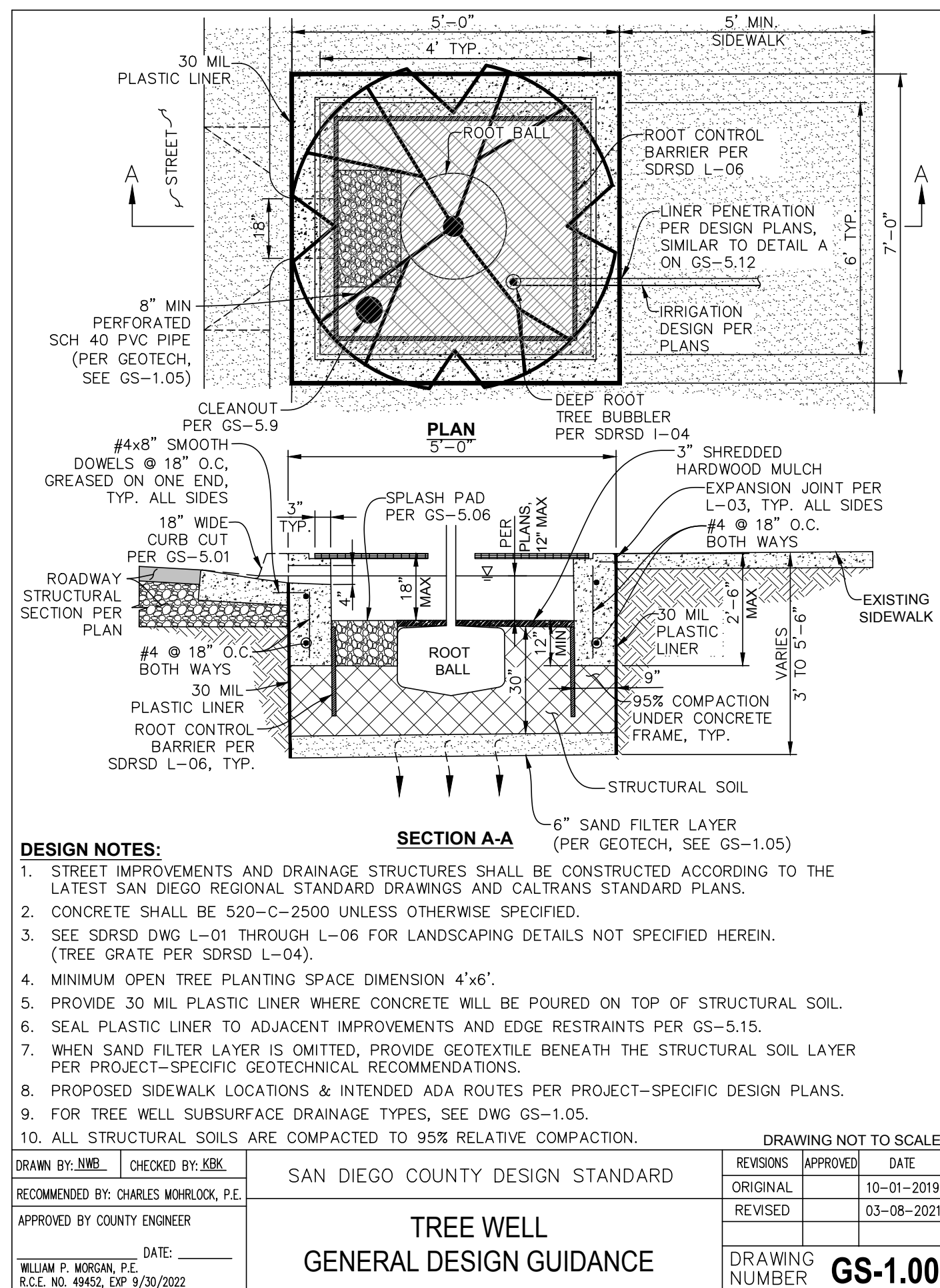
CALIFORNIA COORDINATE INDEX 322-1716

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

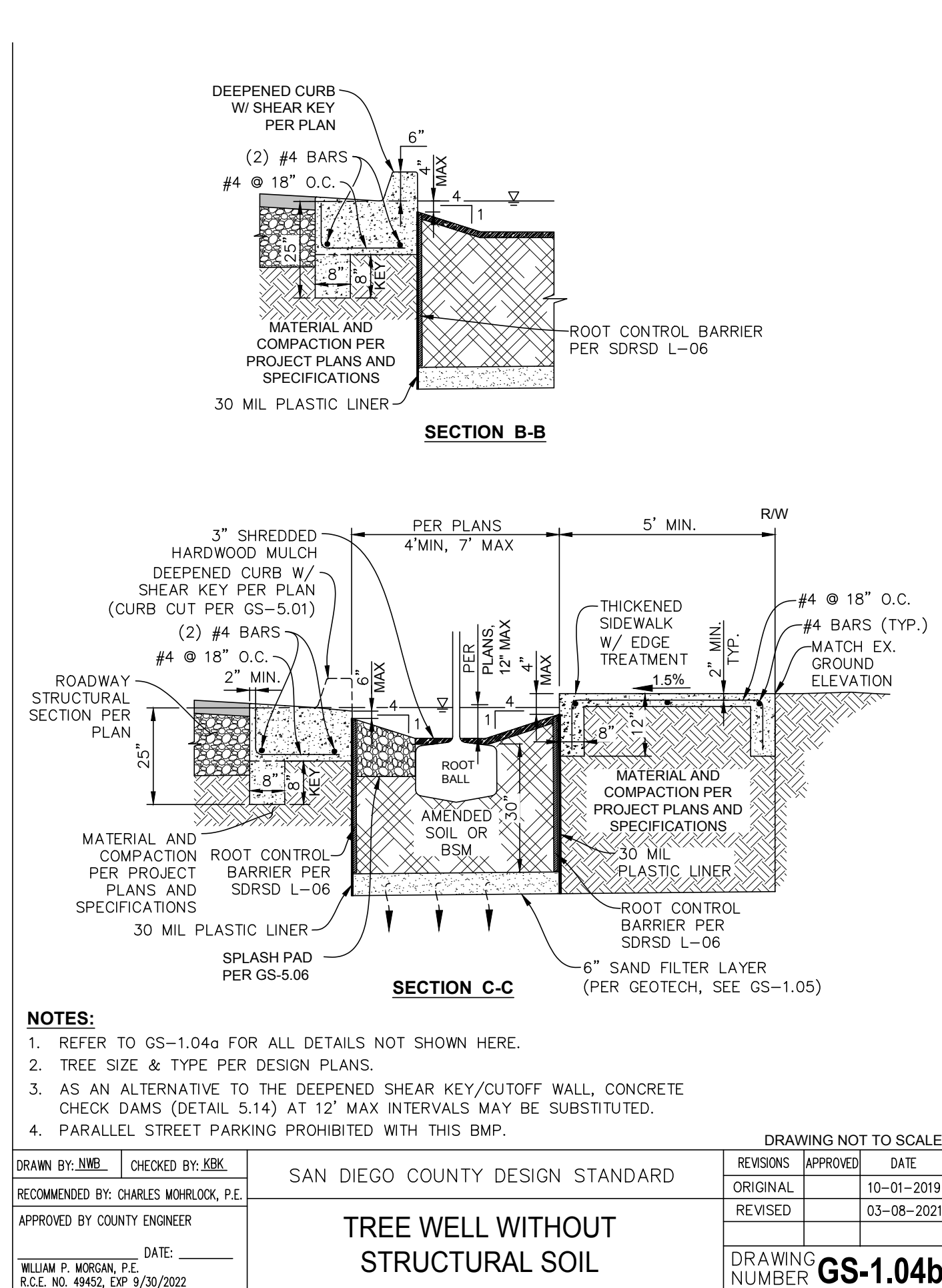
ENGINEER OF WORK
 WILLIAM A. SNIPES R.C.E. 50477

PDS2019-LDGRM-J-30214

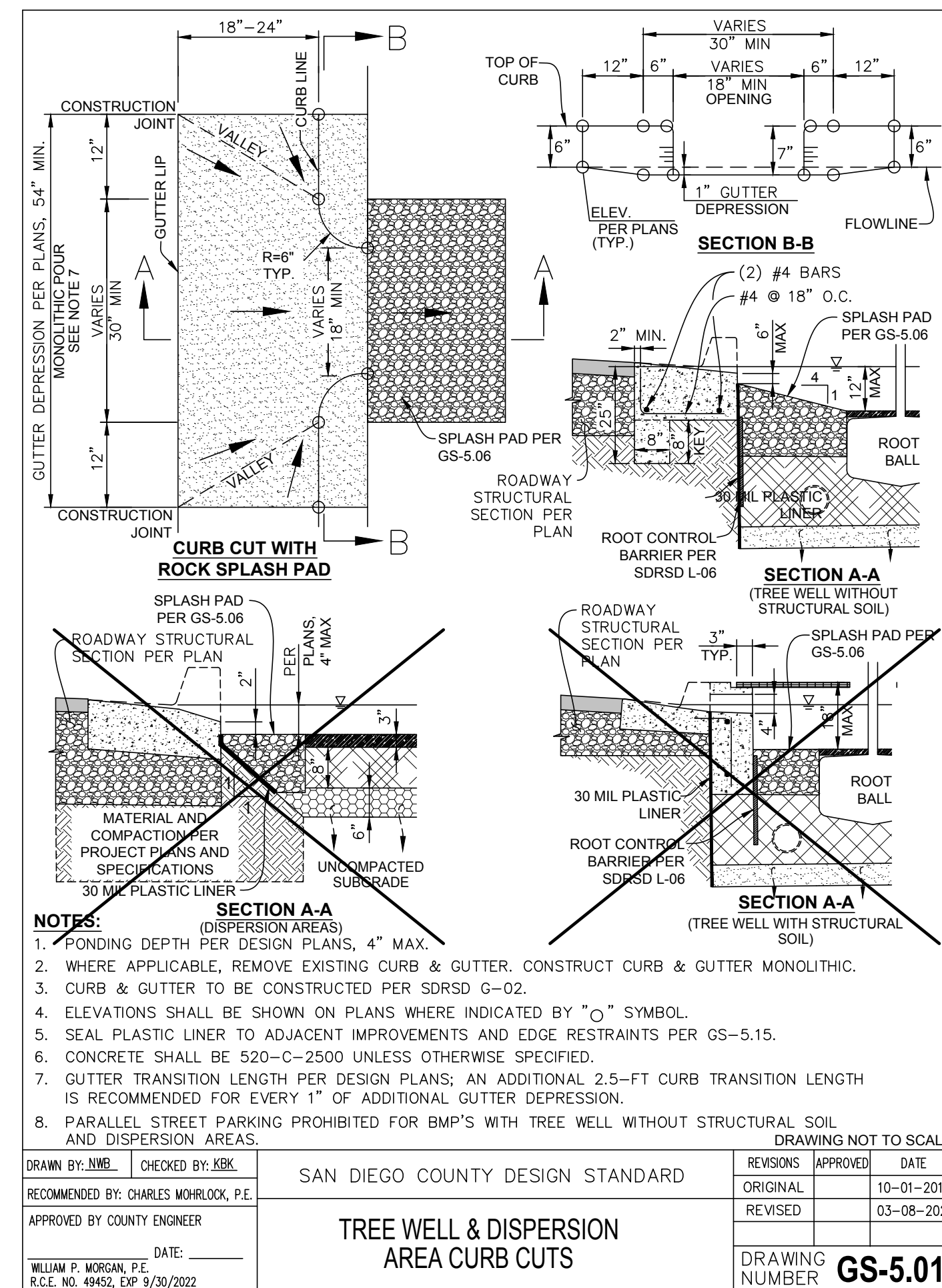
ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
 PHONE NO. (619) 697-9234



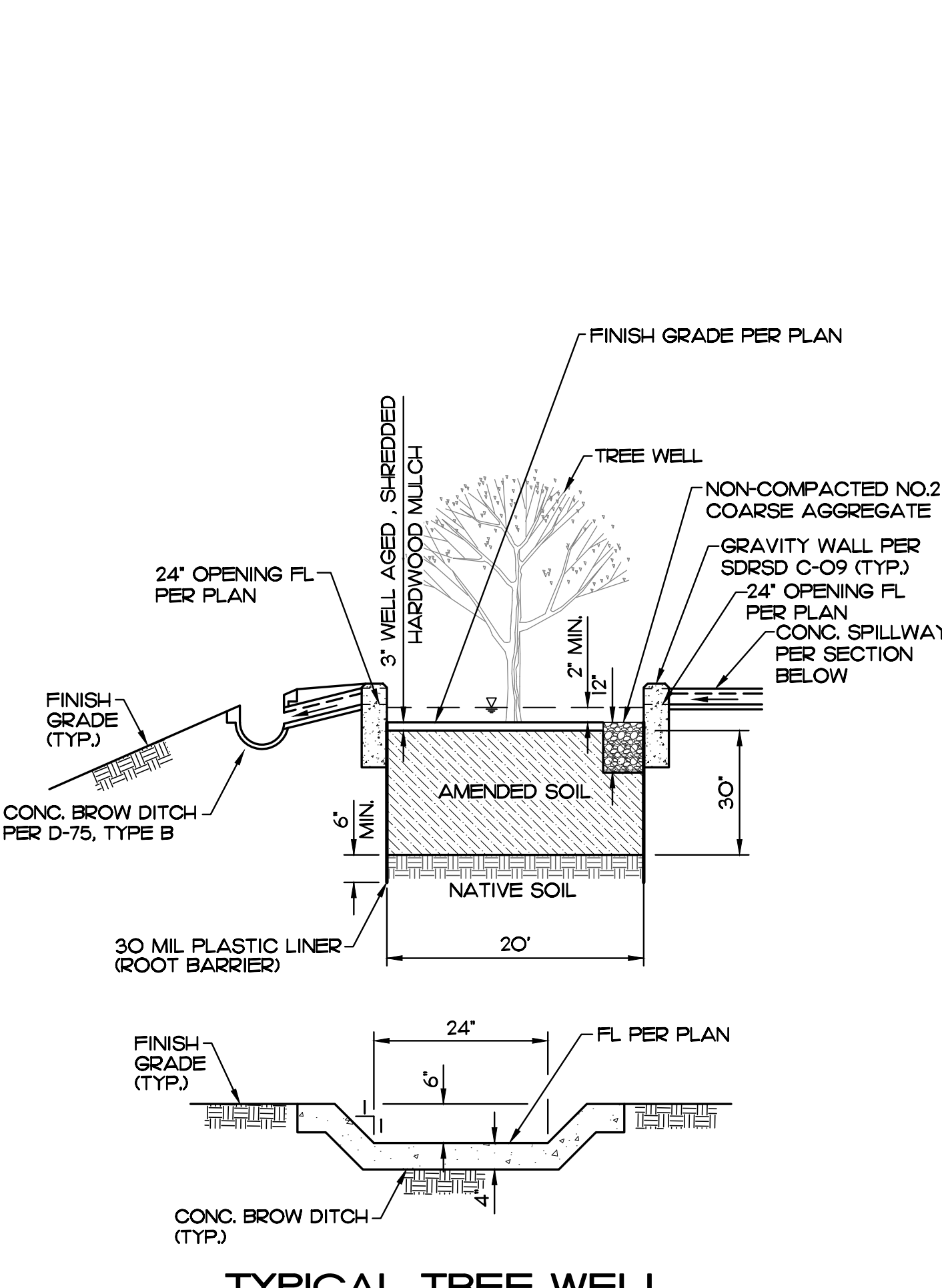
1 DETAIL
NO SCALE



2 DETAIL
NO SCALE



3 DETAIL
NO SCALE



4 DETAIL
NO SCALE

POST-CONSTRUCTION BMP FACILITY SUMMARY TABLE										
BMP ID	BMP TYPE	APPROX. DIMENSIONS	PLAN AREA (SF)	PONDING SURFACE DEPTH (IN.)	MULCH LAYER (IN.)	MEDIA THICKNESS (IN.)	ASTM 3.3 WASHED SAND (IN.)	AGGREGATE STORAGE LAYER ABOVE UNDERDRAIN, INCL. 3" ASTM NO. 8 STONE (IN.)	AGGREGATE STORAGE LAYER BELOW UNDERDRAIN (IN.)	TOTAL FACILITY DEPTH INCL. 1'-2" FREEBOARD (FT)
BMP #1	BIOFILTRATION BASIN (BF-1)	27' W X 60' L	1,540	12	3	18	3	10	3	5.25
BMP #2	BIOFILTRATION BASIN (BF-1)	21' W X 128' L	2,671	12	3	18	3	10	3	5.25
BMP ID	BMP TYPE	# OF TREES	CANOPY DIA. OF TREE (FT.)	TREATMENT VOLUME PROVIDED (CF)	AMENDED SOIL LIMITS FOOTPRINT	DEPTH (INCL. 3" MULCH LAYER & 6" SAND AT BOTTOM - FOR SOIL TYPE D)	NOTES			
BMP #3	TREE WELLS (SD-A)	1	20	180	30' x 13'	2'-6"	FOR TREE WELL CONSTRUCTION SPECIFICATIONS & DETAILS REFER TO DETAILS 1-4, SHEET 12			
BMP #4	TREE WELLS (SD-A)	1	20	180	30' x 13'	2'-6"	FOR TREE WELL CONSTRUCTION SPECIFICATIONS & DETAILS REFER TO DETAILS 1-4, SHEET 12			
BMP #5	TREE WELLS (SD-A)	1	20	180	30' x 13'	2'-6"	FOR TREE WELL CONSTRUCTION SPECIFICATIONS & DETAILS REFER TO DETAILS 1-4, SHEET 12			
BMP #6	TREE WELLS (SD-A)	3	30	420	18' X 72'	4'	FOR TREE WELL CONSTRUCTION SPECIFICATIONS & DETAILS REFER TO DETAILS 1-4, SHEET 12			

DRAINAGE MANAGEMENT AREAS - HONARVAR RESIDENCE & EQUESTRIAN PAD											
DESCRIPTION	TRIBUTARY TO BMP	BMP TYPE	BMP SURFACE AREA (SF)	SOIL TYPE	DEPTH TO GROUNDWATER	PRE-PROJECT SLOPE	IMPERVIOUS DMAs		PERVIOUS DMAs		TOTAL DISTURBED AREA
							POST-PROJECT SURFACE TYPE IMPERVIOUS	POST-PROJECT SURFACE AREA IMPERVIOUS (SF)	POST-PROJECT SURFACE TYPE PERVIOUS	POST-PROJECT SURFACE AREA PERVIOUS (SF)	
DMA #1	BMP #1	BIOFILTRATION BASIN (BF-1)	1,540	D	UNKNOWN	MODERATE	ROOFTOPS & AC PAVEMENT	18,883	LANDSCAPING	41,130	TOTAL DISTURBED AREA
DMA #2	BMP #2	BIOFILTRATION BASIN (BF-1)	2,670	D	UNKNOWN	MODERATE	ROOFTOPS & CONC./AC PAVEMENT	22,499	LANDSCAPING	51,499	
DMA #3	BMP #3	TREE WELL (SD-A)	390	D	UNKNOWN	MODERATE	AC PAVEMENT	1,040	LANDSCAPING	1,345	
DMA #4	BMP #4	TREE WELL (SD-A)	390	D	UNKNOWN	MODERATE	AC PAVEMENT	1,040	LANDSCAPING	1,103	
DMA #5	BMP #5	TREE WELL (SD-A)	390	D	UNKNOWN	MODERATE	AC PAVEMENT	1,046	LANDSCAPING	1,140	
DMA #6	BMP #6	TREE WELL (SD-A)	1620	D	UNKNOWN	MODERATE	N/A	N/A	AMENDED SOILS PER SD-F	67,522	
DMA #7	DE-MINIMIS	DE-MINIMIS	N/A	D	UNKNOWN	MODERATE	AC PAVEMENT	240	LANDSCAPING	0	
DMA #8	SELF-MITIGATING	SELF-MITIGATING	N/A	D	UNKNOWN	MODERATE	N/A	0	LANDSCAPING	253,822	
TOTAL AREA (SF)			7000					44,748		417,561	462,309

ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
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 WILLIAM A. SNIPES, R.C.E. 50477
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 DATE: 11/0/23

COUNTY APPROVED CHANGES		
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BY: _____ DATE: _____
 WILLIAM A. SNIPES
 R.C.E. 50477 EXP. 06-30-25

PRIVATE CONTRACT

SHEET 12 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS SHEETS 18

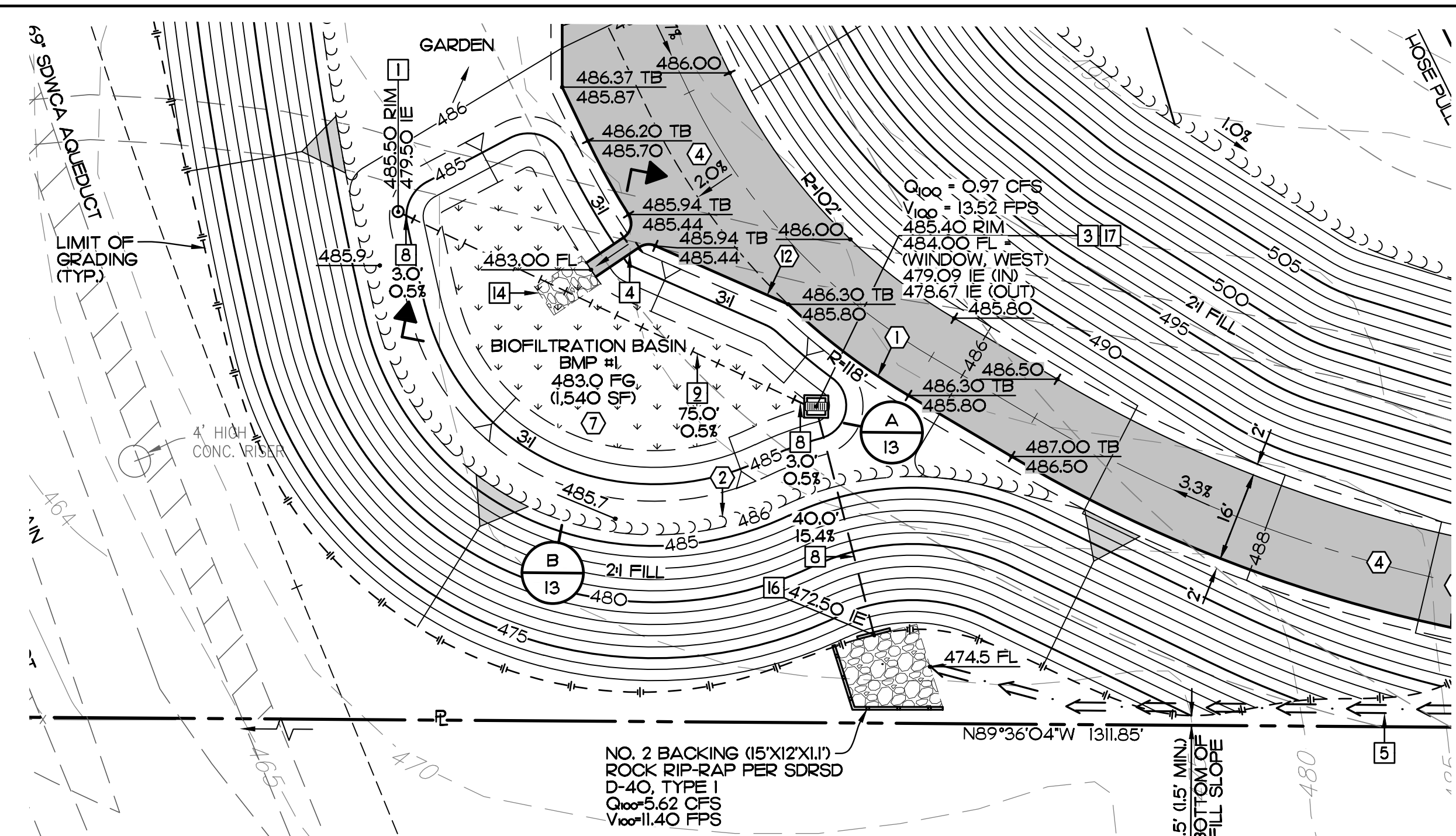
DMA DETAILS FOR:
HONARVAR RESIDENCE AND EQUESTRIAN PAD

CALIFORNIA COORDINATE INDEX 322-1716

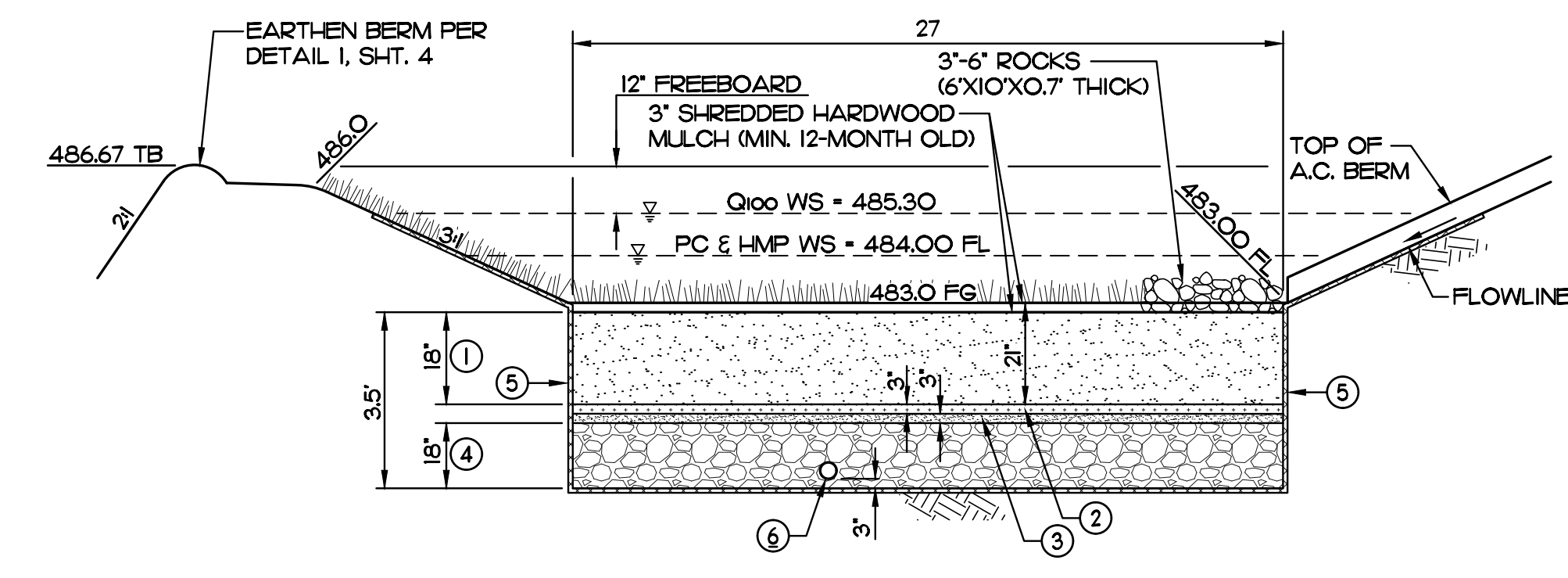
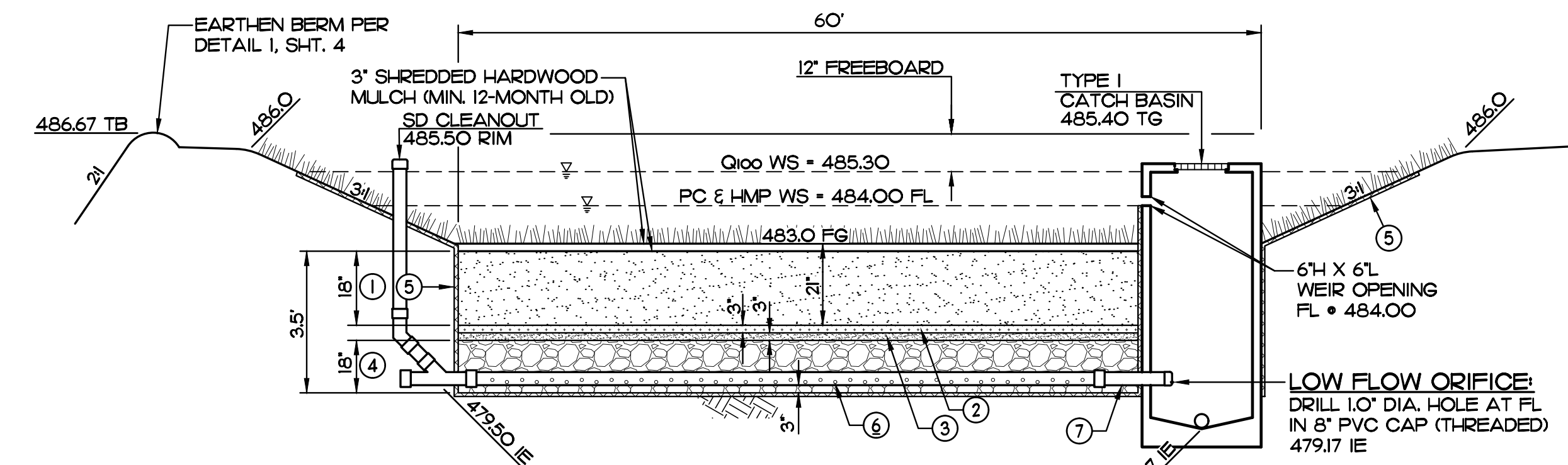
APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER BY: _____ ENGINEER OF WORK
 WILLIAM A. SNIPES R.C.E. 50477

PDS2019-LDGRM-J-30214

ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
 PHONE NO. (619) 697-9234



- KEY NOTES**
- PVT. IMPROVEMENTS**
- PVT. 6' AC BERM TYPE A PER SDRSD G-05 (TYP.).
 - EARTHEN BERM PER DETAIL I, SHT. 4 (TYP.).
 - MIN. 4' A.C. PAVEMENT OVER 6' CLASS II AGGREGATE BASE (TYP.).
 - ALL PROPOSED VEGETATION TO BE CONSTRUCTED/INSTALLED WITHIN BIOFILTRATION BASIN AND TREE WELLS SHALL BE CONFORMANCE WITH APPROVED LANDSCAPE AND IRRIGATION PLAN NO. PDS2022-LP-... AND SHALL BE INCLUDED IN PROJECT SWOMP.
 - PVT. 1' AC BERM TYPE F (MOUNTABLE DIKE) PER SDRSD G-05 (TYP.).
- PVT. STORM DRAIN**
- PVT. STORM DRAIN CLEANOUT PER DETAIL 3, SHT. 4.
 - PVT. CATCH BASIN TYPE I PER SDRSD D-29.
 - PVT. AC SPILL WAY PER SDRSD D-22.
 - PVT. DRAINAGE DITCH TYPE B PER SDRSD D-75 (TYP.).
 - PVT. 8" PVC SDR-35 PER SDRSD D-60.
 - PVT. 8" PVC SDR-35 PERFORATED PIPE.
 - PVT. 3'-6" ROCKS (6'X10'X.7" THICK).
 - PVT. STRAIGHT HEADWALL PER SDRSD D-32.
 - MARK ALL INLETS WITH THE WORDS 'NO DUMPING-DRAINS TO WATERWAYS' OR SIMILAR. SEE STENCIL TEMPLATE ON SHT. II.



NOTE: UNDETAINED Q TO FLOW ONTO PVT. ROAD, THEN OFF-SITE.

A SECTION
NO SCALE

B SECTION
NO SCALE

KEY NOTES

- BIORETENTION SOIL MEDIA (BSM) (5 INCHES MIN. PERCOLATION RATE) PER BSM MIXTURE RIGHT.
- CLEAN & WASHED ASTM C 33 FINE AGGREGATE SAND.
- 3' LAYER WASHED ASTM 8 STONE.
- CLASS 2 PERMEABLE MATERIAL PER CALTRANS 68-202F(3).
- IMPERMEABLE LINER (30 MIL PVC GEOMEMBRANE BY EPI OR APPROVED EQUAL) PER MANUFACTURER'S SPECIFICATIONS.
- 8" PVC PERFORATED PIPE • 0.5% SLOPE.
- 8" PVC SDR-35 • 0.5% SLOPE.

BSM MIXTURE			
BMP COMPOSITION	SAND	SANDY LOAM	COMPOST
VOLUME	65%	20%	15%

- ORGANIC MATTER MATERIAL: MAXIMUM 5% BY WEIGHT IN OVERALL SOIL MEDIA. ORGANIC MATTER SHOULD BE BASED FROM VEGETATION-BASED FEEDSTOCK AND INCLUDE NO ANIMAL MANURE OR BYPRODUCTS.
- INFILTRATION RATES: 5 IN/HR FILTRATION RATE. REFER TO BMP DM FOR METHODOLOGY. PH 6 TO 8
- CATION EXCHANGE CAPACITY (CEC): GREATER THAN 5 MILLIEQUIVALENTS (MEQ)/100 GRAMS SOIL.
- PHOSPHORUS: TOTAL PHOSPHORUS SHOULD NOT EXCEED 15 PPM
- FOR BSM SPECIFICATIONS, SEE APPENDIX G IN COUNTY OF SAN DIEGO LID MANUAL (JULY, 2014) AND APPENDIX F.2 OF THE COUNTY OF SAN DIEGO 2019 BMP DESIGN MANUAL.

VEGETATION SPECIFICATIONS:

- FOR BIOFILTRATION TO FUNCTION PROPERLY AS STORMWATER TREATMENT AND BLEND INTO THE LANDSCAPING, VEGETATION SELECTION IS CRUCIAL. APPROPRIATE VEGETATION WILL HAVE THE FOLLOWING CHARACTERISTICS:
- PLANT MATERIAL MUST BE TOLERANT OF SUMMER DROUGHT, PONDING FLUCTUATIONS, AND SATURATED SOIL CONDITIONS FOR 10 TO 48 HOURS.
 - IF PLANT SPACING ALLOWS, IT IS RECOMMENDED THAT A MINIMUM OF THREE TREE SPECIES, THREE SHRUB SPECIES, AND THREE HERBACEOUS GROUND COVER SPECIES BE INCORPORATED TO PROTECT AGAINST FACILITY FAILURE FROM DISEASE AND INSECT INFESTATIONS OF A SINGLE SPECIES. PLANT ROOTING DEPTHS MUST NOT DAMAGE THE UNDERDRAIN, IF PRESENT. SLOTTED OR PERFORATED UNDERDRAIN PIPE MUST BE MORE THAN 5 FEET FROM TREE LOCATIONS (IF SPACE ALLOWS).
 - NATIVE PLANT SPECIES OR HARDY CULTIVARS THAT ARE NOT INVASIVE AND DO NOT REQUIRE CHEMICAL INPUTS ARE RECOMMENDED TO BE USED TO THE MAXIMUM EXTENT PRACTICABLE.
 - SHADED TREES SHOULD BE FREE OF BRANCHES BELOW 1/3 THEIR TOTAL HEIGHT.

BIOFILTRATION BASIN (BMP #1)

PERMANENT POST-CONSTRUCTION BMP DEVICES (BIOFILTRATION BASIN) SHOWN ON THIS PLAN SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL OF THE COUNTY OF SAN DIEGO.

ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
 8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
 TELEPHONE (619) 697-9234 FAX (619) 460-2033
 WILLIAM A. SNIPES R.C.E. 50477
 EXPIRES '06-30-25

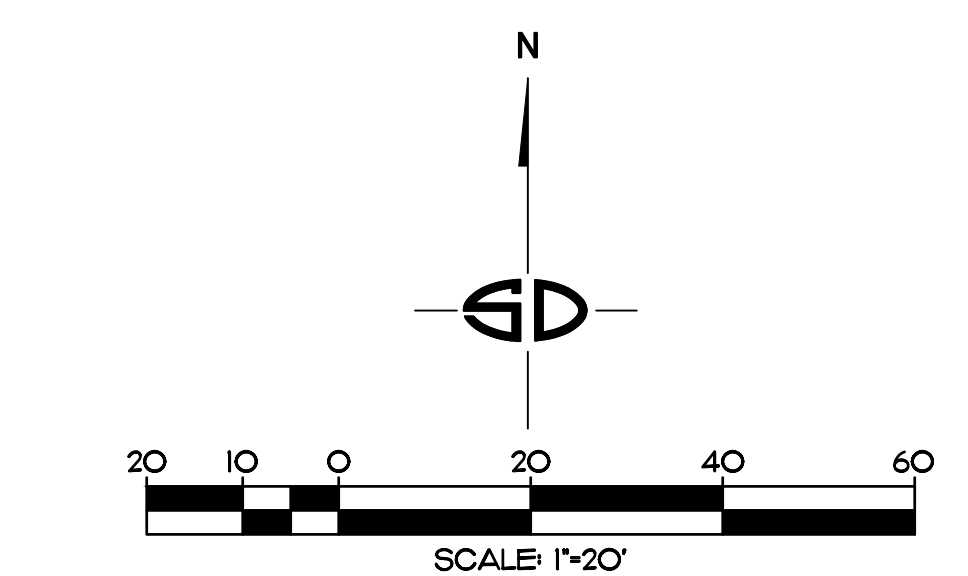


COUNTY APPROVED CHANGES		
No.	Description	Approved by Date

RECORD PLAN

BY: WILLIAM A. SNIPES DATE: _____
 R.C.E. 50477 EXP. 06-30-25

BENCH MARK	
DESCRIPTION:	CITY OF ENCINITAS CONTROL NETWORK, MONUMENT ENC-18
LOCATION:	N: 1966169.552, E: 6269864.753
	CCS83, ZONE VI, EPOCH: 19991.35
RECORD FROM:	R.O.S. 18416
ELEVATION:	307.765' DATUM: NGVD88



PRIVATE CONTRACT

SHEET **13** COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS SHEETS **18**

BMP #1 SECTION FOR:

HONARVAR RESIDENCE AND EQUESTRIAN PAD

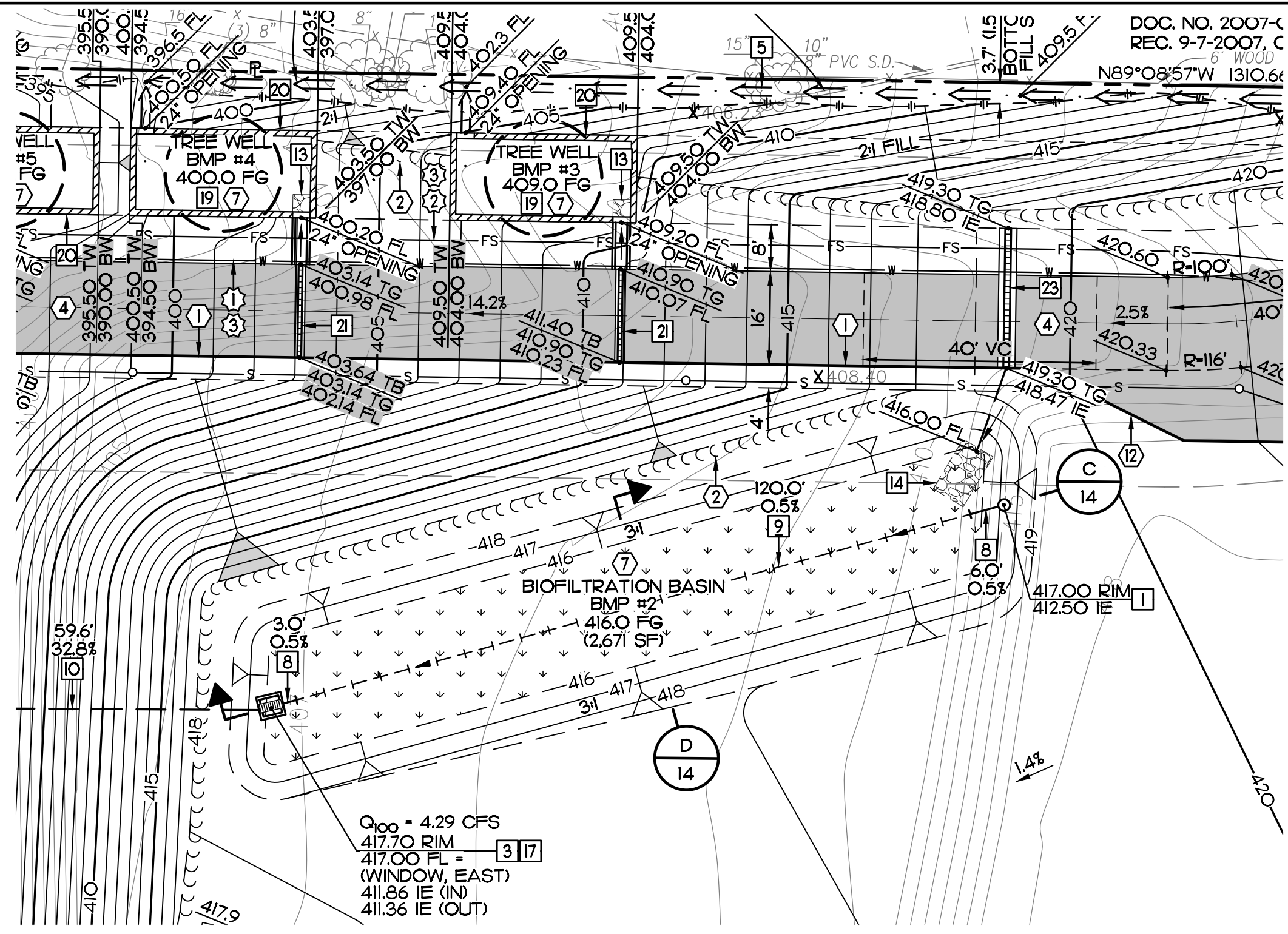
CALIFORNIA COORDINATE INDEX 322-1716

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

ENGINEER OF WORK: WILLIAM A. SNIPES R.C.E. 50477

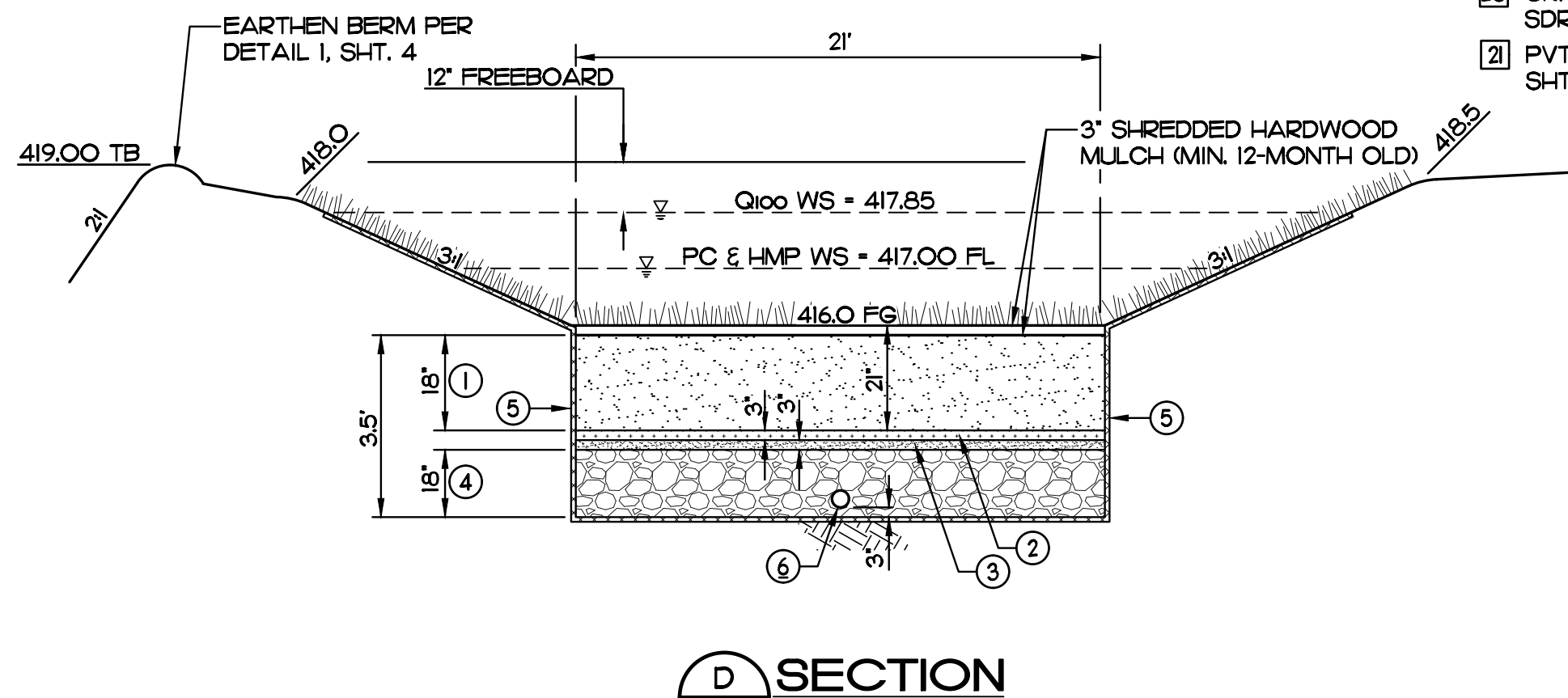
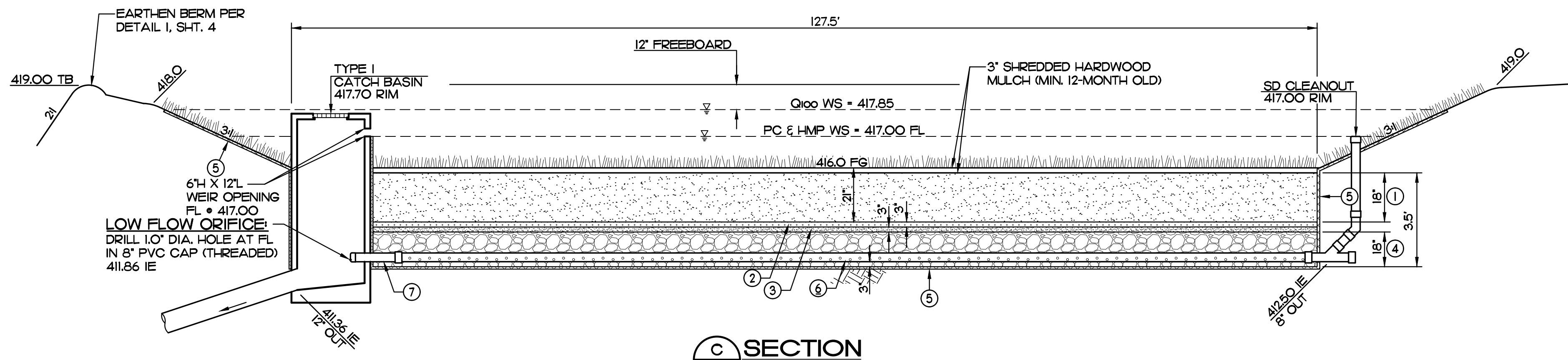
PDS2019-LDGRM-J-30214

ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
 PHONE NO. (619) 697-9234



- KEY NOTES**
- PVT. IMPROVEMENTS**
- PVT. 6' AC BERM TYPE A PER SDRSD G-05 (TYP.).
 - EARTHEN BERM PER DETAIL 1, SHT. 4 (TYP.).
 - PVT. CONC. CROSS GUTTER PER SDRSD G-13.
 - MIN. 4" A.C. PAVEMENT OVER 6" CLASS II AGGREGATE BASE (TYP.).
 - ALL PROPOSED VEGETATION TO BE CONSTRUCTED/INSTALLED WITHIN BIOFILTRATION BASIN AND TREE WELLS SHALL BE CONFORMANCE WITH APPROVED LANDSCAPE AND IRRIGATION PLAN NO. PDS2022-LP-... AND SHALL BE INCLUDED IN PROJECT SWOMP.
 - PVT. 1' AC BERM TYPE F (MOUNTABLE DIKE) PER SDRSD G-05 (TYP.).

- PVT. STORM DRAIN**
- PVT. STORM DRAIN CLEANOUT PER DETAIL 3, SHT. 4.
 - PVT. CATCH BASIN TYPE I PER SDRSD D-29.
 - PVT. AC SPILL WAY PER SDRSD D-22.
 - PVT. DRAINAGE DITCH TYPE B PER SDRSD D-75 (TYP.).
 - PVT. 8" PVC SDR-35 PER SDRSD D-60.
 - PVT. 8" PVC SDR-35 PERFORATED PIPE.
 - PVT. 3'-6" ROCKS (6'X10'X.7" THICK).
 - MARK ALL INLETS WITH THE WORDS 'NO DUMPING-DRAINS TO WATERWAYS' OR SIMILAR. SEE STENCIL TEMPLATE ON SHT. II.
 - TREE WELL PER DETAILS ON SHT. 12.
 - GRAVITY RETAINING WALL TYPE A PER SDRSD C-09.
 - PVT. 8" TRENCH DRAIN PER DETAIL 8, SHT. 4.



C SECTION
NO SCALE

D SECTION
NO SCALE

KEY NOTES

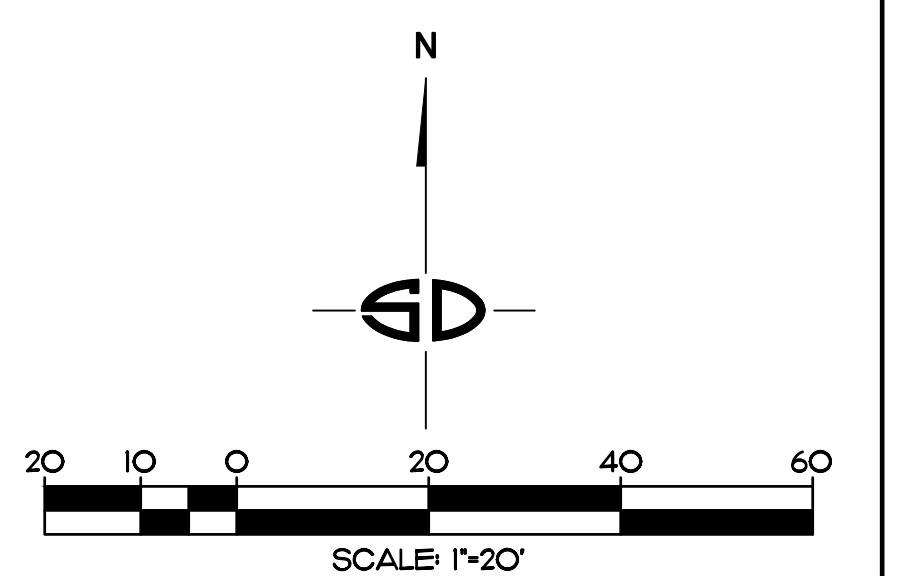
- BIORETENTION SOIL MEDIA (BSM) (5%_W/R MIN. PERCOLATION RATE) PER BSM MIXTURE RIGHT.
- 3" CLEAN & WASHED ASTM 33 FINE AGGREGATE SAND.
- 3" LAYER WASHED ASTM 8 STONE.
- CLASS 2 PERMEABLE MATERIAL PER CALTRANS 68-2.02F(3).
- IMPERMEABLE LINER (30 MIL PVC GEOMEMBRANE BY EPI OR APPROVED EQUAL) PER MANUFACTURER'S SPECIFICATIONS.
- 8" PVC PERFORATED PIPE • 0.5% SLOPE.
- 8" PVC SDR-35 • 0.5% SLOPE.

BSM MIXTURE		
BMP COMPOSITION	SAND	COMPOST
VOLUME	65%	15%

- ORGANIC MATTER MATERIAL: MAXIMUM 5% BY WEIGHT IN OVERALL SOIL MEDIA. ORGANIC MATTER SHOULD BE BASED FROM VEGETATION-BASED FEEDSTOCK AND INCLUDE NO ANIMAL MANURE OR BYPRODUCTS.
- INFILTRATION RATES: 5 IN/R FILTRATION RATE. REFER TO BMP DM FOR METHODOLOGY. PH 6 TO 8
- CATION EXCHANGE CAPACITY (CEC): GREATER THAN 5 MILLIEQUIVALENTS (MEQ)/100 GRAMS SOIL.
- PHOSPHORUS: TOTAL PHOSPHORUS SHOULD NOT EXCEED 15 PPM.
- FOR BSM SPECIFICATIONS, SEE APPENDIX G IN COUNTY OF SAN DIEGO LID MANUAL (JULY, 2014) AND APPENDIX F.2 OF THE COUNTY OF SAN DIEGO 2019 BMP DESIGN MANUAL.

VEGETATION SPECIFICATIONS:

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- PLANT MATERIAL MUST BE TOLERANT OF SUMMER DROUGHT, PONDING FLUCTUATIONS, AND SATURATED SOIL CONDITIONS FOR 10 TO 48 HOURS.
 - IF PLANT SPACING ALLOWS, IT IS RECOMMENDED THAT A MINIMUM OF THREE TREE SPECIES, THREE SHRUB SPECIES, AND THREE HERBACEOUS GROUND COVER SPECIES BE INCORPORATED TO PROTECT AGAINST FACILITY FAILURE FROM DISEASE AND INSECT INFESTATIONS OF A SINGLE SPECIES. PLANT ROOTING DEPTHS MUST NOT DAMAGE THE UNDERDRAIN. IF PRESENT, SLOTTED OR PERFORATED UNDERDRAIN PIPE MUST BE MORE THAN 5 FEET FROM TREE LOCATIONS (IF SPACE ALLOWS).
 - NATIVE PLANT SPECIES OR HARDY CULTIVARS THAT ARE NOT INVASIVE AND DO NOT REQUIRE CHEMICAL INPUTS ARE RECOMMENDED TO BE USED TO THE MAXIMUM EXTENT PRACTICABLE.
 - SHADED TREES SHOULD BE FREE OF BRANCHES BELOW 1/3 THEIR TOTAL HEIGHT.



BIOFILTRATION BASIN (BMP #2)

PERMANENT POST-CONSTRUCTION BMP DEVICES (BIOFILTRATION BASIN) SHOWN ON THIS PLAN SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL OF THE COUNTY OF SAN DIEGO.

RECORD PLAN

BY: WILLIAM A. SNIPES
R.C.E. 50477 EXP. 06-30-25

DATE: _____

ENGINEER OF WORK

Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033

WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-25

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date

BENCH MARK

DESCRIPTION: CITY OF ENCINITAS CONTROL NETWORK, MONUMENT ENC-18
LOCATION: N: 1966169.552, E: 6269864.753
CCS83, ZONE VI, EPOCH: 19991.35
RECORD FROM: R.O.S. 18416
ELEVATION: 307.765' DATUM: NGVD88

PRIVATE CONTRACT

SHEET 14 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS SHEETS 18

BMP #2 SECTION FOR:

HONARVAR RESIDENCE AND EQUESTRIAN PAD

CALIFORNIA COORDINATE INDEX 322-1716

APPROVED FOR: WILLIAM P. MORGAN COUNTY ENGINEER

BY: WILLIAM A. SNIPES R.C.E. 50477

PDS2019-LDGRMJ-30214

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, PDS2019-LDGRMJ-30214
Required Information⁴	
<input checked="" type="checkbox"/> Structural BMP(s) and Significant Site Design BMPs (if applicable) with ID numbers. <input checked="" type="checkbox"/> The grading and drainage design shown on the plans must be consistent with the delineation of DMAs shown on the DMA exhibit. <input checked="" type="checkbox"/> Details and specifications for construction of Structural BMP(s) and Significant Site Design BMPs (if applicable). <input type="checkbox"/> Signage indicating the location and boundary of structural BMP(s) as required by County staff. <input checked="" type="checkbox"/> How to access the structural BMP(s) to inspect and perform maintenance. <input checked="" type="checkbox"/> 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). <input checked="" type="checkbox"/> 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). <input type="checkbox"/> Recommended equipment to perform maintenance. <input type="checkbox"/> When applicable, necessary special training or certification requirements for inspection and maintenance personnel such as confined space entry or hazardous waste management. <input type="checkbox"/> Include landscaping plan sheets (if available) showing vegetation requirements for vegetated structural BMP(s). <input checked="" type="checkbox"/> All BMPs must be fully dimensioned on the plans. <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> Include all source control and site design measures described in the SWQMP. <input checked="" type="checkbox"/> Include all construction BMPs described in the SWQMP.	

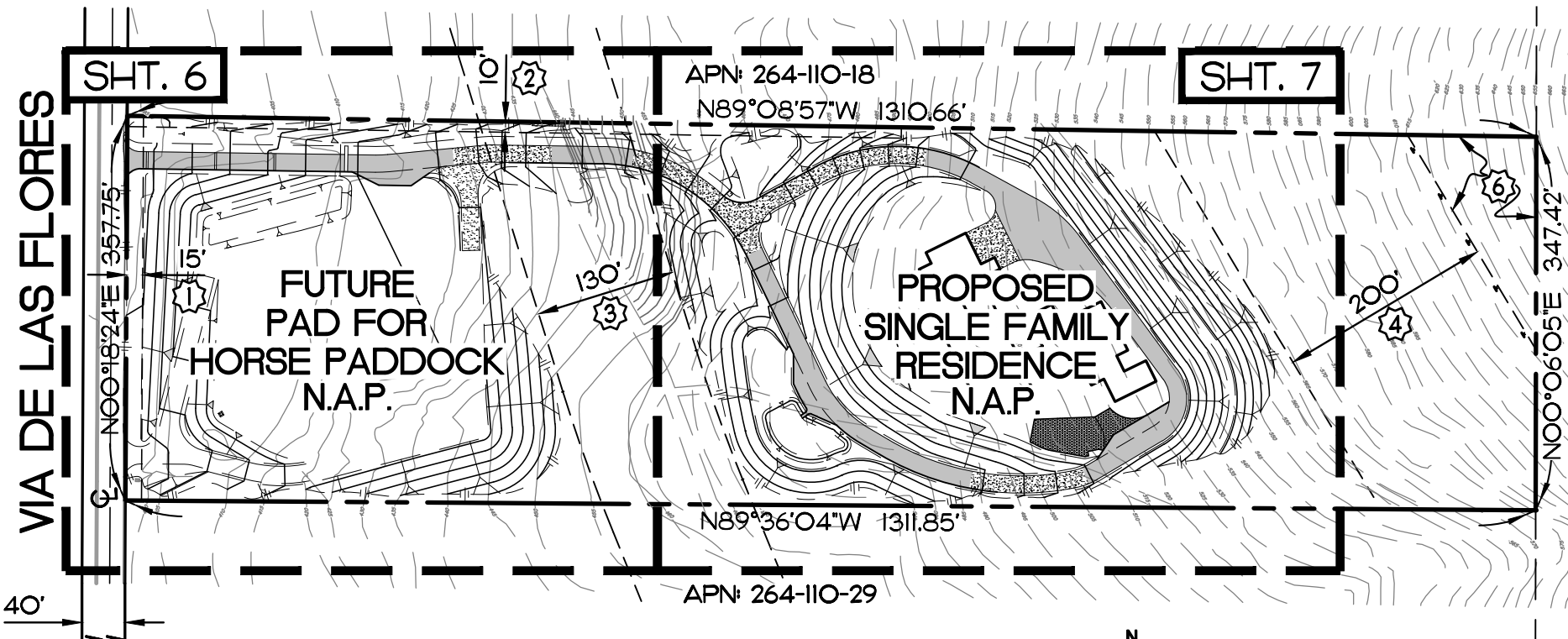
⁴ For Building Permit Applications, refer to Form PDS 272, <https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/pds272.pdf>

GENERAL NOTES

- ALL GRADING SHALL CONFORM TO THE REQUIREMENTS OF COUNTY GRADING ORDINANCE SECTION 87.101 THROUGH 87.804.
- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.
- NATURAL DRAINAGE SHALL NOT BE DIVERTED OR CONCENTRATED ONTO ADJACENT PROPERTY.
- 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.
- IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
- A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
- REGARDLESS OF WHICH BMPs ARE IMPLEMENTED, ALL SLOPES OVER THREE FEET IN HEIGHT WILL BE PLANTED AND MAINTAINED WITH GRASS COVER OR OTHER PLANTING IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS TO PROTECT THE SLOPES AGAINST EROSION AND INSTABILITY. PLANTING SHALL COMMENCE AS SOON AS SLOPES ARE COMPLETED.
- 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:
 - SAN DIEGO GAS AND ELECTRIC 1-800-422-4133
 - AT&T 1-800-422-4133
 - OLIVENHAIN MUNICIPAL WATER DISTRICT (WATER) 1-760-753-6466
 - OLIVENHAIN MUNICIPAL WATER DISTRICT (SEWER) 1-760-753-6466
- A SOILS REPORT WITH COMPACTION TEST IS REQUIRED FOR ALL FILL OVER 12" IN DEPTH. PDS FORM 73 MINOR GRADING CERTIFICATION AND A COPY OF THE COMPACTION REPORT IS REQUIRED PRIOR TO ROUGH GRADING APPROVAL.
- APPROVAL OF THESE PLANS BY THE DIRECTOR OF DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES (PDS) 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.
- THE DIRECTOR'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 (SECTION 87.403 & 87.410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH-MOVING 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 EARTH-MOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ADJUTING CUT OR FILL SURFACES.
- 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.
- SLOPE RATIOS:
 - CUT - 1 1/2:1 FOR MINOR SLOPES (SLOPES < 15'), 2:1 FOR MAJOR SLOPES
 - FILL - 2:1
 - EXCAVATION: 38,500 C.Y. FILL: 35,500 C.Y. EXPORT: 3,000 C.Y.
 - (NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR EITHER WATER OR IMPORT AREAS BEFORE PERMIT TO BE ISSUED.)
- 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 COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.
- PERMANENT POST-CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS.
- 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.
- 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.
- 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. 10400, 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 (SQWMP), ALL REQUIREMENTS FOR LOW IMPACT DEVELOPMENT (LID), HYDROMODIFICATION, DETENTION FACILITIES, MATERIALS AND WASTES CONTROL, EROSION CONTROL, AND SEDIMENT CONTROL ON THE PROJECT SITE.
- 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.

OLIVENHAIN MUNICIPAL WATER DISTRICT	
POTABLE WATER SYSTEM APPROVAL	WFO #:
BY: _____ DATE: _____	
LINDSEY A. R. STEPHENSON	
NOTE: APPROVAL EXPIRES 2 YEARS AFTER DATE.	

GRADING PLAN FOR HONARVAR RESIDENCE AND EQUESTRIAN PAD (GRADING VIOLATION)



SPECIAL NOTES

- ONSITE DRAINAGE FACILITIES WILL BE MAINTAINED BY THE OWNER.
- PROPERTY OWNER IS AWARE OF THE COUNTY WATER CONSERVATION IN LANDSCAPING ORDINANCE AND WILL PROCESS LANDSCAPE AND IRRIGATION PLANS IN ACCORDANCE WITH ORDINANCE NO. 10032 DURING BUILDING PERMIT PHASE.
- THE PROPERTY OWNER IS AWARE OF THE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH POLICIES AND WILL OBTAIN DEH APPROVAL DURING BUILDING PERMIT PHASE.
- SIGNAGE INDICATING BIOLOGICAL OPEN SPACE EASEMENT SPACED 50' APART ALONG EASTERN EDGE OF 200' SDGEE EASEMENT

SOURCE OF TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY PREPARED BY PAUL LOSKA LAND SURVEYING, INC. 12120 TECH CENTER DR, POWAY, CA 92064 DATE OF SURVEY, MAY 1, 2014 BEARING AND DISTANCES SHOWN HEREON ARE RECORD PER R.O.S. 12265

SOILS ENGINEER'S CERTIFICATE

I, STEPHEN J. COOVER, A REGISTERED GEOTECHNICAL ENGINEER OF THE STATE OF CALIFORNIA, PRINCIPALLY DOING BUSINESS IN THE FIELD OF APPLIED SOIL MECHANICS, HEREBY VERIFY THAT A SAMPLING AND RELATIVE DENSITY AND "r" VALUE TESTS OF THE SOIL TYPES PREVALENT WITHIN THE SITE WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN _____

THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN COMPLIANCE WITH THE RECOMMENDATIONS OUTLINED IN OUR SOILS AND GEOTECHNICAL REPORT FOR THIS PROJECT. THE SOILS REPORT SHALL BE CONSIDERED PART OF THIS PLAN, AND ALL GRADING WORK SHALL BE DONE IN ACCORDANCE WITH THE SAN DIEGO COUNTY GRADING ORDINANCE AND THE SPECIFICATIONS AND RECOMMENDATIONS OF SAID REPORT.

PRELIMINARY GEOTECHNICAL EVALUATION, PROPOSED RESIDENTIAL AND EQUESTRIAN DEVELOPMENT APN 264-110-30-00 RANCHO SANTA FE, CALIFORNIA PREPARED BY GEOSOLS, INC., W.O. 8543-A-S-C DATED 04-18-2023

GEOSOLS, INC. 5741 PALMER WAY CARLSBAD, CA 92010 (760) 438-3155

BY: _____ DATE: _____
JOHN P. FRANKLIN, CEG 1340

BY: _____ DATE: _____
STEPHEN J. COOVER, GE 2057

EARTHWORK QUANTITIES

EXCAVATION:	38,500 C.Y.
EMBANKMENT:	35,500 C.Y.
/EXPORT:	3,000 C.Y.
(FOR PERMIT PURPOSES ONLY)	

DISTURBED AREA CALC

PAD + SLOPES:	217,031 SF. (4.98 AC.)
DRIVEWAY:	30,840 SF. (0.71 AC.)
PRIMARY SEPTIC:	N/A
FIRE CLEARING:	N/A
TOTAL:	247,871 SF. (5.69 AC.)
IF ≥ 1 AC, PROVIDE WDD# :	9 C37
SWPPP/CONSTRUCTION SITE RISK LEVEL:	2

SAN DIEGO COUNTY WATER AUTHORITY

THE SAN DIEGO COUNTY WATER AUTHORITY HAS REVIEWED THIS PLAN SHEET AND TAKES NO EXCEPTION AS IT RELATES TO THE PROTECTION OF ITS FACILITIES. THE SAN DIEGO COUNTY WATER AUTHORITY IS NOT RESPONSIBLE FOR ANY DESIGN OR CONSTRUCTION CONTAINED HEREIN.

REVIEWED BY: _____ DATE: _____
GARY W. BOUSQUET, P.E. DIRECTOR OF ENGINEERING

VALID FOR 18 MONTHS FROM DATE OF SIGNATURE

EASEMENTS

- SEWER EASEMENT PER DOC. NO. 2000-0192902, REC. 4-14-2000, O.R.
- PVT. SEWER EASEMENT PER DOC. NO. 2007-0591647, REC. 9-7-2007, O.R.
- PIPELINE EASEMENT TO S.D.C.W.A. PER DOC. NO. 25440, REC. 2-8-1960 & DOC. NO. 10120, REC. 5-17-1971, O.R.
- UTILITY EASEMENT TO SDG&E PER BOOK 5176, PAGE 404, REC. 3-19-1954, O.R.
- UTILITY EASEMENT TO SDG&E PER DOC NO. 218561, REC. 8-13-1974, O.R. (UN-PLOTTABLE)
- BIOLOGICAL OPEN SPACE EASEMENT DOC. NO.

MONUMENTATION GENERAL NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL SURVEY CONTROL MONUMENTS, WHETHER SHOWN ON THESE PLANS OR NOT, WITHIN THE PROJECT AREA. ALL SURVEY MONUMENTS, WHETHER FOR HORIZONTAL OR VERTICAL CONTROL, THAT WILL OR COULD BE DISTURBED OR REMOVED BY THE CONTRACTOR, OR HIS EMPLOYEES, AGENTS, SUBCONTRACTORS, CONSULTANT OR LICENSEES, SHALL BE LOCATED PRIOR TO BEING DISTURBED OR REMOVED AND REPLACED OR RESET, IN ACCORDANCE WITH THE CALIFORNIA BUSINESS & PROFESSIONS CODE SECTION 8771(b), AT THE CONTRACTOR'S SOLE EXPENSE, UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA. IN ADDITION, A RECORD OF SURVEY OR CORNER RECORD, AS APPLICABLE, SHALL BE FILED AND/OR RECORDED, IN ACCORDANCE WITH THE PROVISIONS OF SAID CODE.

OWNER'S CERTIFICATE

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.

IT IS FURTHER AGREED THAT THE DEVELOPER SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES, ALTERATIONS, OR ADDITIONS TO THESE PLANS WHICH THE DIRECTOR OF PUBLIC WORKS DETERMINES ARE NECESSARY AND DESIRABLE FOR THEN PROPER COMPLETION OF THE IMPROVEMENTS.

I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN 60 DAYS AFTER ISSUANCE OF CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT UNDER MY CONTROL.

JOHN B. HONARVAR
1621 MOUNTAIN PASS CIR
VISTA, CA 92081
PHONE: (619) 771-9039

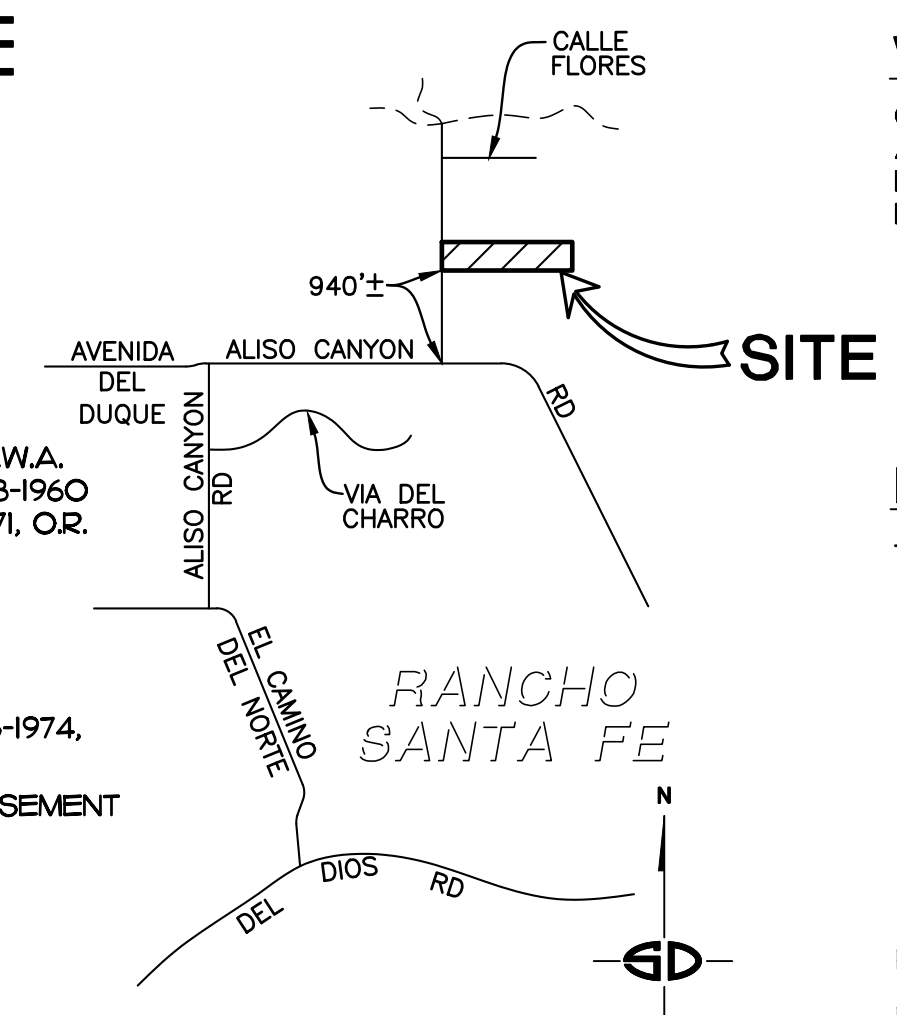
DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, 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 & SAN DIEGO COUNTY WATER AUTHORITY IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

SNIPES-DYE ASSOCIATES
8348 CENTER DRIVE, SUITE G
LA MESA, CA 91942-2910
PHONE: (619) 697-9234

BY: _____ DATE: 11/10/23
WILLIAM A. SNIPES, R.C.E. 50477 EXPIRES 06-30-25



VICINITY MAP

NO SCALE

WORK TO BE DONE

- GRADING & DRAINAGE WORK CONSISTS OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT SAN DIEGO AREA REGIONAL STANDARD DRAWINGS, THE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE SAN DIEGO COUNTY GRADING ORDINANCE:
- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (CURRENT EDITION).
 - STANDARD SPECIAL PROVISIONS.
 - SAN DIEGO COUNTY GRADING ORDINANCE.
 - SAN DIEGO AREA REGIONAL STANDARD DRAWING (CURRENT EDITION).
 - OLIVENHAIN MUNICIPAL WATER DISTRICT (SEWER).

LEGEND

ITEM	STANDARD DWGS.	SYMBOL
EXISTING CONTOUR		410
EXISTING ASPHALT SURFACE		ASPH
EXISTING WATER LINE		W
EXISTING SEWER LINE		S
EXISTING SD PIPE		SD
PROPERTY BOUNDARY		410
PROPOSED CONTOUR		410
PROPOSED SPOT ELEVATION		492.47 TC, 491.97
PROPOSED PVT. A.C. PAVEMENT		AC
PROPOSED PVT. CONC. PAVEMENT		CONC
PROPOSED DECOMPOSED GRANITE (DG)		DG
PROPOSED GRAVEL PAVEMENT		GRAVEL
PROPOSED A.C. BERM	G-05, TYPE A	
PROPOSED PVT. PVC SDR-35 STORM DRAIN (SIZE INDICATED ON PLANS)	D-60	
PROPOSED 24" PVC STORM DRAIN	D-60	
PROPOSED PVT. 8" PVC PERFORATED PIPE		
PROPOSED PVT. STORM DRAIN CLEANOUT	DETAIL 3, SHT. 4	
PROPOSED PVT. 24" CATCH BASIN	DETAIL 4, SHT. 4	
PROPOSED CATCH BASIN TYPE F	D-07, D-1IA, D-1IB, M-2	
PROPOSED STRAIGHT HEADWALL W/ ROCK RIP-RAP ENERGY DISSIPATOR (TYPE & SIZE INDICATED ON PLANS)	D-32, D-40	
PROPOSED ROCK RIP-RAP ENERGY DISSIPATOR (TYPE & SIZE INDICATED ON PLANS)	D-40	
PROPOSED PVT. 3'-6" ROCKS		
PROPOSED PVT. BIOFILTRATION BASIN	SEE SECTIONS A-D SHTS 12 & 13	
PROPOSED PVT. TREE WELL (L.I.D.)	DETAILS SHT. 12	
PROPOSED PVT. TREE WELL WALL	SDRSD C-09, TYPE C	
PROPOSED PVT. 25" PVC SCH-80 WATER		
PROPOSED PVT. 8" PVC SCH-80 FIRE SERVICE		
PROPOSED PVT. 4" PVC SDR-35 SWR LATERAL		
PROPOSED PVT. SEWER CLEANOUT	DETAIL 3, SHT. 4	
PROPOSED PVT. WATER P.O.C.		
PROPOSED PVT. SEWER P.O.C.		
PROPOSED PVT. DRAINAGE DITCH	D-75, TYPE B & D	
PROPOSED SLOPE		
PROPOSED EARTHEN BERM	DETAIL 1, SHT. 4	
LIMIT OF GRADING		
CUT/FILL LINE		
DIRECTION OF FLOW		

SHEET INDEX

NO.	DESCRIPTION	NO.	DESCRIPTION
1	GRADING TITLE	8	EROSION CONTROL NOTES / DETAILS
2	WATER & SEWER NOTES & DETAIL	9 & 10	EROSION CONTROL PLAN
3	BIOLOGICAL MONITORING NOTES & DETAIL	11	DMA PLAN
4	DETAILS / SECTIONS	12	DMA DETAILS
5	GRADING VIOLATION LOCATION MAP	13 & 14	BMP SECTIONS
6 & 7	GRADING PLAN	15-18	PVT. ROAD PROFILE

STORMWATER STRUCTURAL POLLUTANT CONTROL AND AND HYDRO-MODIFICATION CONTROL BMP'S

DESCRIPTION / TYPE	SHEET	BMP ID NO.	MAINTENANCE CATEGORY	MAINTENANCE AGREEMENT RECORDED DOCUMENT NO.
BIOFILTRATION BASIN PER BF-1	11-14	BMP #1 & #2	ONE	
TREE WELLS	11 & 12	BMP #3, #4, #5, & #6	--	

* BMP'S APPROVED AS PART OF STORMWATER QUALITY MANAGEMENT PLAN (SQWMP) DATE _____ ON FILE WITH DPW. ANY CHANGES TO THE ABOVE BMP'S WILL REQUIRE SQWMP REVISION AND PLAN CHANGE APPROVALS.



NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME 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, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, OR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

PDS ENVIRONMENTAL REVIEW

APPROVED FOR COMPLIANCE WITH ENVIRONMENTAL REVIEW

APPROVED BY: _____ DATE: _____

FIRE AGENCY

RANCO SANTA FE FIRE PROTECTION DISTRICT

APPROVED BY: _____ DATE: _____

APPLICANT

JOHN B. HONARVAR
1621 MOUNTAIN PASS CIR
VISTA, CA 92081
(512) 771-9039

ASSESSOR'S PARCEL NUMBER

264-110-30

SITE ADDRESS

VIA DE LAS FLORES
RANCHO SANTA FE, CA 92091

LEGAL DESCRIPTION

PORTION OF THE WEST 1/2, SE 1/4, OF SECTION 10, T13S, R3W, S.B.B.M.

RECORD PLAN

BY: _____ DATE: _____
WILLIAM A. SNIPES R.C.E. 50477 EXP. 06-30-25

ENGINEER OF WORK

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date

PERMITS

WDID NO. _____ TBD

PDS COMPLIANCE CASE NO. PDS2007-RFS-17-0030486

MND PERMIT NO. PDS2015-ER-15-08-019

LANDSCAPE PLAN NO. _____ TBD

HABITAT LOSS PREVENTION PDS2016-HLP-16-001

BENCH MARK

DESCRIPTION: CITY OF ENCINITAS CONTROL NETWORK, MONUMENT ENC-18

LOCATION: N: 1966169.552, E: 6269864.753
CCS83, ZONE VI, EPOCH: 19991.35

RECORD FROM: R.O.S. 18416

ELEVATION: 307.765' DATUM: NGVD88

PRIVATE CONTRACT

SHEET 1 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 18 SHEETS

GRADING TITLE / NOTES FOR:

HONARVAR RESIDENCE AND EQUESTRIAN PAD

CALIFORNIA COORDINATE INDEX 322-171A

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

ENGINEER OF WORK: _____
WILLIAM A. SNIPES R.C.E. 50477

PDS2019-LDGRM-J-30214

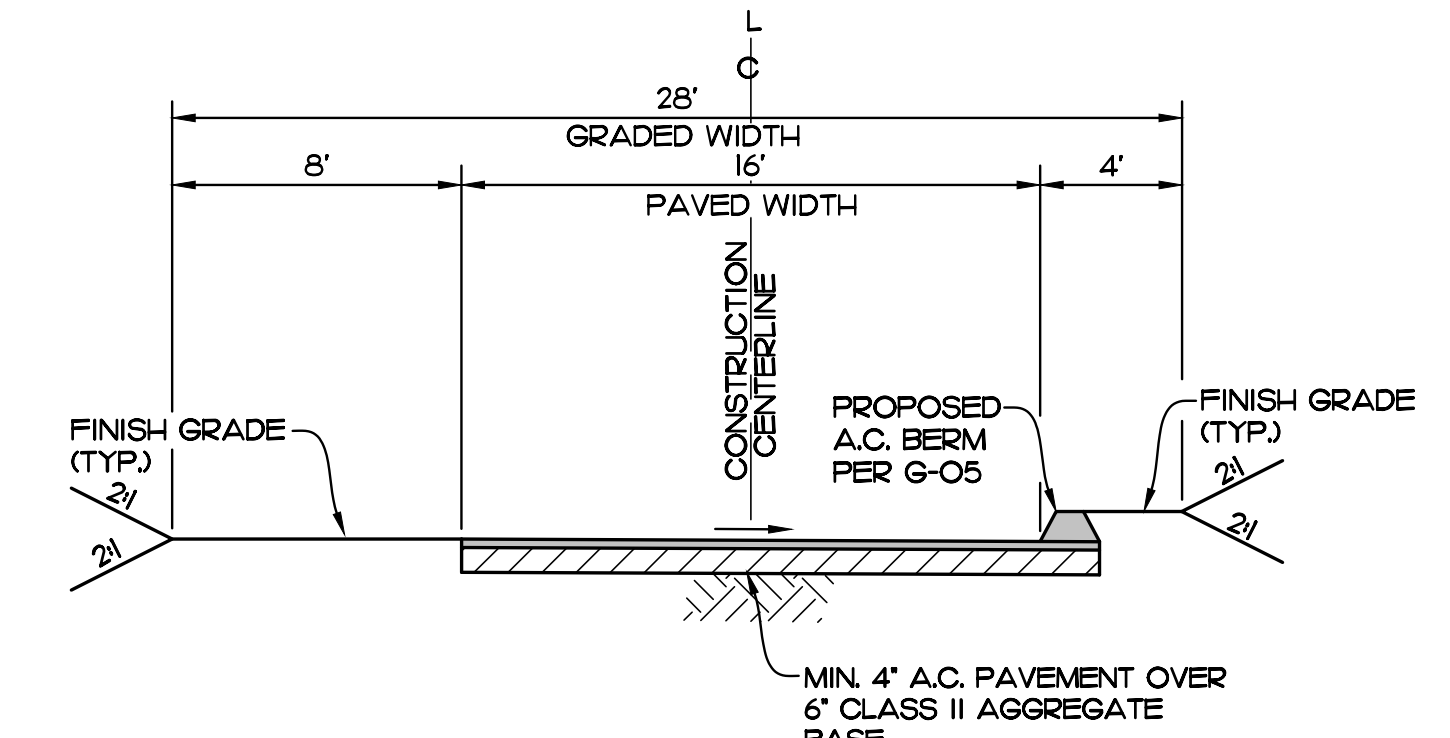
ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
PHONE NO. (619) 697-9234

SAN DIEGO COUNTY WATER AUTHORITY

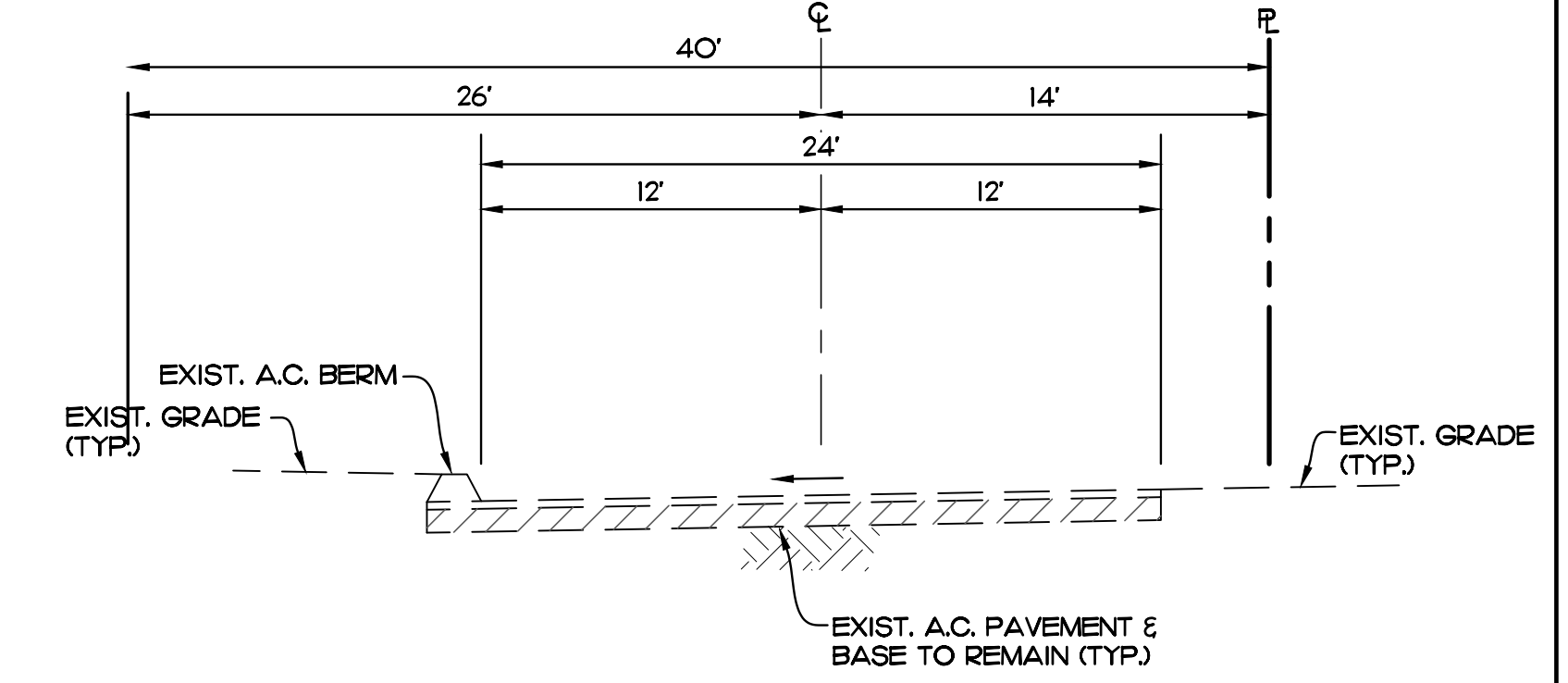
- THE SHOWN LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL STRUCTURES, WHETHER SHOWN HEREIN OR NOT, AND PROTECTING THEM FROM DAMAGE. THE EXPENSE OF REPAIR OR REPLACEMENT OF SAID STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. HAND DIG FOUNDATIONS UNTIL CLEAR OF SUBSTRUCTURES, IF REQUIRED, TO PROTECT UTILITIES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE SAN DIEGO COUNTY WATER AUTHORITY (WATER AUTHORITY) A MINIMUM OF TWO WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK NEAR WATER AUTHORITY FACILITIES.
- NOTICE: ALL WATER AUTHORITY PIPELINES ARE UNDERGROUND INSTALLATIONS. FOR LOCATION OF PIPELINES AND APPURTENANCES CONTACT THE WATER AUTHORITY, TELEPHONE: (658) 522-6900.
- THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY ALL WORK WITHIN WATER AUTHORITY EASEMENTS OR IN CLOSE PHYSICAL PROXIMITY TO WATER AUTHORITY FACILITIES. STAND-BY PERSONNEL MAY BE REQUIRED DURING ALL PHASES OF WORK. STAND-BY REQUIREMENTS WILL BE AT THE DISCRETION OF THE WATER AUTHORITY. WATER AUTHORITY STAND-BY PERSONNEL SHALL BE REQUIRED WHEN ANY EXCAVATION IS DONE WITHIN THE WATER AUTHORITY'S RIGHT OF WAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING WATER AUTHORITY FACILITIES AS A RESULT OF ITS OPERATIONS AND WORK, AND SHALL BE LIABLE FOR THE COST OF ANY REPAIR WORK RESULTING FROM ITS ACTIVITIES.
- DIGALERT: THE LAW REQUIRES YOU TO CONTACT UNDERGROUND SERVICE ALERT TWO WORKING DAYS IN ADVANCE OF DIGGING OR EXCAVATING ON A PUBLIC RIGHT OF WAY OR EASEMENT. TELEPHONE: 1-800-227-2600.
- LOCATION AND ELEVATION OF AQUEDUCTS IS SUBJECT TO FIELD VERIFICATION AND SHALL BE CONFIRMED BY THE DESIGN ENGINEER OR CONTRACTOR BY FIELD MEASUREMENTS IN THE PRESENCE OF AN WATER AUTHORITY INSPECTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE WATER AUTHORITY'S ATTENTION PRIOR TO PROCEEDING.
- ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED SOILS ENGINEER AND IN ACCORDANCE WITH THE RECOMMENDED SAN DIEGO COUNTY STANDARDS AND SPECIFICATIONS.
- ALL FILL MATERIAL SHALL BE COMPACTED TO 90% OR BETTER AND REPORTS SUBMITTED TO THE WATER AUTHORITY PRIOR TO THE ACCEPTANCE OF WORK.
- ALL FILL MATERIAL PLACED BETWEEN THE WATER AUTHORITY'S PIPELINES AND ANY NEW UTILITY CROSSING SHALL BE SAND, 3/4-INCH GRAVEL, OR CEMENT SLURRY.
- AT THE COMPLETION OF THE GRADING OPERATIONS, AN AS-GRADED SOILS AND GEOLOGICAL REPORT SHALL BE PREPARED AND SUBMITTED TO THE WATER AUTHORITY WITHIN 15 DAYS OF THE COMPLETION OF GRADING.
- THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE WATER AUTHORITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- THE CONTRACTOR SHALL NOT GRADE OR STORE ANY SOILS IN THE WATER AUTHORITY RIGHT-OF-WAY. CONSTRUCTION EQUIPMENT CROSSING THE PIPELINES SHALL NOT BE PERMITTED. THE CONTRACTOR WILL BE REQUIRED TO CONSTRUCT A TEMPORARY BRIDGE OVER THE PIPELINES FOR EQUIPMENT CROSSINGS.
- THE WATER AUTHORITY WILL NOT BE RESPONSIBLE FOR THE ENFORCEMENT OF SAFETY MEASURES AND REGULATIONS. THE CONTRACTOR OR DESIGN ENGINEER SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS DURING CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE THAT ANY MONUMENT OR BENCH MARK WHICH IS DISTURBED OR DESTROYED SHALL BE RE-ESTABLISHED AND REPLACED BY A REGISTERED CIVIL ENGINEER WHO IS ALLOWED TO PRACTICE SURVEYING OR A LICENSED LAND SURVEYOR AND A CORNER RECORD, CERTIFICATE OF CORRECTION OR RECORD OF SURVEY FILED AS REQUIRED BY THE LAND SURVEYOR'S ACT. THE CONTRACTOR SHALL FURNISH TO THE WATER AUTHORITY PROOF OF RECORDING.
- THE CONTRACTOR SHALL FURNISH TO THE WATER AUTHORITY AS-BUILT PLANS FOR ALL IMPROVEMENTS WITHIN WATER AUTHORITY RIGHTS OF WAY.
- THE CONTRACTOR SHALL REPAIR ALL DESTROYED OR DAMAGED SURFACE IMPROVEMENTS WITHIN THE WATER AUTHORITY'S RIGHTS OF WAY WITH IMPROVEMENTS OF EQUAL OR SUPERIOR QUALITY.
- THE WATER AUTHORITY SHALL RECEIVE THE CONSTRUCTION SCHEDULE TWO WORKING DAYS IN ADVANCE OF START OF CONSTRUCTION. WORK DONE WITHOUT WATER AUTHORITY INSPECTION SHALL BE SUBJECT TO REMOVAL. THE PHONE NUMBER TO SCHEDULE INSPECTION WITHIN THE WATER AUTHORITY'S RIGHT OF WAY IS (658) 522-6900.
- APPROVAL OF PLANS BY THE WATER AUTHORITY DOES NOT CONSTITUTE RESPONSIBILITY FOR ACCURACY OF INFORMATION NOR LOCATION OF OTHER EXISTING FACILITIES.
- EXCAVATION WILL NOT BE ALLOWED UNDERNEATH WATER AUTHORITY PIPELINES UNLESS A PIPE SUPPORT SYSTEM IS DESIGNED BY A REGISTERED CIVIL ENGINEER. SUPPORT DESIGN MUST BE SUBMITTED AND APPROVED BY THE WATER AUTHORITY PRIOR TO EXCAVATION.
- ALL UTILITIES MUST CROSS WATER AUTHORITY EASEMENT AND PIPELINES AT A PERPENDICULAR ANGLE. NO PARALLEL UTILITIES ARE ALLOWED IN WATER AUTHORITY EASEMENT. SEWER OR RECLAIMED WATER LINE MATERIALS MUST MEET STATE OF CALIFORNIA DEPARTMENT OF HEALTH STANDARDS COMPLETELY CROSSING EASEMENT. ALL UTILITIES TO HAVE A MINIMUM 18-INCHES OF EXTERNAL CLEARANCE TO ANY AUTHORITY PIPELINE. KEEP ALL VAULT STRUCTURES, PULLBOXES, VALVES, CONTROLLERS, BACKFLOW PREVENTERS, MAN-HOLES, TRANSFORMERS, HEADWALLS, ETC., OUTSIDE OF EASEMENT.
- IF REQUIRED, THE CONTRACTOR SHALL RELOCATE CATHODIC PROTECTION TEST STATIONS IN ACCORDANCE WITH THE SAN DIEGO COUNTY WATER AUTHORITY STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL CONTACT THE WATER AUTHORITY TWO WEEKS PRIOR TO COMMENCEMENT OF WORK IN ORDER TO SCHEDULE THE RELOCATION PROCEDURES AND INSPECTION.
- ALL ENCROACHMENTS SHALL BE INSTALLED AND MAINTAINED IN A SAFE AND SANITARY CONDITION AT THE SOLE COST, RISK AND RESPONSIBILITY OF THE PROPERTY OWNER AND SUCCESSORS IN INTEREST WITHOUT EXCEPTION, INCLUDING BUT NOT LIMITED TO ANY DAMAGES TO OR ARISING FROM THE ENCROACHMENTS CAUSED BY THE WATER AUTHORITY'S MAINTENANCE OR CONSTRUCTION REQUIREMENTS.
- IRRIGATION IS SHOWN DIAGRAMMATICALLY FOR VISUAL CLARITY. ALL VALVES, FERTILIZER INJECTION SYSTEMS, THRUST BLOCKS, BACKFLOW PREVENTERS, FLOW SENSORS AND ANY OTHER APPURTENANT IRRIGATION EQUIPMENT SHALL BE LOCATED OUTSIDE THE SAN DIEGO COUNTY WATER AUTHORITY'S EASEMENT.

**OLIVENHAIN MUNICIPAL WATER DISTRICT
POTABLE WATER NOTES**

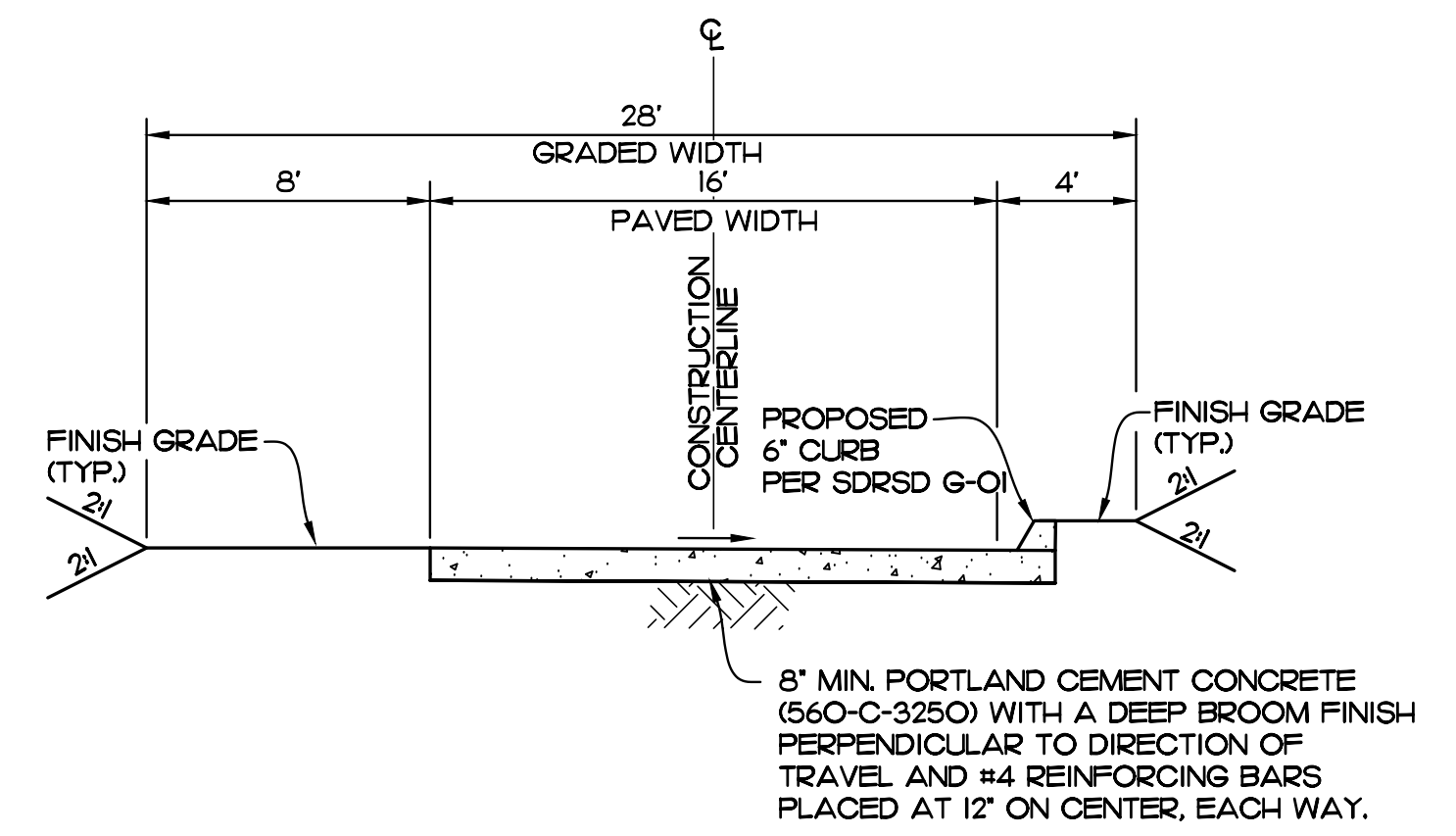
- POTABLE WATER WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS AND MATERIALS AS SPECIFIED IN THE MOST RECENT EDITION OF THE OLIVENHAIN MUNICIPAL WATER DISTRICT (DISTRICT) STANDARD SPECIFICATIONS AND DRAWINGS FOR THE CONSTRUCTION OF WATER MAINS AND FACILITIES, INCLUDING ALL AMENDMENTS ADOPTED PRIOR TO THE DISTRICT APPROVAL DATE ON THESE PLANS. CONTRACTOR SHALL HAVE A COPY OF THE STANDARD SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.
- THE SUBMISSION AND REVIEW OF ALL SUBMITTALS (SHOP DRAWINGS, SIX SETS) AS REQUIRED BY THE STANDARD SPECIFICATIONS ARE TO BE ACCOMPLISHED PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE DISTRICT'S INSPECTOR.
- UNLESS OTHERWISE NOTED, CONNECTIONS TO EXISTING MAINS SHALL BE MADE DRY. THE TIME AND DURATION OF ANY SHUTDOWNS OF EXISTING MAINS SHALL BE SUBJECT TO APPROVAL BY THE DISTRICT. DISTRICT SHALL BE NOTIFIED TWO WEEKS MINIMUM IN ADVANCE OF ANY SHUTDOWN.
- CONTRACTOR SHALL COORDINATE WITH DISTRICT ALL ARRANGEMENTS FOR HIGH-LINING TEMPORARY SERVICES PRIOR TO SHUTDOWNS. NO SHUTDOWNS WILL BE SCHEDULED ON A MONDAY OR FRIDAY.
- CONTRACTOR SHALL REVIEW ALL PROPOSED TRENCH WORK WITH CAL/OSHA. A COPY OF EXEMPTION LETTER OR TRENCHING PERMIT, IF REQUIRED, SHALL BE SUBMITTED TO THE DISTRICT PRIOR TO CONSTRUCTION.
- NO WORK MAY BEGIN OR PROCEED WITHOUT DIRECTION OF DISTRICT'S INSPECTOR. CONTRACTOR SHALL NOTIFY THE DISTRICT INSPECTIONS DEPARTMENT 48 HOURS PRIOR TO THE BEGINNING OF WORK TO ARRANGE FOR INSPECTION OF THE PROJECT.
- THE CONTRACTOR MUST CALL "DIG ALERT OF SOUTHERN CALIFORNIA" TO HAVE UNDERGROUND SERVICE UTILITIES LOCATED PRIOR TO CONSTRUCTION. THIS CALL WILL BE MADE AT LEAST 48 HOURS IN ADVANCE PRIOR TO ANY WORK BEING PERFORMED IN PUBLIC RIGHT-OF-WAY. (DIG ALERT PHONE: 800-227-2600)
- ALL EXISTING FACILITIES WHICH MAY AFFECT PROJECT CONSTRUCTION, I.E., LINE CROSSINGS, LINE PARALLELING, OR PROPOSED CONNECTIONS SHALL BE FIELD VERIFIED BEFORE ANY CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL FURNISH AND INSTALL PER THE STANDARD SPECIFICATIONS THE APPROPRIATE BURIED UTILITY WARNINGS AND IDENTIFICATION TAPE ABOVE ALL PUBLIC WATER LINES INCLUDING WATER LATERALS LOCATED IN PUBLIC RIGHT-OF-WAY.
- WHERE ELEVATIONS AND GRADES ARE NOT SHOWN ON THE WATER MAIN PROFILE, TOP OF PIPE PROFILE IS 48-INCHES BELOW CENTERLINE OF FINISH GRADE OF STREET.
- ALL DEFLECTIONS (HORIZONTAL AND VERTICAL) SHALL BE MADE BY USE OF JOINT COUPLINGS WITH 4" MAXIMUM DEFLECTION PER COUPLING (2" PER JOINT). NO BENDING (CURVING) OF PIPE SHALL BE PERMITTED.
- MANUAL AIR RELEASES SHALL BE INSTALLED AT ALL HIGH POINTS AND BLOW-OFFS AT ALL LOW POINTS IN THE WATER MAIN PROFILE. PLACE MANUAL AIR RELEASES AND BLOW-OFFS WITHIN METER BOX AND LOCATE BEHIND CURB UNLESS OTHERWISE APPROVED BY DISTRICT'S REPRESENTATIVE. FIRE HYDRANTS MAY BE USED IN LIEU OF A MANUAL AIR RELEASE OR BLOW-OFF WHEN LOCATED AT OR NEAR HIGH OR LOW POINTS, AS APPROVED BY THE DISTRICT'S REPRESENTATIVE.
- INSTALL A MINIMUM 1-INCH WATER SERVICE TO EACH LOT. METER TO BE LOCATED 5-FEET FROM A SIDE LOT LINE. A 3/4-INCH HIGH LETTER "W" SHALL BE CHISELED IN TOP OF EXISTING CURB OR IMPRINTED IN NEW CURB AT ALL WATER SERVICE CROSSINGS.
- METER BOXES SHALL NOT BE PLACED WITHIN DRIVEWAYS OR SIDEWALKS WITHOUT THE DISTRICT'S PRIOR WRITTEN CONSENT.
- ALL WATER SERVICES FOR IRRIGATION, MULTIPLE RESIDENTIAL COMPLEXES, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL HAVE APPROVED BACKFLOW PREVENTION DEVICE ON CUSTOMER'S SIDE OF WATER METER.
- CONTRACTOR SHALL TIE OFF ALL VALVE LOCATIONS AND PROVIDE WRITTEN DIMENSIONS TO INSPECTOR IMMEDIATELY UPON INSTALLATION OF VALVES.
- LINE VALVES, WHERE REQUIRED AT STREET INTERSECTIONS SHALL BE LOCATED AT THE TEE WHENEVER POSSIBLE.
- FIRE HYDRANTS, AS APPROVED BY THE APPROPRIATE FIRE DISTRICT AND MEETING THE DISTRICT'S STANDARD SPECIFICATIONS, ARE TO BE INSTALLED AT LOCATIONS SPECIFIED BY THE FIRE DISTRICT.
- ALL DESIGN CHANGES TO THE WATER SYSTEM SHALL BE APPROVED BY THE DISTRICT REPRESENTATIVE IN WRITING PRIOR TO CONSTRUCTION AND ACCEPTANCE OF THE CHANGE.
- THE WATER SYSTEM SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE PROCEDURES IN THE OMWD STANDARD SPECIFICATIONS. THE CLASS OF PIPE SHALL BE USED AS THE DESIGNATED WORKING PRESSURE FOR TESTING ALL PIPE, VALVES (CLOSED) AND APPURTENANCES.
- PIPELINES AND APPURTENANCES SHALL BE DISINFECTED IN ACCORDANCE WITH SECTION 15041 OF THE OMWD STANDARD SPECIFICATIONS PRIOR TO TIE-IN OR CONNECTION TO EXISTING SYSTEM FACILITIES. BACTERIOLOGIC QUALITY TEST RESULTS SHALL CONFORM TO THE CRITERIA SPECIFIED IN THAT SPECIFICATION.
- CONTRACT RECORD DRAWINGS MUST BE SUBMITTED PRIOR TO FINAL ACCEPTANCE OF WORK. THE PLANS MUST PROVIDE POST CONSTRUCTION VERIFICATION OF THE LOCATION AND ELEVATION OF PIPES AND APPURTENANCES.
- CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF ACCEPTANCE FOR THE PROJECT. CONTRACTOR SHALL REPAIR OR REPLACE ANY OR ALL SUCH WORK, TOGETHER WITH ANY OTHER WORK WHICH MAY BE DISPLACED IN SO DOING THAT MAY PROVE DEFECTIVE IN WORKMANSHIP AND/OR MATERIALS WITHIN THE ONE-YEAR PERIOD FROM THE DATE OF ACCEPTANCE WITHOUT EXPENSE WHATSOEVER TO THE DISTRICT, ORDINARY WEAR AND TEAR, UNUSUAL ABUSE OR NEGLECT EXCEPTED.
- ALL IRRIGATION METERS SHALL BE SERVED WITH RECYCLED WATER UNLESS PREVIOUSLY APPROVED IN WRITING BY THE DISTRICT.
- ALL BURIED FITTINGS AND VALVES SHALL BE WAX TAPE WRAPPED IN ACCORDANCE WITH OMWD STANDARD SPECIFICATIONS.



TYPICAL SECTION - PVT. DRIVEWAY
NO SCALE



TYPICAL SECTION - VIA DE LAS FLORES
NO SCALE



TYPICAL SECTION - PVT. DRIVEWAY (PORTLAND CEMENT)
NO SCALE

SAN DIEGO COUNTY WATER AUTHORITY

THE SAN DIEGO COUNTY WATER AUTHORITY HAS REVIEWED THIS PLAN SHEET AND TAKES NO EXCEPTION AS IT RELATES TO THE PROTECTION OF ITS FACILITIES. THE SAN DIEGO COUNTY WATER AUTHORITY IS NOT RESPONSIBLE FOR ANY DESIGN OR CONSTRUCTION CONTAINED HEREIN.

REVIEWED BY: GARY W. BOUSQUET, P.E. DATE: _____
DIRECTOR OF ENGINEERING

VALID FOR 18 MONTHS FROM DATE OF SIGNATURE

RECORD PLAN

BY: WILLIAM A. SNIPES DATE: _____
R.C.E. 50477 EXP. 06-30-25

PRIVATE CONTRACT

SHEET **2** COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS SHEETS **18**

HONARVAR RESIDENCE AND EQUESTRIAN PAD

CALIFORNIA COORDINATE INDEX 322-1716

APPROVED FOR: WILLIAM A. SNIPES ENGINEER OF WORK
COUNTY ENGINEER R.C.E. 50477

PDS2019-LDGRMJ-30214

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date

BENCH MARK	
DESCRIPTION:	CITY OF ENCINITAS CONTROL NETWORK, MONUMENT ENC-18
LOCATION:	N: 1966169.552, E: 6269864.753
	CCS83, ZONE VI, EPOCH: 19991.35
RECORD FROM:	R.O.S. 18416
ELEVATION:	307.765' DATUM: NGVD88

ENGINEER OF WORK

Snipes-Dye associates
civil engineers and land surveyors

8348 CENTER DRIVE, ST. G. LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033

WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-25

11/10/23

ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
PHONE NO. (619) 697-9234

BIOLOGICAL MONITORING NOTES

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

BREEDING SEASON AVOIDANCE
 INTENT: IN ORDER TO AVOID IMPACTS TO NESTING MIGRATORY BIRDS AND RAPTORS, WHICH ARE A SENSITIVE BIOLOGICAL RESOURCE PURSUANT TO CEQA, THE MBTA AND FISH AND WILDLIFE CODE, BREEDING SEASON AVOIDANCE SHALL BE IMPLEMENTED ON ALL PLANS. DESCRIPTION OF REQUIREMENT: THERE SHALL BE NO BRUSHING, CLEARING AND/OR GRADING SUCH THAT NONE WILL BE ALLOWED DURING THE BREEDING SEASON OF MIGRATORY BIRDS OR RAPTORS BETWEEN JANUARY 15 AND AUGUST 31. THE DIRECTOR OF PDS (IPDS, PDC) 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 NESTING OR BREEDING BIRDS ARE PRESENT WITHIN 300 FEET OF THE BRUSHING, CLEARING OR GRADING (500 FEET FOR RAPTORS) BASED ON A SURVEY CONDUCTED BY A COUNTY-APPROVED BIOLOGICAL CONSULTANT WITHIN SEVEN DAYS PRIOR TO THE PROPOSED START OF CLEARING/GRADING. IF NESTING BIRDS ARE PRESENT IN THE VICINITY, PRIOR TO GRANTING PERMISSION PDS AND THE WILDLIFE AGENCIES MAY REQUIRE AVOIDANCE MEASURES SUCH AS, BUT NOT LIMITED TO, STAKING AND POSTING AN AREA 300 FEET FROM THE NEST TO PROHIBIT ALL CLEARING, GRUBBING AND CONSTRUCTION WORK WITHIN THE PERIMETER UNTIL THE QUALIFIED BIOLOGIST DETERMINES THAT THE NESTS ARE NO LONGER OCCUPIED WITH WRITTEN NOTIFICATION TO THE APPROVAL OF THE DIRECTOR OF PDS. 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. NO GRADING SHALL OCCUR ON-SITE 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 IPDS, PDC SHALL NOT ALLOW ANY GRADING DURING THE SPECIFIED DATES, UNLESS A CONCURRENCE FROM PDS AND THE WILDLIFE AGENCIES IS RECEIVED. THE IPDS, PDC SHALL REVIEW THE CONCURRENCE LETTER.

BIO TEMPORARY FENCING
 INTENT: IN ORDER TO PREVENT INADVERTENT DISTURBANCE TO COAST LIVE OAK WOODLAND, TEMPORARY CONSTRUCTION FENCING SHALL BE INSTALLED. DESCRIPTION OF REQUIREMENT: PRIOR TO THE COMMENCEMENT OF ANY GRADING AND/OR CLEARING IN ASSOCIATION WITH THIS GRADING PLAN, TEMPORARY ORANGE CONSTRUCTION FENCING SHALL BE PLACED TO PROTECT FROM INADVERTENT DISTURBANCE OF ALL OPEN SPACE EASEMENTS THAT DO NOT ALLOW GRADING, BRUSHING OR CLEARING. TEMPORARY FENCING IS ALSO REQUIRED IN ALL LOCATIONS OF THE PROJECT WHERE PROPOSED GRADING OR CLEARING IS WITHIN 100 FEET OF AN OPEN SPACE EASEMENT BOUNDARY. THE PLACEMENT OF SUCH FENCING SHALL BE APPROVED BY THE PDS, PERMIT COMPLIANCE SECTION. UPON APPROVAL, THE FENCING SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF GRADING ACTIVITIES AFTER WHICH THE FENCING SHALL BE REMOVED. DOCUMENTATION: THE APPLICANT SHALL PROVIDE EVIDENCE THAT THE FENCING HAS BEEN INSTALLED AND HAVE A CALIFORNIA LICENSED SURVEYOR CERTIFY THAT THE FENCING IS LOCATED ON THE BOUNDARY OF THE OPEN SPACE EASEMENT(S). THE APPLICANT SHALL SUBMIT PHOTOS OF THE FENCING ALONG WITH THE CERTIFICATION LETTER TO THE (IPDS, PDC) FOR APPROVAL. TIMING: PRIOR TO PRECONSTRUCTION CONFERENCE, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES THE FENCING SHALL BE INSTALLED, AND SHALL REMAIN FOR THE DURATION OF THE GRADING AND CLEARING. MONITORING: THE IPDS, PDC SHALL EITHER ATTEND THE PRECONSTRUCTION CONFERENCE AND APPROVE THE INSTALLATION OF THE TEMPORARY FENCING, OR REVIEW THE CERTIFICATION AND PICTURES PROVIDED BY THE APPLICANT.

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

PALEONTOLOGICAL MONITORING
 INTENT: IN ORDER TO COMPLY WITH MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO THE GRADING PLANS, A PALEONTOLOGICAL RESOURCE GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THIS PROJECT SITE IS HAS MARGINAL TO LOW LEVELS OF SENSITIVE PALEONTOLOGICAL RESOURCES. ALL GRADING ACTIVITIES ARE SUBJECT TO THE COUNTY OF SAN DIEGO GRADING ORDINANCE SECTION 87.430, IF ANY SIGNIFICANT RESOURCES (FOSSILS) ARE ENCOUNTERED DURING GRADING ACTIVITIES.

A. THE GRADING CONTRACTOR IS RESPONSIBLE TO MONITOR FOR PALEONTOLOGICAL RESOURCES DURING ALL GRADING ACTIVITIES. IF ANY FOSSILS ARE FOUND GREATER THAN 12 INCHES IN ANY DIMENSION, STOP ALL GRADING ACTIVITIES AND CONTACT THE (IPDS, PDC) BEFORE CONTINUING GRADING OPERATIONS.

B. IF ANY PALEONTOLOGICAL RESOURCES ARE DISCOVERED AND SALVAGED, THE MONITORING, RECOVERY, AND SUBSEQUENT WORK DETERMINED NECESSARY SHALL BE COMPLETED BY OR UNDER THE SUPERVISION OF A QUALIFIED PALEONTOLOGIST PURSUANT TO THE SAN DIEGO COUNTY GUIDELINES FOR DETERMINING SIGNIFICANCE FOR PALEONTOLOGICAL RESOURCES.

TIMING: THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION. MONITORING: THE (IPDS, PDC) SHALL MAKE SURE THAT THE GRADING CONTRACTOR IS ON-SITE PERFORMING THE MONITORING DUTIES OF THIS CONDITION. THE (IPDS, PDC) SHALL CONTACT THE (IPDS, PDC) IF THE GRADING CONTRACTOR OR APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

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

PALEONTOLOGICAL MONITORING
 INTENT: IN ORDER TO COMPLY WITH THE ADOPTED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) PURSUANT TO THE GRADING PLAN, AND 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: ONE OF THE FOLLOWING LETTERS SHALL BE PERFORMED 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 (IPDS, PDC) 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 (IPDS, PDC) FOR REVIEW AND APPROVAL. TIMING: UPON COMPLETION OF ALL GRADING ACTIVITIES, AND PRIOR TO ROUGH GRADING FINAL INSPECTION (GRADING ORDINANCE SEC 87.42(A.2)), THE LETTER REPORT SHALL BE COMPLETED. MONITORING: THE (IPDS, PDC) SHALL REVIEW THE FINAL NEGATIVE LETTER REPORT OR FIELD MONITORING MEMO FOR COMPLIANCE WITH THE PROJECT MMRP, AND INFORM (IPDS, PDC) 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).

OPEN SPACE SIGNAGE
 INTENT: IN ORDER TO PROTECT THE PROPOSED OPEN SPACE EASEMENT FROM ENTRY, INFORMATIONAL SIGNS SHALL BE INSTALLED. DESCRIPTION OF REQUIREMENT: OPEN SPACE SIGNS SHALL BE PLACED ALONG THE BOUNDARIES OF THE BIOLOGICAL OPEN SPACE AS INDICATED ON THE APPROVED GRADING PLAN. THE SIGNS MUST BE CORROSION RESISTANT, A MINIMUM OF 6' X 9' IN SIZE, ON POSTS NOT LESS THAN THREE (3) FEET IN HEIGHT FROM THE GROUND SURFACE, AND MUST STATE THE FOLLOWING:

SENSITIVE ENVIRONMENTAL RESOURCES AREA RESTRICTED BY EASEMENT
 ENTRY WITHOUT EXPRESS WRITTEN PERMISSION FROM THE COUNTY OF SAN DIEGO IS PROHIBITED. TO REPORT A VIOLATION OR FOR MORE INFORMATION ABOUT EASEMENT RESTRICTIONS AND EXCEPTIONS CONTACT THE COUNTY OF SAN DIEGO, PLANNING & DEVELOPMENT SERVICES
 REFERENCE: PDS2014-LDGRMJ-00017

DOCUMENTATION: THE APPLICANT SHALL INSTALL THE SIGNS AS INDICATED ABOVE AND PROVIDE SITE PHOTOS AND A STATEMENT FROM A CALIFORNIA REGISTERED ENGINEER, OR LICENSED SURVEYOR THAT THE OPEN SPACE SIGNS HAVE BEEN INSTALLED AT THE BOUNDARY OF THE OPEN SPACE EASEMENT. TIMING: PRIOR TO ANY OCCUPANCY, FINAL GRADING RELEASE, OR USE OF THE PREMISES IN RELIANCE OF THIS PERMIT, THE OPEN SPACE SIGNS SHALL BE INSTALLED. MONITORING: THE (IPDS, PDC) SHALL REVIEW THE PHOTOS AND STATEMENT FOR COMPLIANCE WITH THIS CONDITION.

OPEN SPACE BARRIERS
 INTENT: IN ORDER TO PROTECT THE PROPOSED OPEN SPACE EASEMENT FROM ENTRY, OR DISTURBANCE, EXISTING DIRT ROADS INTO THE BIOLOGICAL OPEN SPACE EASEMENT SHALL BE BLOCKED WITH LARGE BOULDERS. DESCRIPTION OF REQUIREMENT: LARGE BOULDERS SHALL BE PLACED AT EACH ENTRY OF EXISTING DIRT ROADS INTO THE BIOLOGICAL OPEN SPACE EASEMENT AS INDICATED ON THE APPROVED GRADING PLAN. DOCUMENTATION: THE APPLICANT SHALL INSTALL THE LARGE BOULDERS AS INDICATED ABOVE AND PROVIDE SITE PHOTOS AND A STATEMENT FROM A CALIFORNIA REGISTERED ENGINEER, OR LICENSED SURVEYOR THAT THE OPEN SPACE BARRIERS (BOULDERS) HAVE BEEN INSTALLED AT THE OPEN SPACE EASEMENT BOUNDARY. TIMING: PRIOR TO ANY OCCUPANCY, FINAL GRADING RELEASE, OR USE OF THE PREMISES IN RELIANCE OF THIS PERMIT, THE BOULDERS SHALL BE PLACED. MONITORING: THE (IPDS, PDC) SHALL REVIEW THE PHOTOS AND STATEMENT FOR COMPLIANCE WITH THIS CONDITION.

GRADING NOTES

1. GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.
2. PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 14204(I) OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OF THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
3. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE BELOW FOR MIX AND SPECIFICATIONS.

HYDROSEED MIX

COMMON NAME	LBS/ACRE
ACHILLEA MILLEFOLIUM (WHITE YARROW)	1.0
CLARKIA UNGUICULATA (ELEGANT CLARKIA)	2.0
COLLINSIA HETEROPHYLLA (CHINESE HOUSES)	2.0
ESCHSCHOLZIA CALIFORNICA (CALIFORNIA POPPY)	1.0
GILIA CAPITATA (GLOBE GILIA)	2.0
GILIA TRICOLOR (BIRDS EYE)	1.0
LASTHENIA CALIFORNICA (DWARF GOLDFIELDS)	1.0
LAYIA PLATYGLOSSA (TIDY TIPS)	1.0
LUPINUS MICROCARPUS DENSIFLORUS (GOLDEN LUPINE)	1.0
LUPINUS SUCCULENTUS (ARROYO LUPINE)	1.0
MIMULUS AURANTIACUS PUNICEUS (MISSION RED MONKEYFLOWER)	1.0
NEMOPHILA MACULATE (FIVE SPOT)	2.0
NEMOPHILA MENZIESII (BABY BLUE EYES)	1.0
PHACELIA CAMPANULARIA (CALIFORNIA BLUEBELLS)	2.0
SISTRINCHIMUM BELLUM (BLUE EYED GRASS)	1.0

SEEDING RATE: 20.0 LBS PER ACRE

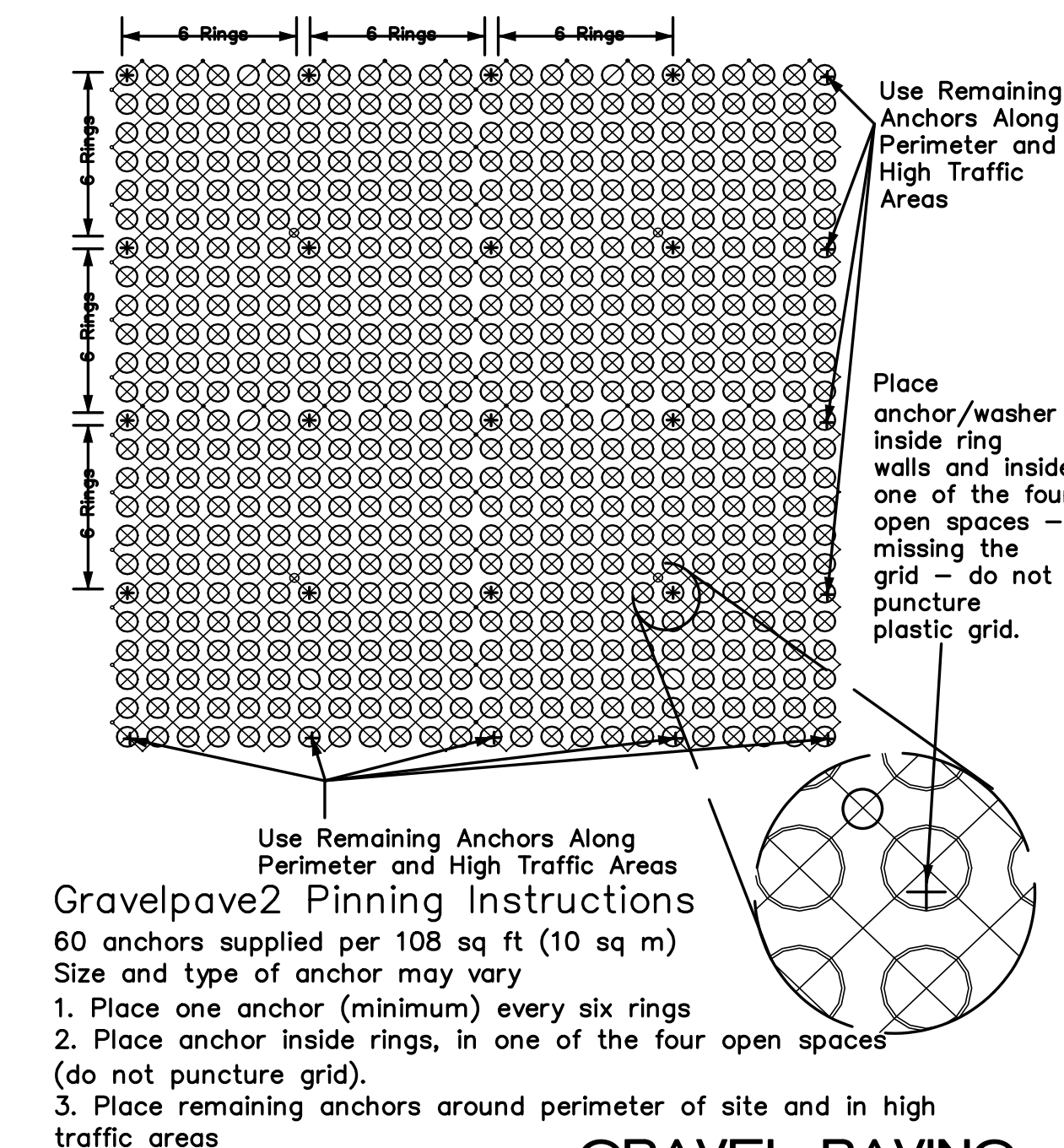
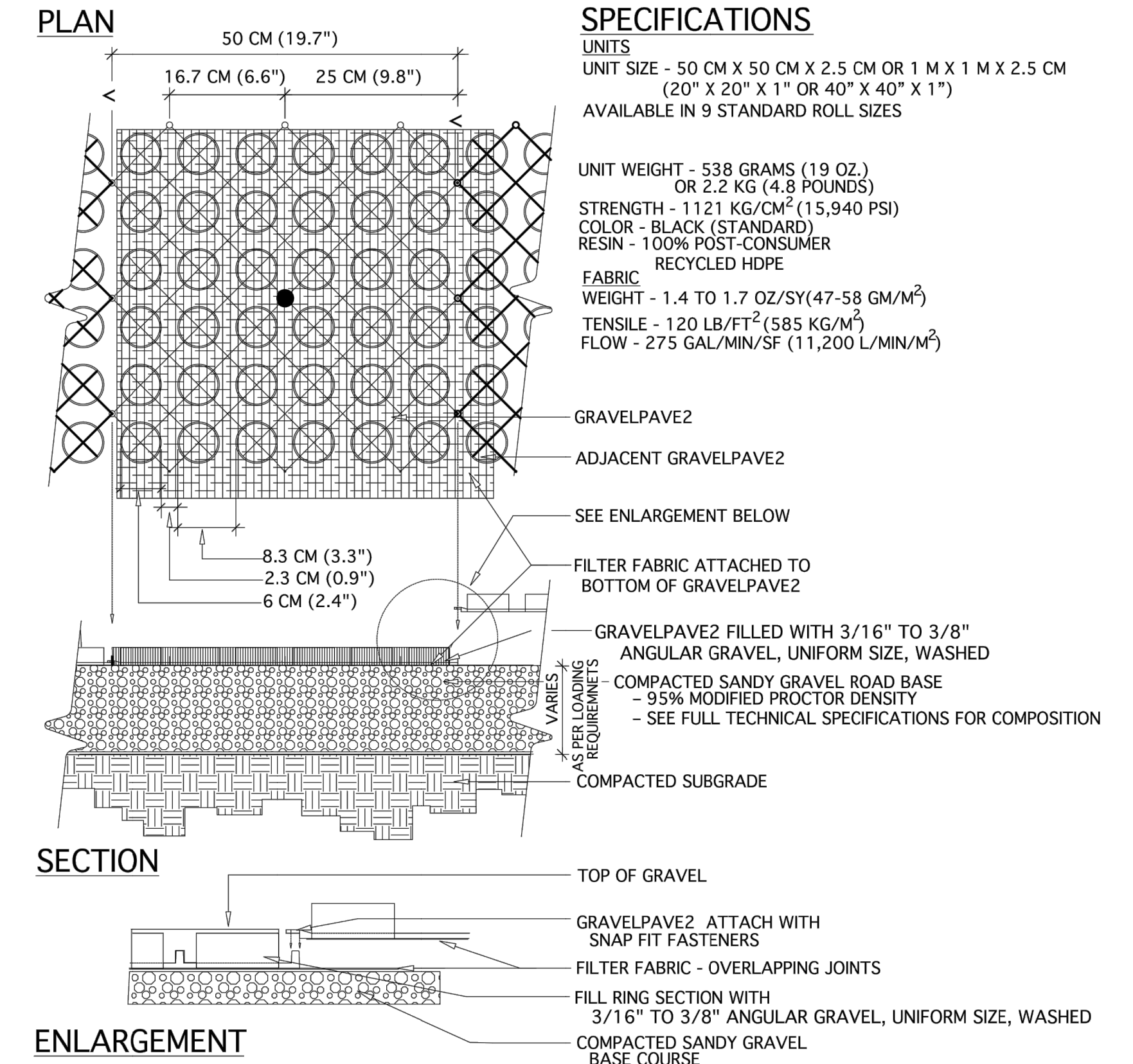
- CELLULOSE FIBER 1400 LBS/ACRE
- M-BINDER 120 LBS/ACRE
- O-38-O L20 SULPHUR FERTILIZER 120 LBS/ACRE
- 38-O-O UREA FORMALDEHYDE FERTILIZER 50 LBS/ACRE

HYDROSEED MATERIALS:	RATE (LBS/ACRE)
SOIL ACTIVATOR/ FERTILIZER/ INNOCULUM PENETRANT (GRO-POWER PLUS WITH MYCORRHIZAE AND SOIL PENETRANT)	400
WOOD FIBER MULCH (ECOFIBRE PREMIUM WOOD FIBER MULCH)	1,400
BINDER (ECOLOGY CONTROLS M-BINDER)	80

HYDROSEEDING PROCEDURES

- 44-2 FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 1,400 POUNDS PER ACRE EXCEPT WHEN USED IN CONJUNCTION WITH STRAW MULCH, WHEN IT SHALL BE APPLIED AT A MINIMUM RATE OF 400 POUNDS PER ACRE.
- 44-3 A WETTING AGENT CONSISTING OF 95 PERCENT ALKYL POLYETHYLENE GLYCOL ETHER SHALL BE APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS.
- 44-4 EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENEOUSLY MIX THE SLURRY. THE SLURRY MIX SHALL BE DYE GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.
- 45 MAINTENANCE REQUIREMENTS
 - 45-1 PERMANENTLY IRRIGATED SLOPES SHALL BE MAINTAINED FOR A PERIOD NO LESS THAN 90 DAYS.
 - 45-2 NONPERMANENTLY IRRIGATED AREAS SHALL BE MAINTAINED FOR A PERIOD NOT LESS THAN 25 MONTHS.
 - 45-3 ALL REVEGETATED AREAS SHALL BE MAINTAINED BY THE PERMITTEE UNTIL FINAL APPROVAL BY THE CITY MANAGER. THE MAINTENANCE PERIOD BEGINS ON THE FIRST DAY FOLLOWING ACCEPTANCE AND MAY BE EXTENDED AT THE DETERMINATION OF THE CITY MANAGER.
 - 45-4 PRIOR TO FINAL APPROVAL, THE COUNTY MANAGER MAY REQUIRE CORRECTIVE ACTION INCLUDING BUT NOT LIMITED TO, REPLANTING, THE PROVISION OR MODIFICATION OF IRRIGATION SYSTEMS, AND THE REPAIR OF ANY SOIL EROSION OR SLOPE SLIPPAGE.

INTERIM BINDER NOTE:
 GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 2ND AND AUGUST 31ST FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1ST AND APRIL 1ST.



12 DETAIL NO SCALE

RECORD PLAN

BY: WILLIAM A. SNIPES R.C.E. 50477 EXP. 06-30-25 DATE: _____

PRIVATE CONTRACT

SHEET 3 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 18 SHEETS

BIOLOGICAL MONITORING NOTES FOR:

HONARVAR RESIDENCE AND EQUESTRIAN PAD

CALIFORNIA COORDINATE INDEX 322-1718

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER BY: WILLIAM A. SNIPES R.C.E. 50477

PDS2019-LDGRMJ-30214

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date

BENCH MARK

DESCRIPTION: CITY OF ENCINITAS CONTROL NETWORK, MONUMENT ENC-18

LOCATION: N: 1966169.552, E: 6269864.753

CCS83, ZONE VI, EPOCH: 19991.35

RECORD FROM: R.O.S. 18416

ELEVATION: 307.765' DATUM: NGVD88

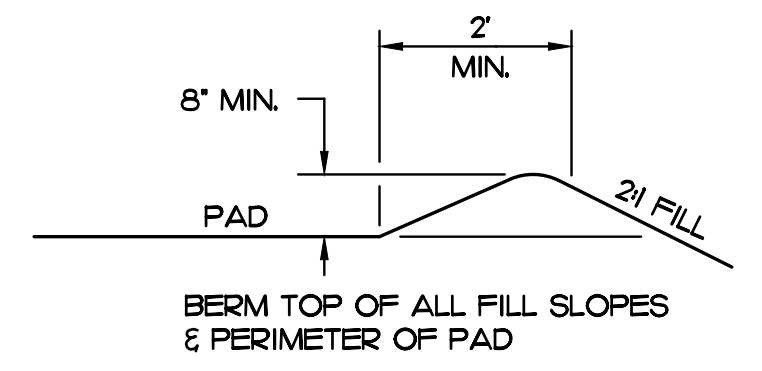
ENGINEER OF WORK

Snipes-Dye associates
 civil engineers and land surveyors
 8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
 TELEPHONE (619) 697-2234 FAX (619) 460-2033

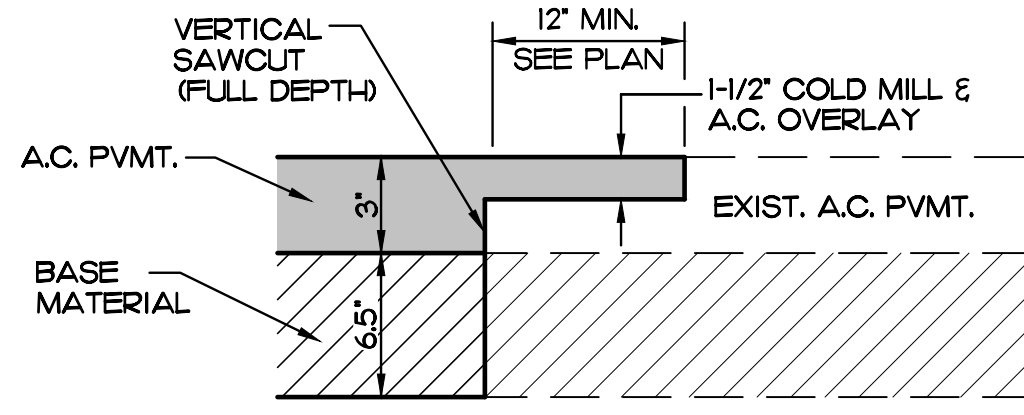
WILLIAM A. SNIPES R.C.E. 50477 EXPIRES 06-30-25

11/10/23

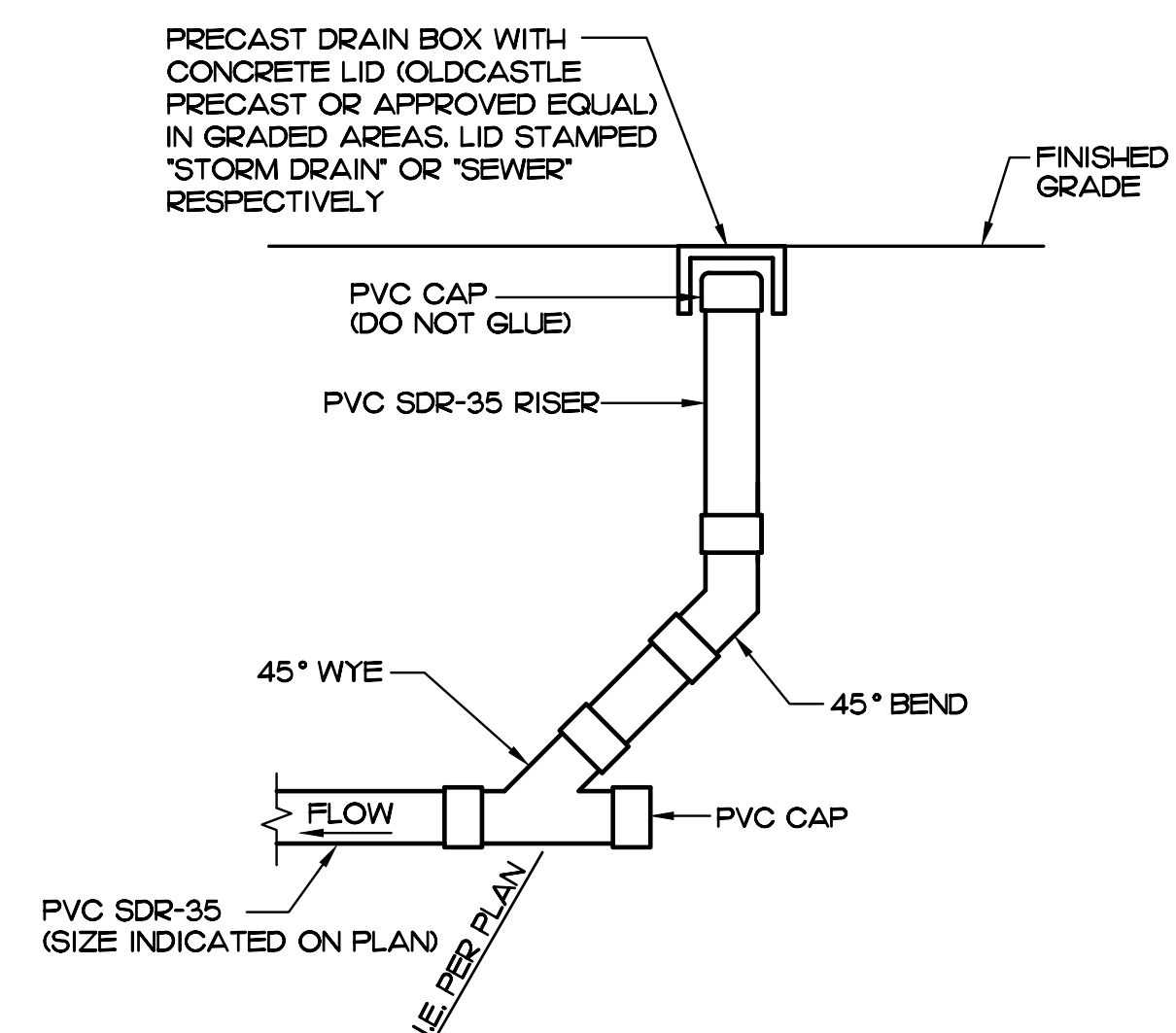
ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
 PHONE NO. (619) 697-9234



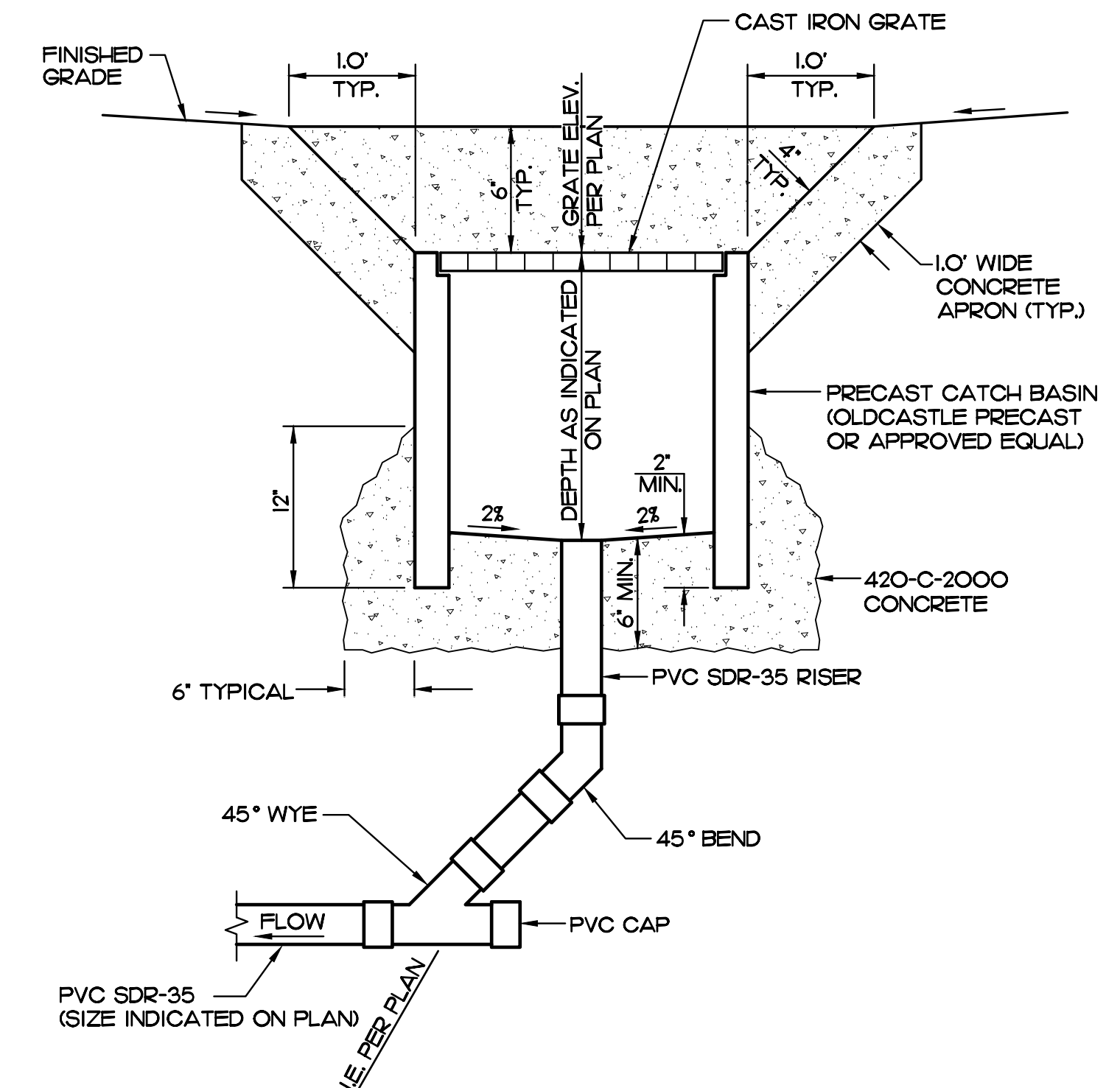
EARTHEN BERM
 1 DETAIL
 NO SCALE



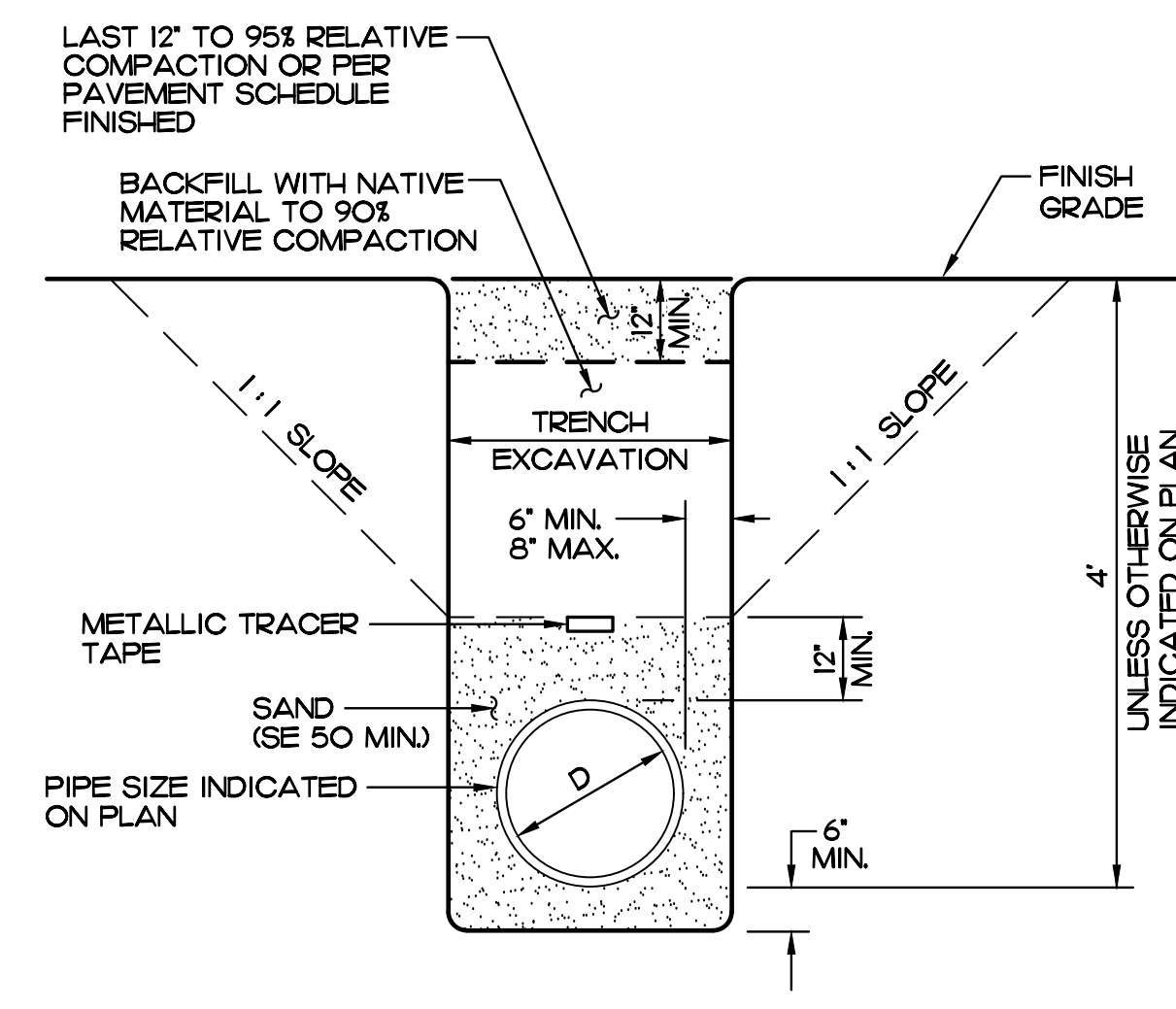
A.C. PAVEMENT MATCH
 2 DETAIL
 NO SCALE



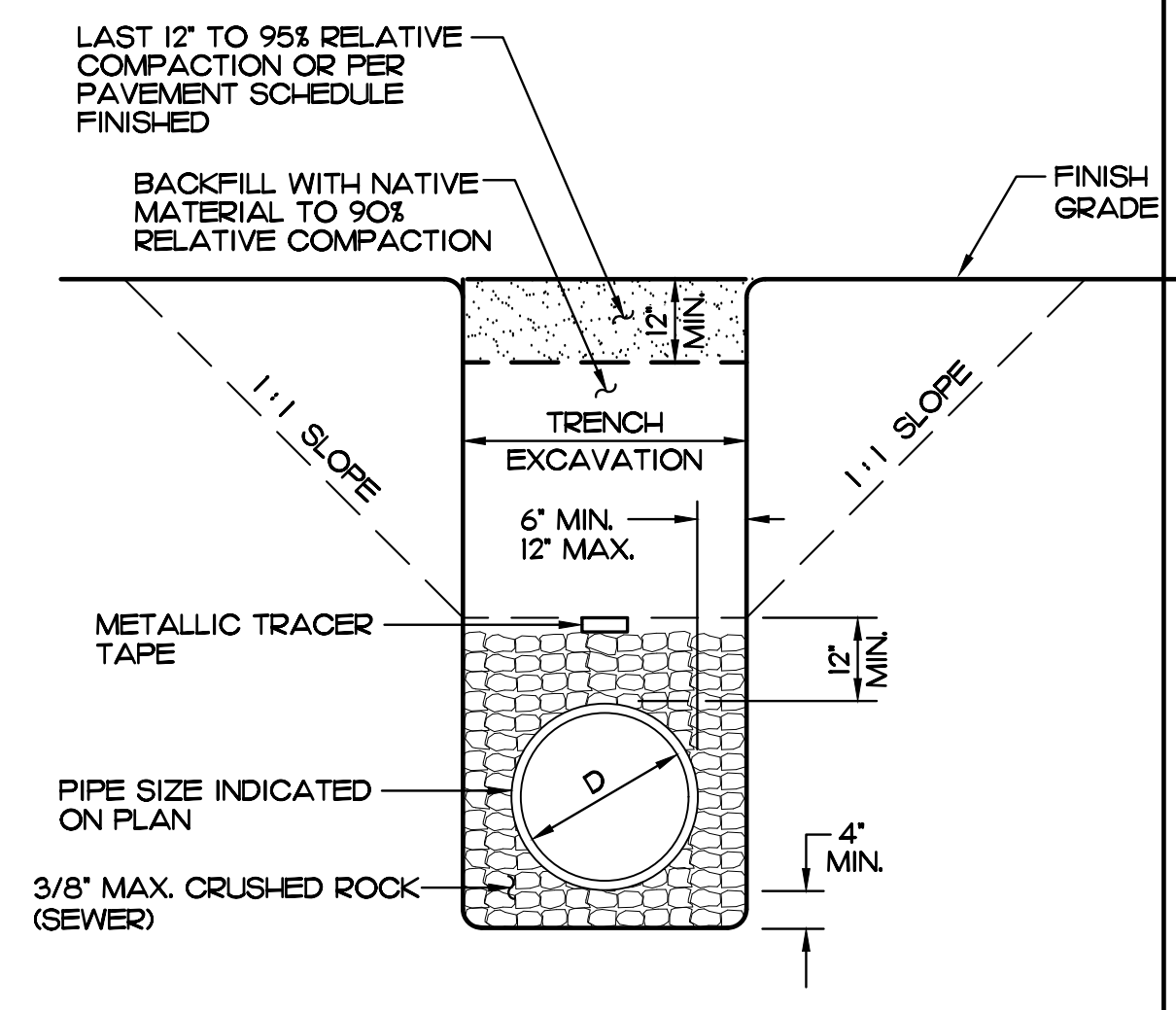
STORM DRAIN/SEWER CLEANOUT (PVT.)
 3 DETAIL
 NO SCALE



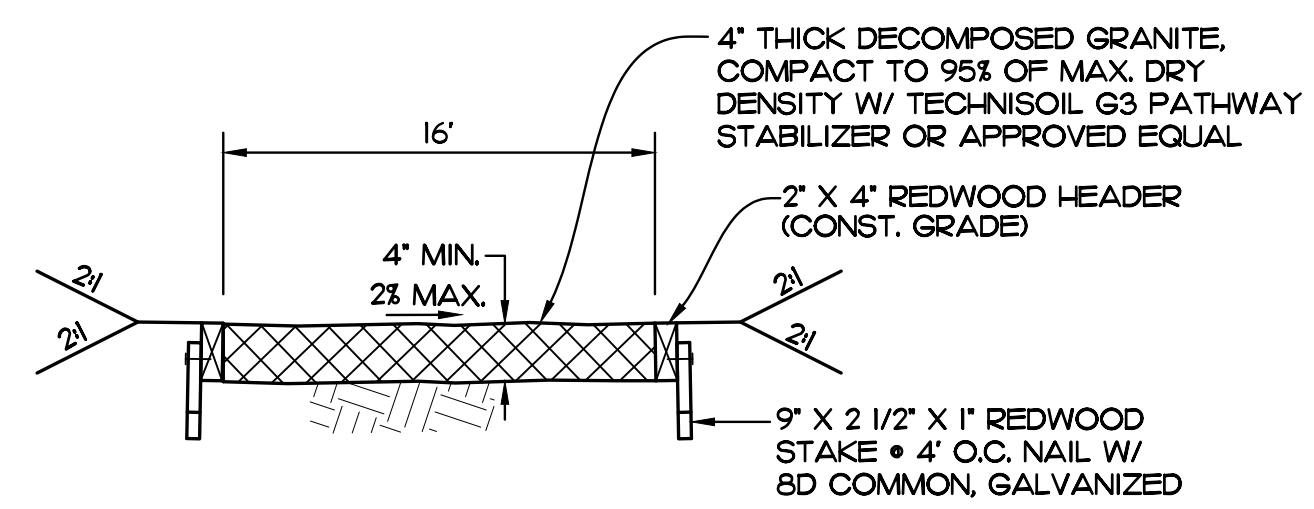
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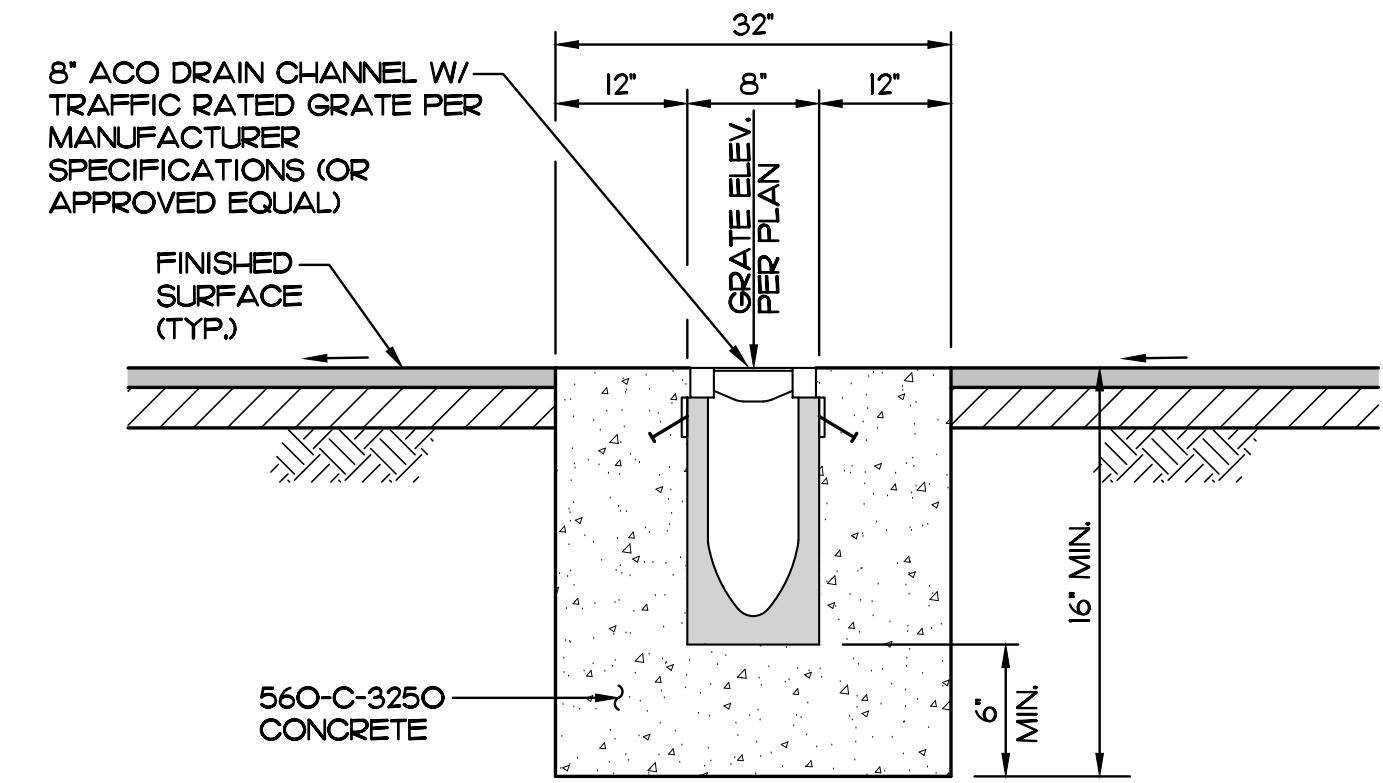
WATER TRENCH AND BEDDING (PVT.)
 5 DETAIL
 NO SCALE



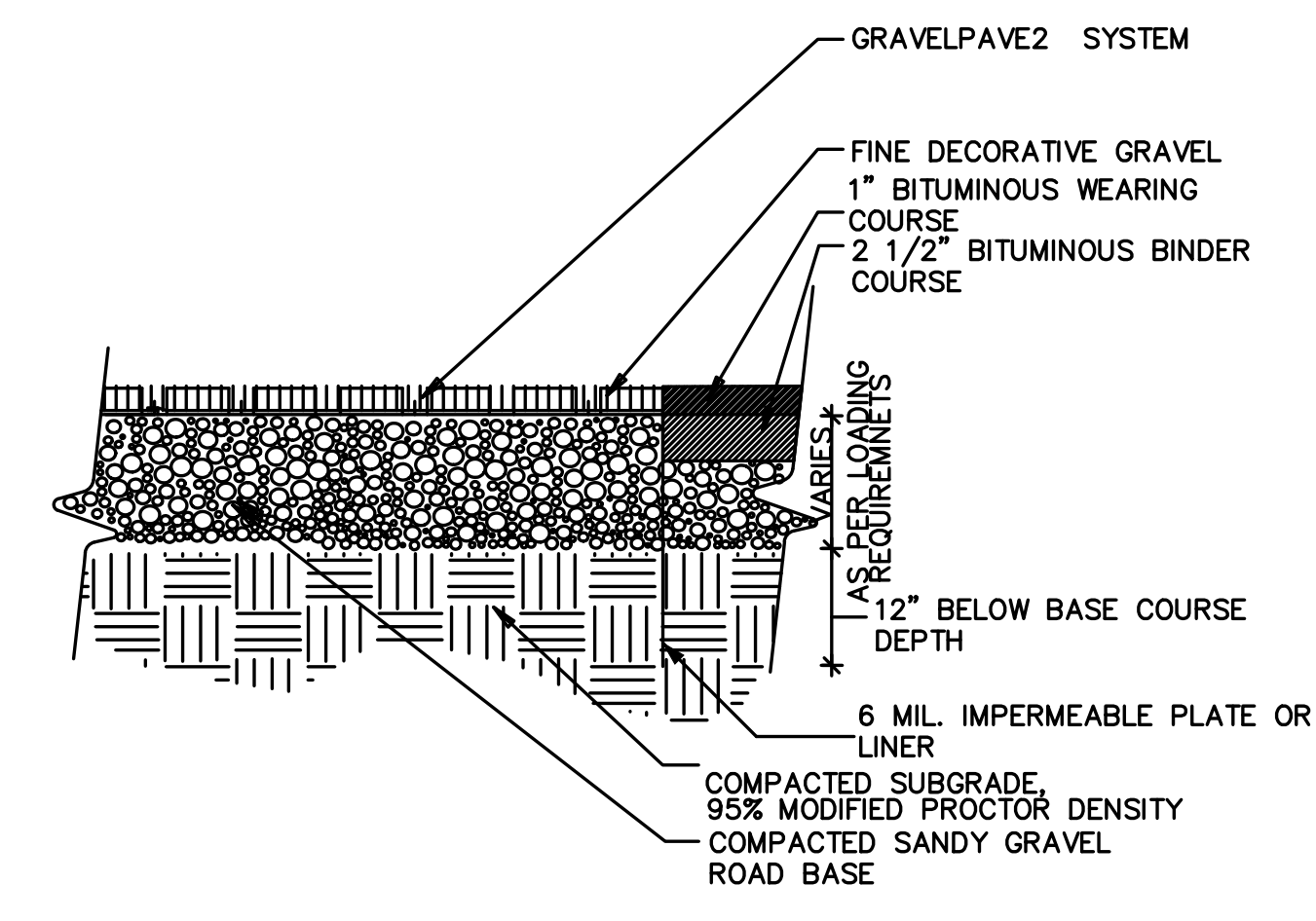
SEWER TRENCH AND BEDDING (PVT.)
 6 DETAIL
 NO SCALE



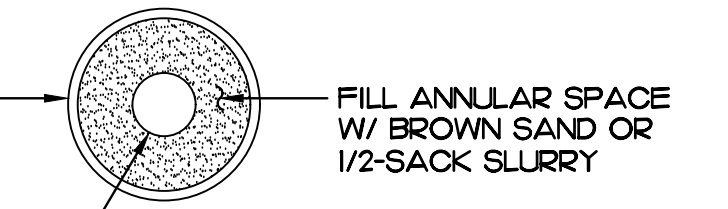
DECOMPOSED GRANITE (PVT.)
 7 DETAIL
 NO SCALE



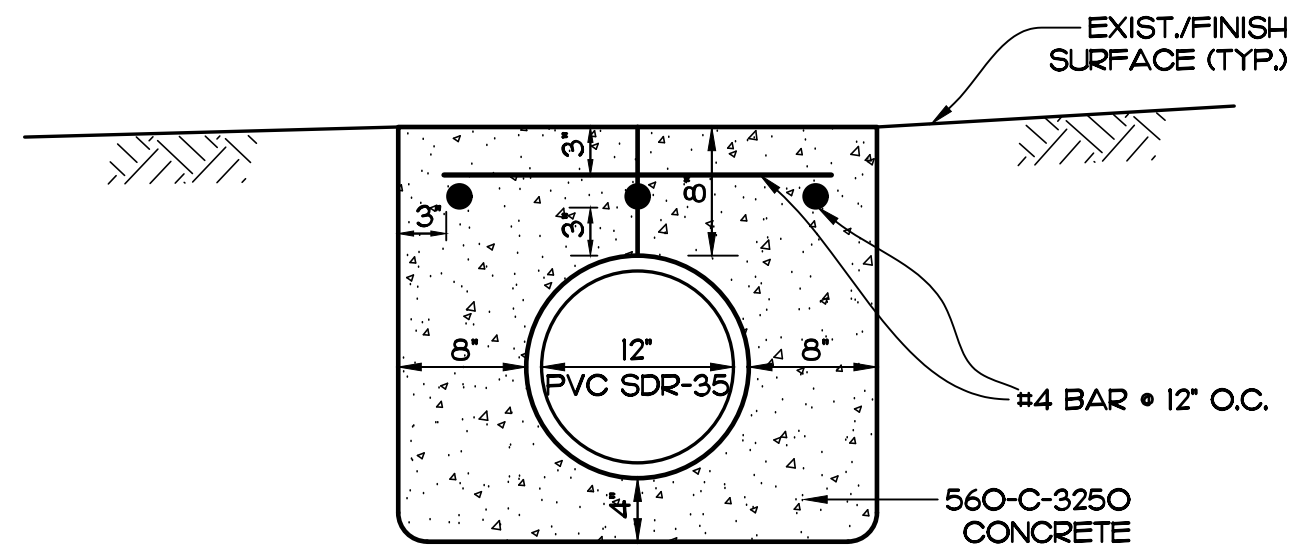
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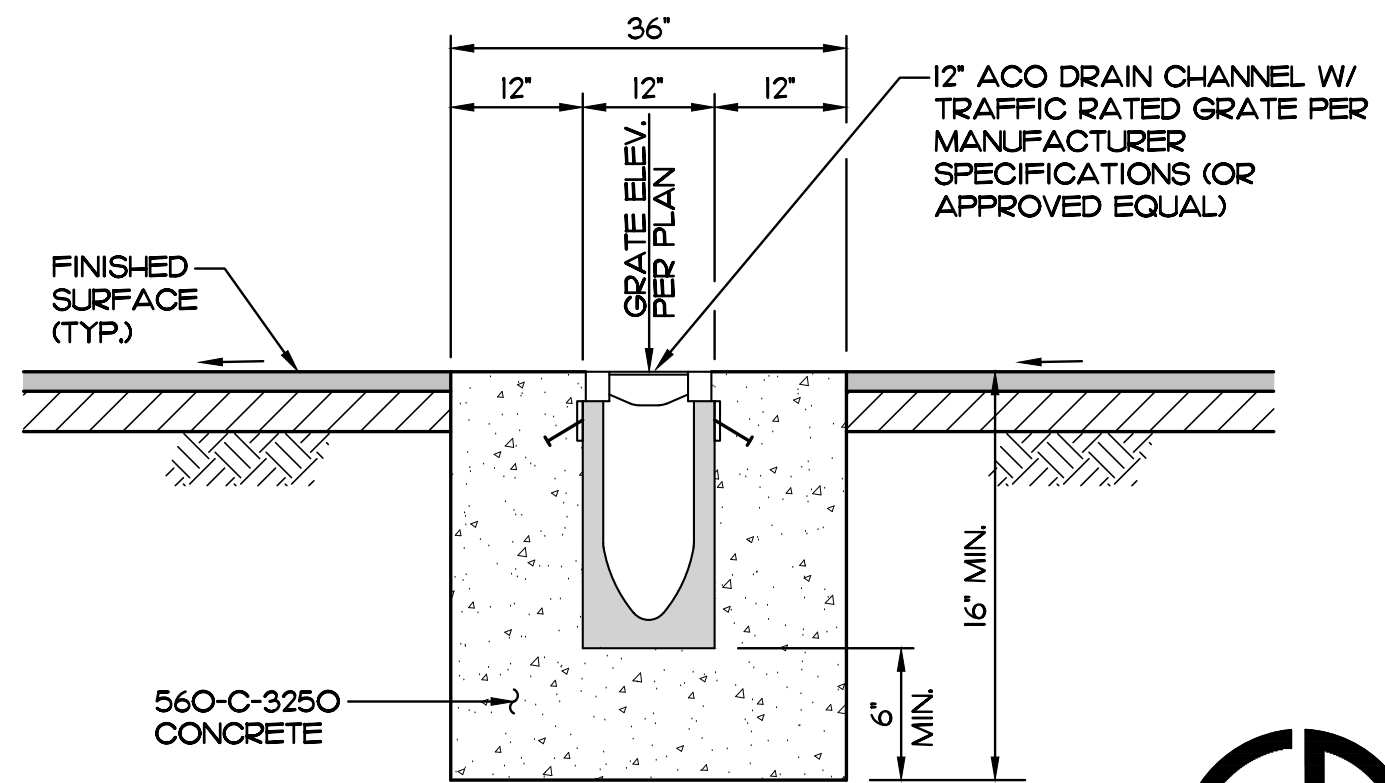
GRAVEL A.C. AND CURB EDGING
 9 DETAIL
 NO SCALE



SEWER SLEEVE (PVT.)
 12 DETAIL
 NO SCALE



STORM DRAIN CONCRETE ENCASEMENT
 10 SECTION
 NO SCALE



12\"/>

ENGINEER OF WORK
Snipes-Dye associates
 civil engineers and land surveyors
 8348 CENTER DRIVE, ST. G. LA MESA, CA 91942
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 WILLIAM A. SNIPES R.C.E. 50477
 EXPIRES 06-30-25

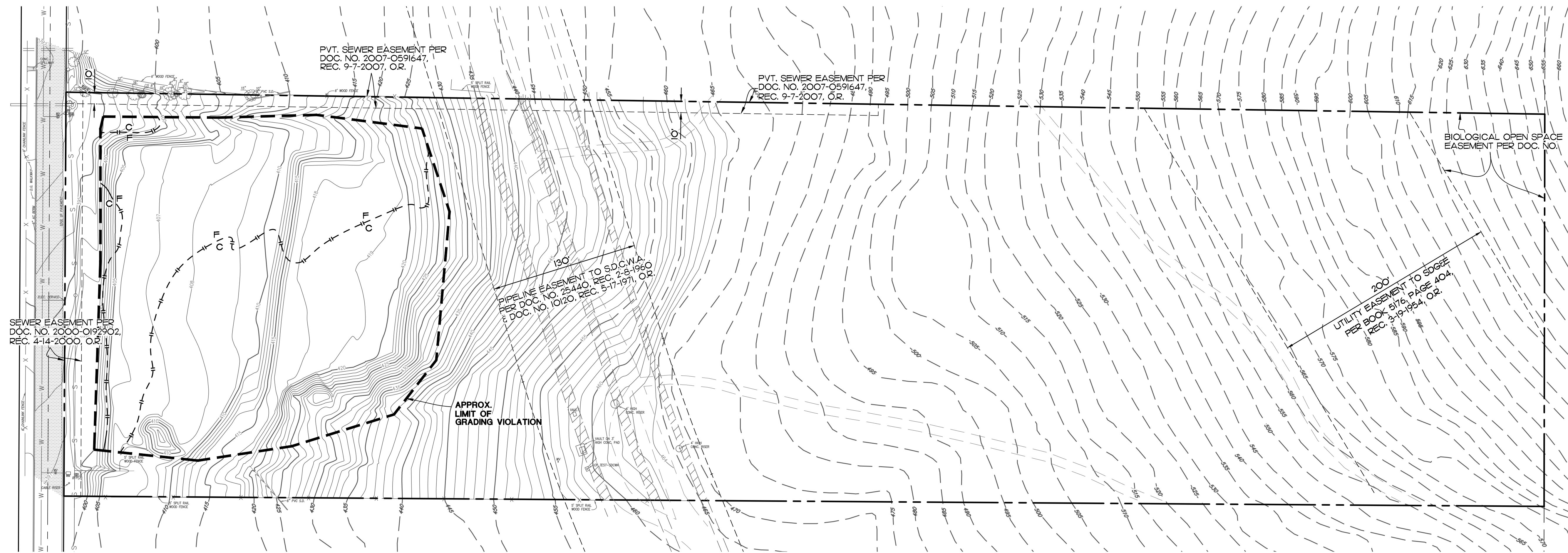


COUNTY APPROVED CHANGES		
No.	Description	Approved by Date

BENCH MARK	
DESCRIPTION:	CITY OF ENCINITAS CONTROL NETWORK, MONUMENT ENC-18
LOCATION:	N: 1966169.552, E: 6269864.753
RECORD FROM:	CCS83, ZONE VI, EPOCH: 19991.35
ELEVATION:	R.O.S. 18416
DATUM:	307.765' NGVD88

PRIVATE CONTRACT		
SHEET 4	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	18 SHEETS
NOTES / DETAILS FOR:		
HONARVAR RESIDENCE AND EQUESTRIAN PAD		
CALIFORNIA COORDINATE INDEX 322-1718		
APPROVED FOR:	ENGINEER OF WORK:	
BY: WILLIAM P. MORGAN COUNTY ENGINEER	WILLIAM A. SNIPES R.C.E. 50477	
DATE:	PDS2019-LDGRMJ-30214	

ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
 PHONE NO. (619) 697-9234



SEWER EASEMENT PER
DOC. NO. 2000-0192902,
REC. 4-14-2000, O.R.

PVT. SEWER EASEMENT PER
DOC. NO. 2007-0591647,
REC. 9-7-2007, O.R.

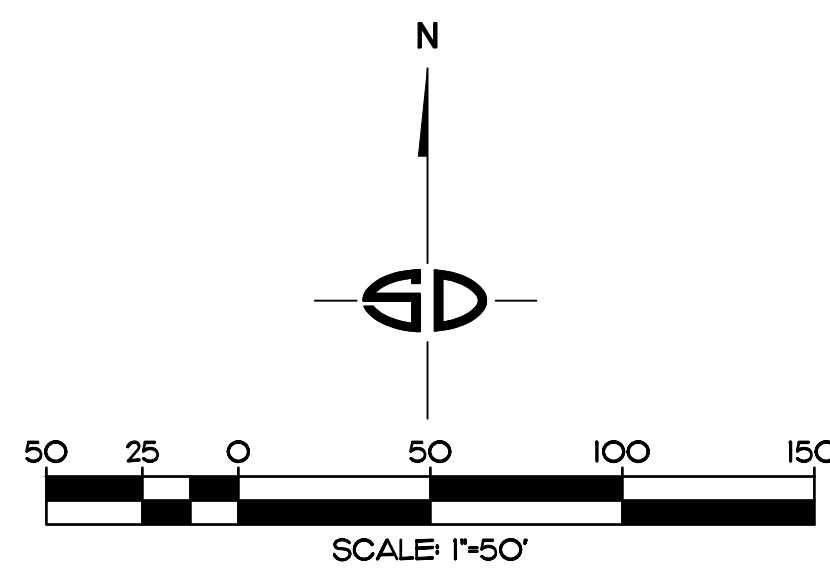
PVT. SEWER EASEMENT PER
DOC. NO. 2007-0591647,
REC. 9-7-2007, O.R.

PIPELINE EASEMENT TO S.D.C.W.A.
PER DOC. NO. 75440, REC. 2-8-1960
& DOC. NO. 10120, REC. 5-17-1971, O.R.

APPROX.
LIMIT OF
GRADING VIOLATION

UTILITY EASEMENT TO EDGE
PER BOOK 5176, PAGE 404,
REC. 3-19-1954, O.R.

BIOLOGICAL OPEN SPACE
EASEMENT PER DOC. NO.



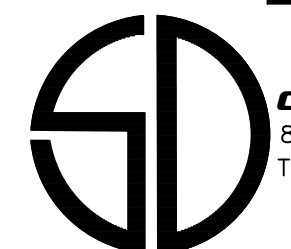
**APPROXIMATE GRADING VIOLATION
EARTHWORK QUANTITY**

EXCAVATION: 10,000 C.Y.
EMBANKMENT: 10,000 C.Y.
IMPORT/EXPORT: 0 C.Y.
(FOR PERMIT PURPOSES ONLY)

RECORD PLAN	
BY: WILLIAM A. SNIPES R.C.E. 50477 EXP. 06-30-25	DATE: _____

PRIVATE CONTRACT		
SHEET 5	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	18 SHEETS
GRADING VIOLATION LOCATION MAP FOR:		
HONARVAR RESIDENCE AND EQUESTRIAN PAD		
CALIFORNIA COORDINATE INDEX 322-1718		
APPROVED FOR: WILLIAM P. MORGAN COUNTY ENGINEER	ENGINEER OF WORK: WILLIAM A. SNIPES R.C.E. 50477	
DATE: _____		
PDS2019-LDGRMJ-30214		

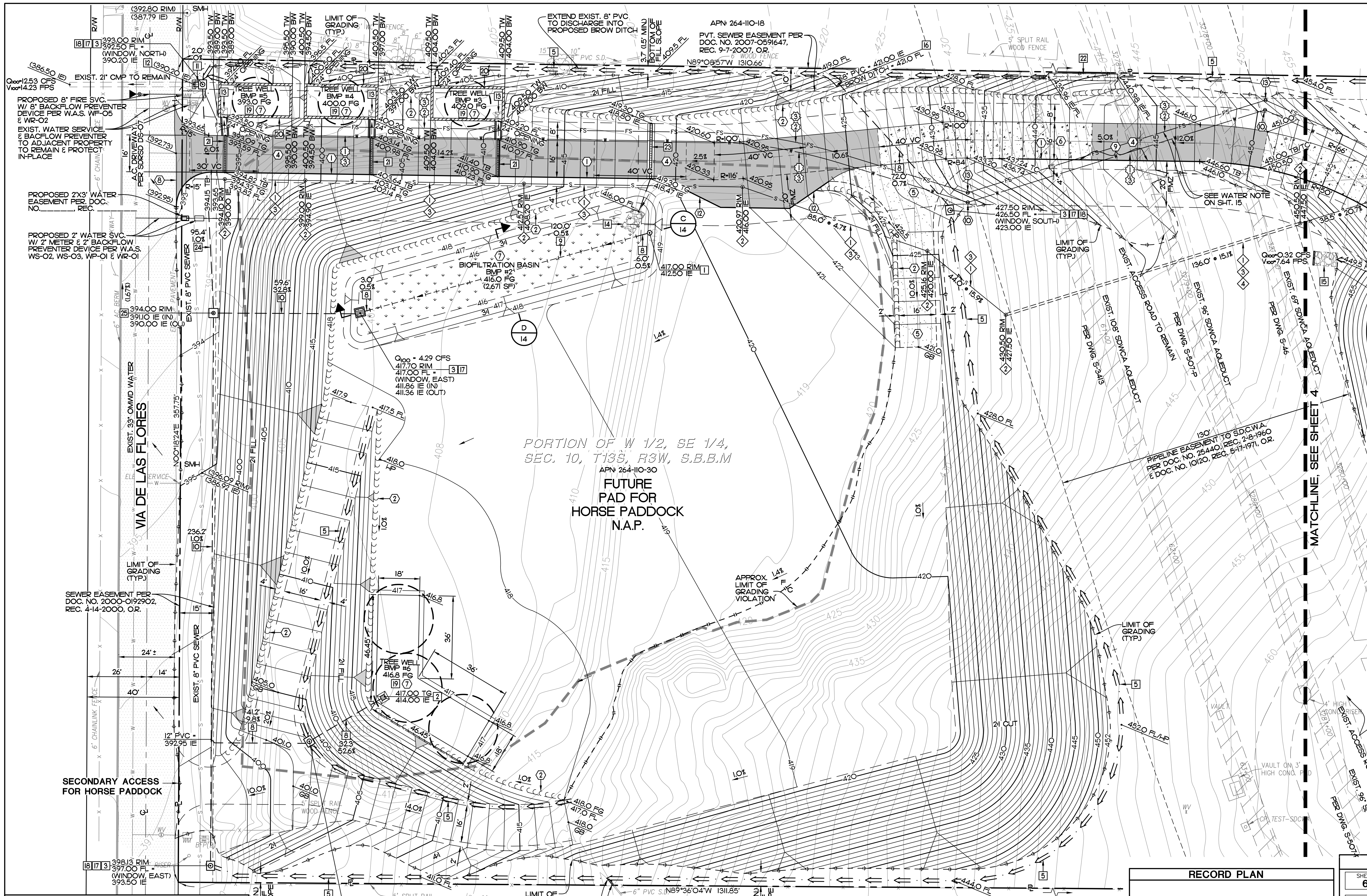
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W.A.S. 11/0/23
WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-25



COUNTY APPROVED CHANGES		
No.	Description	Approved by / Date

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DESCRIPTION:	CITY OF ENCINITAS CONTROL NETWORK, MONUMENT ENC-18
LOCATION:	N: 1966169.552, E: 6269864.753 CCS83, ZONE VI, EPOCH: 19991.35
RECORD FROM:	R.O.S. 18416
ELEVATION:	307.765' DATUM: NGVD88

ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
PHONE NO. (619) 697-9234



- ### KEY NOTES
- #### PVT. IMPROVEMENTS
- PVT. 6' AC BERM TYPE A PER SDRSD G-05 (TYP.)
 - EARTHEN BERM PER DETAIL I, SHT. 4 (TYP.)
 - PVT. CONC. CROSS GUTTER PER SDRSD G-13.
 - MIN 4' A.C. PAVEMENT OVER 6' CLASS II AGGREGATE BASE (TYP.)
 - 4' DECOMPOSED GRANITE PER DETAIL 7, SHT. 4 (TYP.)
 - 8' MIN. PORTLAND CEMENT CONCRETE (560-C-325) WITH A DEEP BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL AND #4 REINFORCING BARS PLACED AT 12" ON CENTER, EACH WAY.
 - ALL PROPOSED VEGETATION TO BE CONSTRUCTED/INSTALLED WITHIN BIOFILTRATION BASIN AND TREE WELLS SHALL BE CONFORMANCE WITH APPROVED LANDSCAPE AND IRRIGATION PLAN NO. PDS2022-LP. AND SHALL BE INCLUDED IN PROJECT SWGMP.
 - MATCH EXIST. A.C. PAVEMENT PER DETAIL 2, SHT. 4.
 - INSTALL 30" AC MOUNTABLE BERM TYPE E PER SDRSD G-05 OVER EXIST. ACCESS PATH.
 - PVT. 1" BALL VALVE (TYP.)
 - PROPOSED FIRE HYDRANT LOCATION.
 - PVT. 1' AC BERM TYPE F (MOUNTABLE DIKE) PER SDRSD G-05 (TYP.)
 - PVT. 6" BALL VALVE (TYP.)

- #### PVT. STORM DRAIN
- PVT. STORM DRAIN CLEANOUT PER DETAIL 3, SHT. 4.
 - PVT. 24" CATCH BASIN W/ CONC. APRON PER DETAIL 4, SHT. 4.
 - PVT. CATCH BASIN TYPE F PER SDRSD D-07.
 - PVT. AC SPILL WAY PER SDRSD D-22.
 - PVT. DRAINAGE DITCH TYPE B PER SDRSD D-75 (TYP.)
 - PVT. DRAINAGE DITCH TYPE D PER SDRSD D-75 (TYP.)
 - PVT. 8" PVC SDR-35 PER SDRSD D-60.
 - PVT. 8" PVC SDR-35 PERFORATED PIPE.
 - PVT. 12" PVC SDR-35 PER SDRSD D-60.
 - PVT. 24" PVC SDR-35 PER SDRSD D-60.
 - PIPE COLLAR PER SDRSD D-62.
 - PVT. 3'-6" ROCKS (3'X3'X0.7" THICK).
 - PVT. 3'-6" ROCKS (6'X10'X0.7" THICK).
 - PVT. NO. 2 BACKING (6'X10'X1") ROCK RIP-RAP PER SDRSD D-40, TYPE I.
 - PVT. STRAIGHT HEADWALL PER SDRSD D-32.
 - MARK ALL INLETS WITH THE WORDS 'NO DUMPING-DRAINS TO WATERWAYS' OR SIMILAR. SEE STENCIL TEMPLATE ON SHT. II.
 - TRANSITION BROW DITCH TO DISCHARGE INTO TYPE F CATCH BASIN.
 - TREE WELL PER DETAILS ON SHT. 12.
 - GRAVITY RETAINING WALL TYPE C PER SDRSD C-09.
 - PVT. 8" TRENCH DRAIN PER DETAIL 8, SHT. 4.
 - INSTALL 30"-12" PVC CULVERT OVER EXIST. ACCESS PATH PER DETAIL 10, SHT. 3.
 - PROPOSED 12" TRENCH DRAIN PER DETAIL II, SHT. 4.
 - PVT. 18" PVC SDR-35 PER SDRSD D-60.
 - PVT. CLEANOUT TYPE A PER SDRSD D-09.

- #### PVT. WATER
- PVT. 25" PVC SCH. 80 (TYP.)
 - PVT. 8" PVC SCH. 80 (TYP.)
 - PVT. TRENCH AND BEDDING PER DETAIL 5, SHT. 4 (TYP.)
- #### PVT. SEWER
- PVT. 4" PVC SDR-35 (TYP.)
 - PVT. SEWER CLEANOUT PER DETAIL 3, SHT. 4.
 - PVT. TRENCH AND BEDDING PER DETAIL 6, SHT. 4 (TYP.)
 - PVT. 12" HDPE (SDR-25 OR THICKER WITH FUSION WELDED JOINT) SLEEVE FOR 4" SEWER LINE LOCATED WITHIN 130' WATER EASEMENT, SEE DETAIL 12, SHT. 4.

PRIVATE CONTRACT

SHEET **6** COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS SHEETS **18**

GRADING PLAN FOR:

HONARVAR RESIDENCE AND EQUESTRIAN PAD

CALIFORNIA COORDINATE INDEX 322-1714

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

BY: *[Signature]* ENGINEER OF WORK
WILLIAM A. SNIPES R.C.E. 50477

DATE: _____

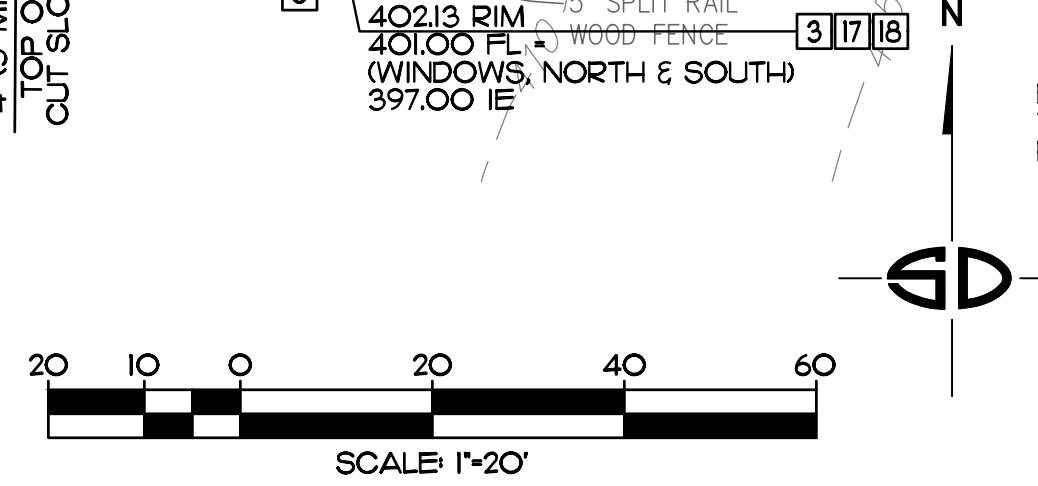
PDS2019-LDGRM-J-30214

SAN DIEGO COUNTY WATER AUTHORITY

THE SAN DIEGO COUNTY WATER AUTHORITY HAS REVIEWED THIS PLAN SHEET AND TAKES NO EXCEPTION AS IT RELATES TO THE PROTECTION OF ITS FACILITIES. THE SAN DIEGO COUNTY WATER AUTHORITY IS NOT RESPONSIBLE FOR ANY DESIGN OR CONSTRUCTION CONTAINED HEREIN.

REVIEWED BY: GARY W. BOUSQUET, P.E. DIRECTOR OF ENGINEERING DATE: _____

VALID FOR 18 MONTHS FROM DATE OF SIGNATURE

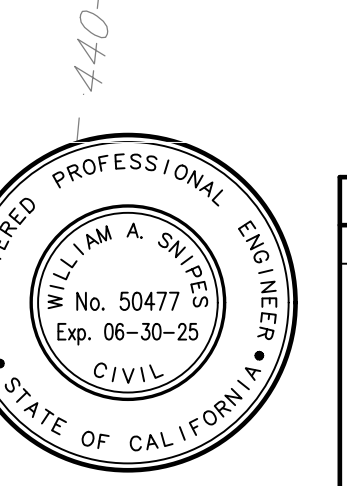


ENGINEER OF WORK

Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033

WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-25

DATE: 11/01/23



COUNTY APPROVED CHANGES

No.	Description	Approved by	Date

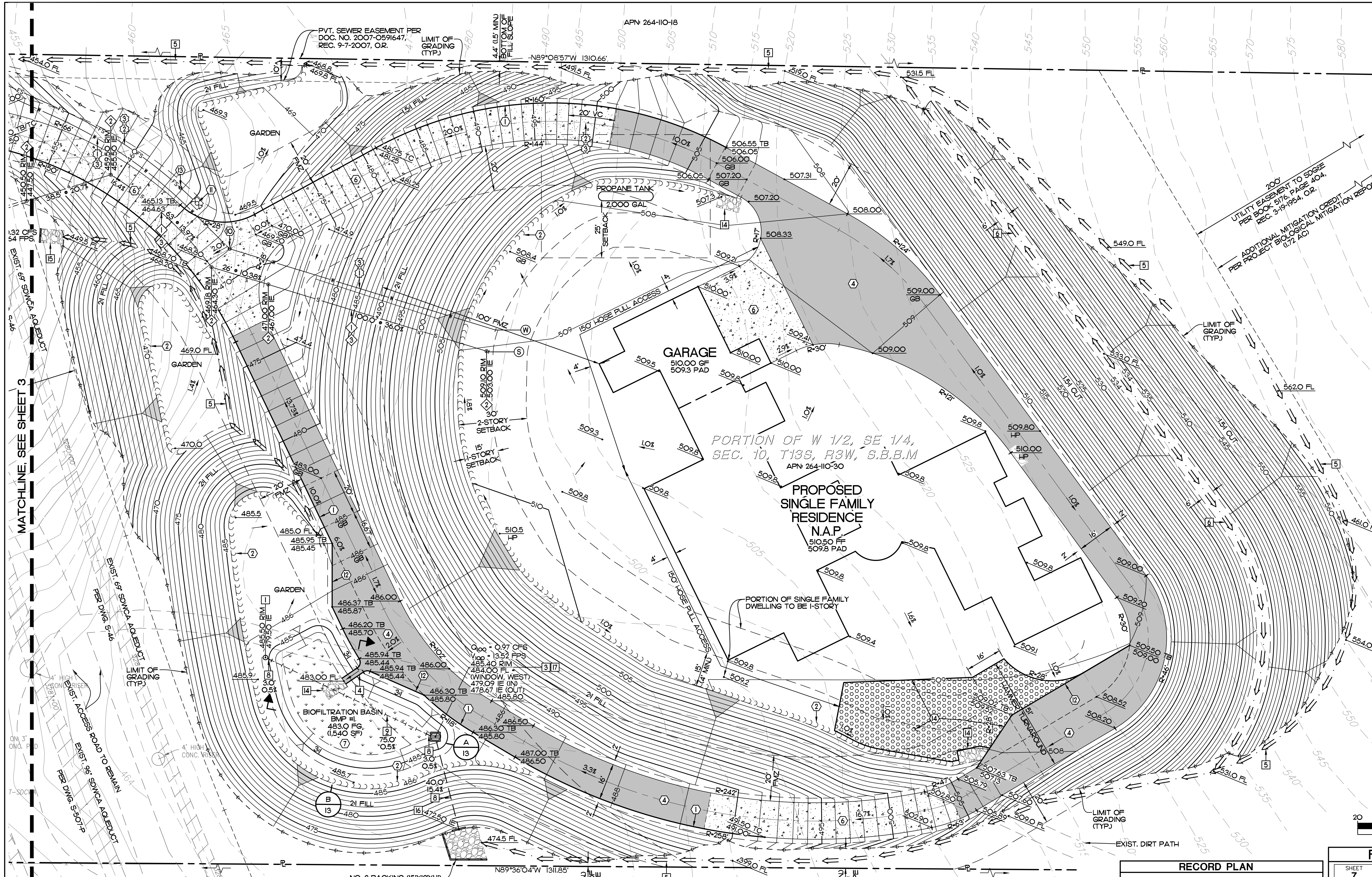
RECORD PLAN

BY: WILLIAM A. SNIPES R.C.E. 50477 EXP. 06-30-25 DATE: _____

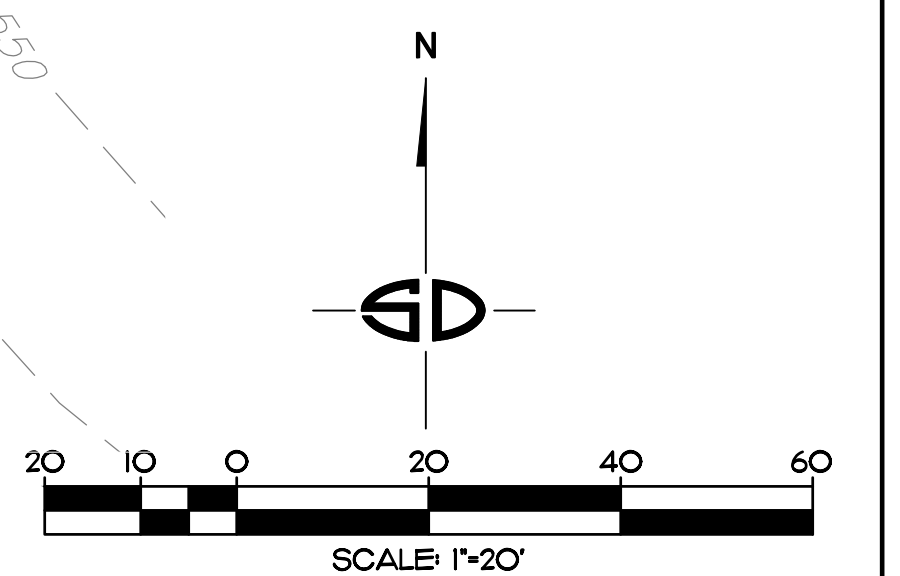
BENCH MARK

DESCRIPTION: CITY OF ENCINITAS CONTROL NETWORK, MONUMENT ENC-18
LOCATION: N: 1966169.552, E: 6269864.753
RECORD FROM: R.O.S. 18416
ELEVATION: 307.765' DATUM: NGVD88

ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
PHONE NO. (619) 697-9234



- ### KEY NOTES
- #### PVT. IMPROVEMENTS
- ① PVT. 6' AC BERM TYPE A PER SDRSD G-05 (TYP.)
 - ② EARTHEN BERM PER DETAIL 1, SHT. 4 (TYP.)
 - ④ MIN. 4' A.C. PAVEMENT OVER 6' CLASS II AGGREGATE BASE (TYP.)
 - ⑥ 8' MIN. PORTLAND CEMENT CONCRETE (560-C-3250) WITH A DEEP BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL AND #4 REINFORCING BARS PLACED AT 12" ON CENTER, EACH WAY.
 - ⑦ ALL PROPOSED VEGETATION TO BE CONSTRUCTED/INSTALLED WITHIN BIOFILTRATION BASIN AND TREE WELLS SHALL BE CONFORMANCE WITH APPROVED LANDSCAPE AND IRRIGATION PLAN NO. PDS2022-LP-_____ AND SHALL BE INCLUDED IN PROJECT SWQMP.
 - ⑪ PROPOSED FIRE HYDRANT LOCATION
 - ⑫ PVT. 1' AC BERM TYPE F (MOUNTABLE DIKE) PER SDRSD G-05 (TYP.)
 - ⑬ PVT. 6' BALL VALVE (TYP.)
 - ⑭ PROPOSED AC & CONC. CURB EDGING PER DETAIL 9, SHT. 4. PROPOSED GRAVEL PAVE 2 AREA PER DETAIL 12, SHT. 3.
- #### PVT. STORM DRAIN
- ① PVT. STORM DRAIN CLEANOUT PER DETAIL 3, SHT. 4.
 - ③ PVT. CATCH BASIN TYPE F PER SDRSD D-07.
 - ④ PVT. AC SPILL WAY PER SDRSD D-22.
 - ⑤ PVT. DRAINAGE DITCH TYPE B PER SDRSD D-75 (TYP.)
 - ⑥ PVT. TERRACE & DITCH PER DS-10 & TYPE D PER SDRSD D-75 (TYP.)
 - ⑧ PVT. 8' PVC SDR-35 PER SDRSD D-60.
 - ⑨ PVT. 8' PVC SDR-35 PERFORATED PIPE
 - ⑭ PVT. 3'-6" ROCKS (6'X10'X0.7" THICK).
 - ⑮ PVT. NO. 2 BACKING (6'X10'X1") ROCK RIP-RAP PER SDRSD D-40, TYPE 1.
 - ⑯ PVT. STRAIGHT HEADWALL PER SDRSD D-32.
 - ⑰ MARK ALL INLETS WITH THE WORDS 'NO DUMPING-DRAINS TO WATERWAYS' OR SIMILAR. SEE STENCIL TEMPLATE ON SHT. II.
- #### PVT. WATER
- ① PVT. 25' PVC SCH. 80 (TYP.)
 - ② PVT. 8' PVC SCH. 80 (TYP.)
 - ③ PVT. TRENCH AND BEDDING PER DETAIL 5, SHT. 4 (TYP.)
- #### PVT. SEWER
- ① PVT. 4' PVC SDR-35 (TYP.)
 - ② PVT. SEWER CLEANOUT PER DETAIL 3, SHT. 4.
 - ③ PVT. TRENCH AND BEDDING PER DETAIL 6, SHT. 4 (TYP.)



SAN DIEGO COUNTY WATER AUTHORITY

THE SAN DIEGO COUNTY WATER AUTHORITY HAS REVIEWED THIS PLAN SHEET AND TAKES NO EXCEPTION AS IT RELATES TO THE PROTECTION OF ITS FACILITIES. THE SAN DIEGO COUNTY WATER AUTHORITY IS NOT RESPONSIBLE FOR ANY DESIGN OR CONSTRUCTION CONTAINED HEREIN.

REVIEWED BY: GARY W. BOUSQUET, P.E. DATE: _____
 DIRECTOR OF ENGINEERING

VALID FOR 18 MONTHS FROM DATE OF SIGNATURE

NO. 2 BACKING (15'X12X1")
 ROCK RIP-RAP PER SDRSD
 D-40, TYPE 1
 OVER 5.02 OFS
 OVER 11.40 FPS

ENGINEER OF WORK
Snipes-Dye associates
 civil engineers and land surveyors
 8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
 TELEPHONE (619) 697-2234 FAX (619) 460-2033

WILLIAM A. SNIPES R.C.E. 50477
 EXPIRES 06-30-25

DATE: 11/0/23

COUNTY APPROVED CHANGES		
No.	Description	Approved by Date

BENCH MARK	
DESCRIPTION:	CITY OF ENCINITAS CONTROL NETWORK, MONUMENT ENC-18
LOCATION:	N: 1966169.552, E: 6269864.753
RECORD FROM:	R.O.S. 18416
ELEVATION:	307.765' DATUM: NGVD88

RECORD PLAN

BY: WILLIAM A. SNIPES DATE: _____
 R.C.E. 50477 EXP. 06-30-25

PRIVATE CONTRACT

SHEET **7** COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 18 SHEETS

GRADING PLAN FOR:

HONARVAR RESIDENCE AND EQUESTRIAN PAD

CALIFORNIA COORDINATE INDEX 322-1716

APPROVED FOR: WILLIAM M. MORGAN COUNTY ENGINEER

ENGINEER OF WORK: WILLIAM A. SNIPES R.C.E. 50477

DATE: _____

PDS2019-LDGRM-J-30214

ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
 PHONE NO. (619) 697-9234

STORM WATER MANAGEMENT NOTES

- 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 ON A FORECAST RAIN.
- 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 MEASURES CAN BE MAINTAINED IN 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 MAINTAINED DURING ANY INACTIVE PERIOD.
- THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORM WATER REGULATIONS AT ALL TIMES. THE BMP'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 BMP'S IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL AND MAINTAIN THE BMP'S MAY CONSTITUTE AN ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED BMP'S FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.
- 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. CAS00002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE NOI NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS WDD NO. _____, THE PERMITTEE SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.

EMERGENCY EROSION CONTROL MEASURES NOTES

- 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.
- TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF THE SLOPES.
- MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.
- 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.
- CATCH BASINS, DESILTING BASINS AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS.
- 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.
- 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.

BMP STENCIL PLACEMENT NOTES

- 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" LIVE IN SAN DIEGO RIVER) AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING.
- 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.
- 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.

BFM'S AND SFM'S NOTES

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

- 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.
- BFM SHALL BE APPLIED AT LEAST 24 HOURS BEFORE OR AFTER RAINFALL.
- 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.
- BFM SHALL BE APPLIED TO PROVIDE 100% COVERAGE (I.E. APPLICATION FROM MULTIPLE ANGLES).
- FOR PERMANENT EROSION CONTROL PURPOSES, BFM MUST BE INSTALLED CONJUNCTION WITH SEEDER EROSION CONTROL VEGETATION.
- A LETTER FROM THE HYDROSEED 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.

THE USE OF SFM'S IS SUBJECT TO THE FOLLOWING LIMITATIONS AND RESTRICTIONS.

- 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.
- 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).
- THE APPLICATION AREA MUST BE PROTECTED BY BROW DITCHES AND OR DIVERSION BERMS AT TOP OF SLOPES TO DIVERT FLOW FROM THE SURFACE OF THE PROTECTED SLOPE.
- FOR PERMANENT EROSION CONTROL PURPOSES, SFM MUST BE INSTALLED IN CONJUNCTION WITH SEEDER EROSION CONTROL VEGETATION OR HAND PLANTINGS. AS WITH ALL OTHER APPLICATIONS, SFM WILL NOT BE CONSIDERED PERMANENT UNTIL 70% VEGETATION ESTABLISHMENT.
- COVERAGE AND CONCENTRATION FOR EACH AREA COVERED, THE MINIMUM APPLICATION VOLUME SHALL BE 10 GALLONS NON-TOXIC WATER-PERMEABLE SOIL-STABILIZING LIQUID EMULSION WITH 3,000 LBS OF HYDRALLIC MULCH. THE EMULSION MUST BE DESIGNED TO PROTECT SOIL, PREVENT EROSION, AND FLOCCULATE (CLUMP) SEDIMENT.
- A LETTER FROM THE HYDROSEED CONTRACTOR CERTIFYING THE SFM WAS INSTALLED IN ACCORDANCE WITH APPROVED APPLICATION RATES, COVERAGE AND MANUFACTURER'S DILUTION RATIO SHALL BE SUBMITTED TO THE COUNTY INSPECTOR FOR APPROVAL.

SILTATION AND SEDIMENT CONTROL MEASURES NOTES

- 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 SEMI-PERMANENT STRUCTURES THAT WOULD REMAIN UNTIL SOIL STABILIZING VEGETATION HAS BECOME WELL ESTABLISHED ON ALL ERODIBLE SLOPES.
- SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE COUNTY ENGINEER.
- 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.
- ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF GRAVEL BAGS WITH A TOP ELEVATION LEVEL WITH, AND TWO GRAVEL BAGS BELOW, THE GRADED SURFACE OF THE STREET. GRAVEL BAGS ARE TO BE PLACED WITH LAPPED COURSES. THE INTERVALS PRESCRIBED BETWEEN GRAVEL BAGS BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT TO EXCEED THE FOLLOWING:

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

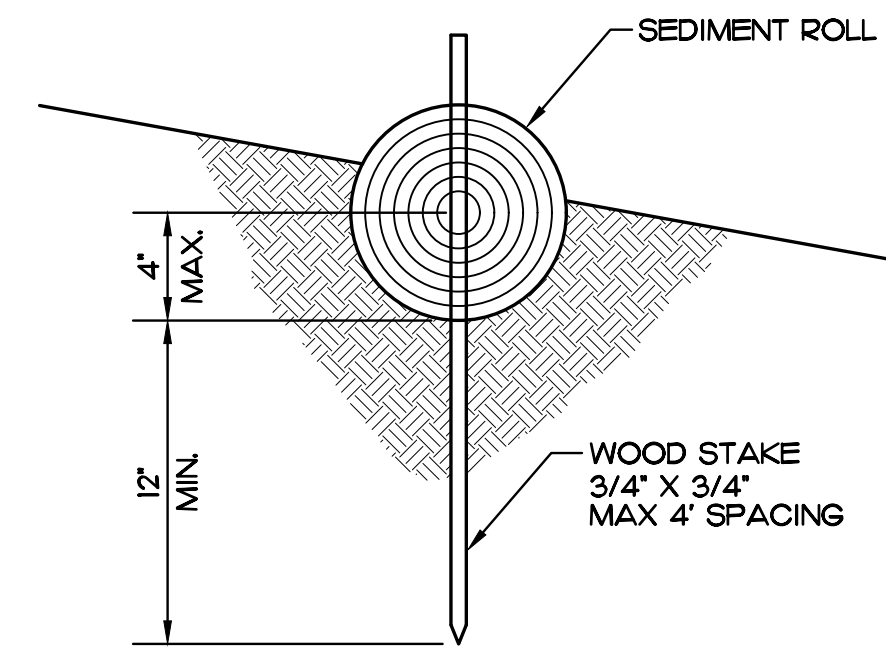
- AFTER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUND Slightly TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET.
- ALL BUILDING PADS SHOULD BE SLOPED TOWARDS THE DRIVEWAYS AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET.
- PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

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

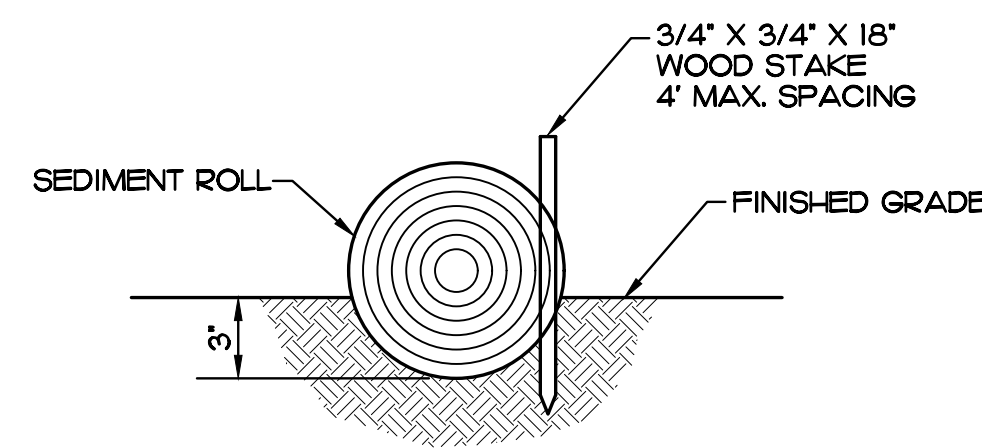
- PROVIDE VELOCITY CHECK DAMS IN ALL PAVED STREET AREAS ACCORDING TO INTERVALS INDICATED BELOW. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF GRAVEL BAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE COUNTY ENGINEER, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES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

GRADE OF THE STREET	INTERVAL	NUMBER OF BAGS HIGH
LESS THAN 2%	AS REQUIRED	1
2% TO 4%	200 FEET MAX.	1
4% TO 6%	100 FEET	1
6% TO 10%	50 FEET	2
OVER 10%	25 FEET	2

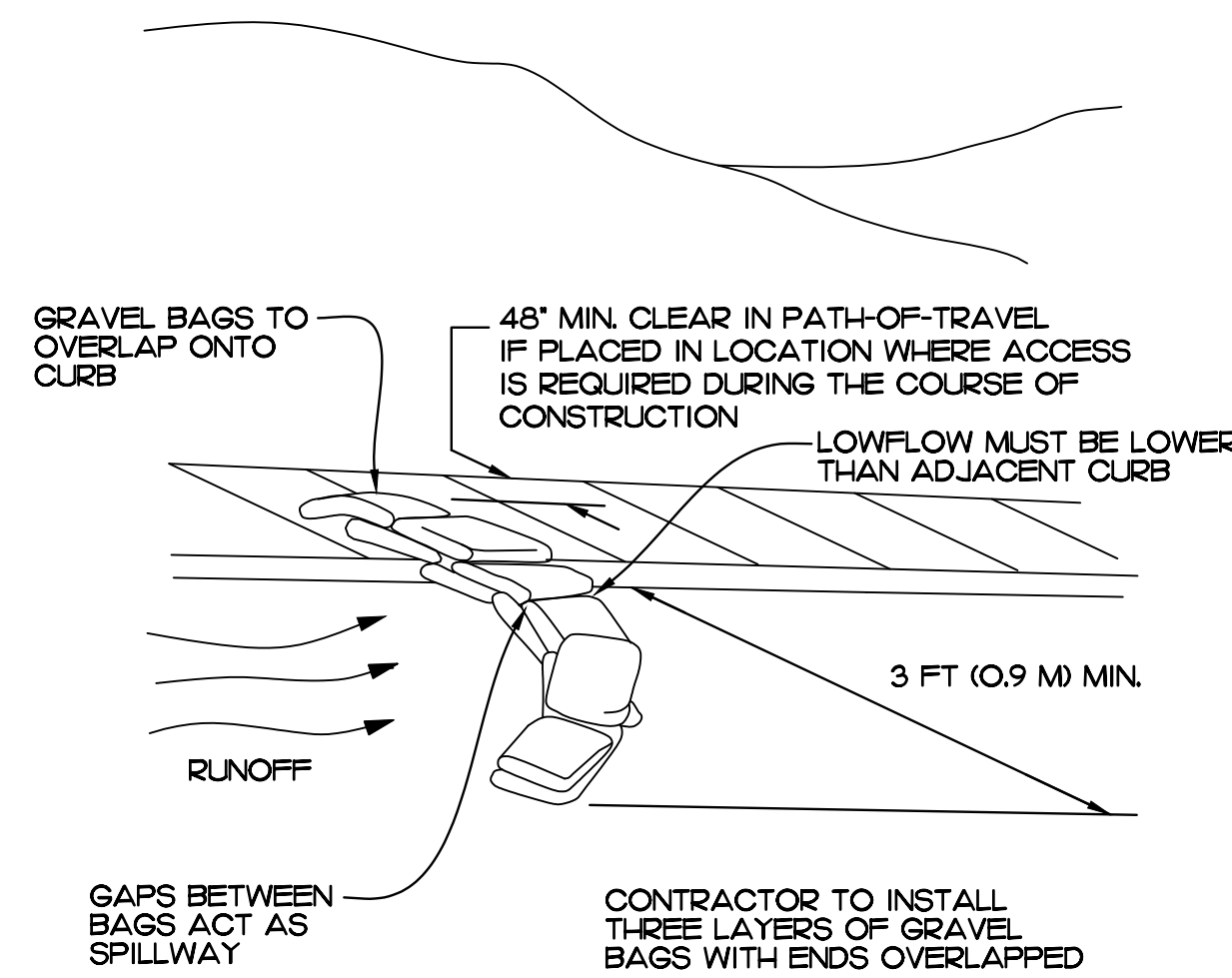
- PROVIDE A GRAVEL BAG SILT BASIN OR TRAP BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM.
- GRAVEL BAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.
- ALL EROSION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED DURING AND AFTER EVERY RUNOFF PRODUCING STORM. IF POSSIBLE, MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.
- 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 FROM IMPERVIOUS SURFACES.
- 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.



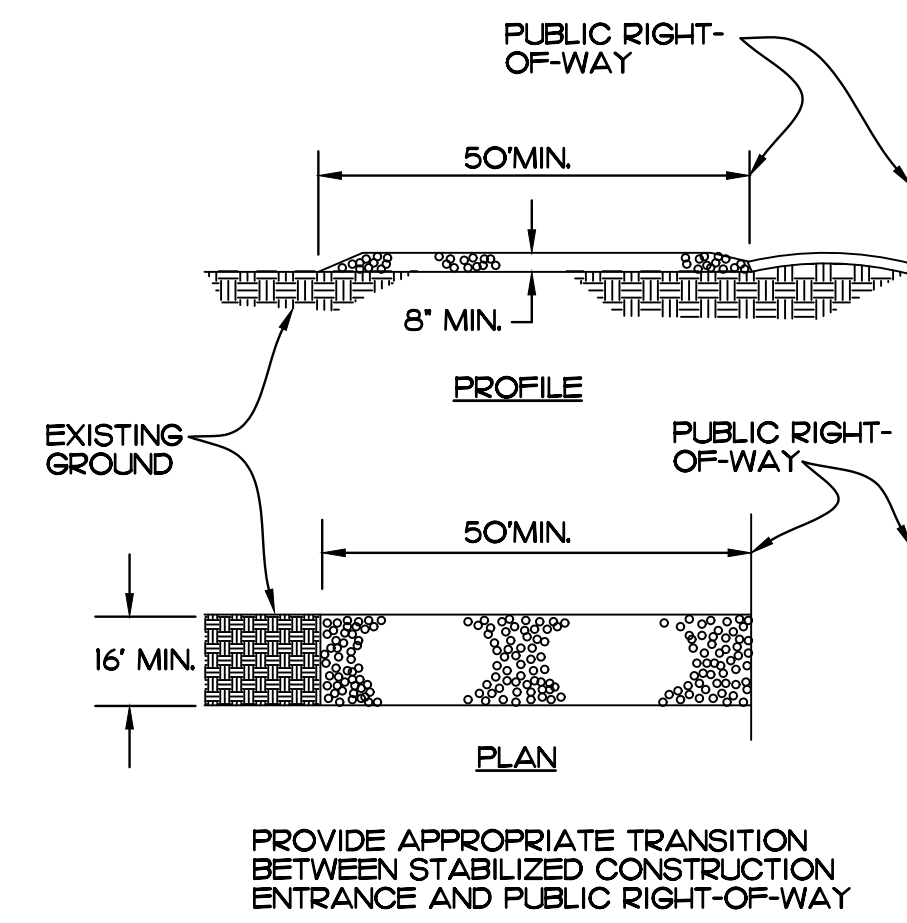
DETAIL - FIBER ROLL
NO SCALE



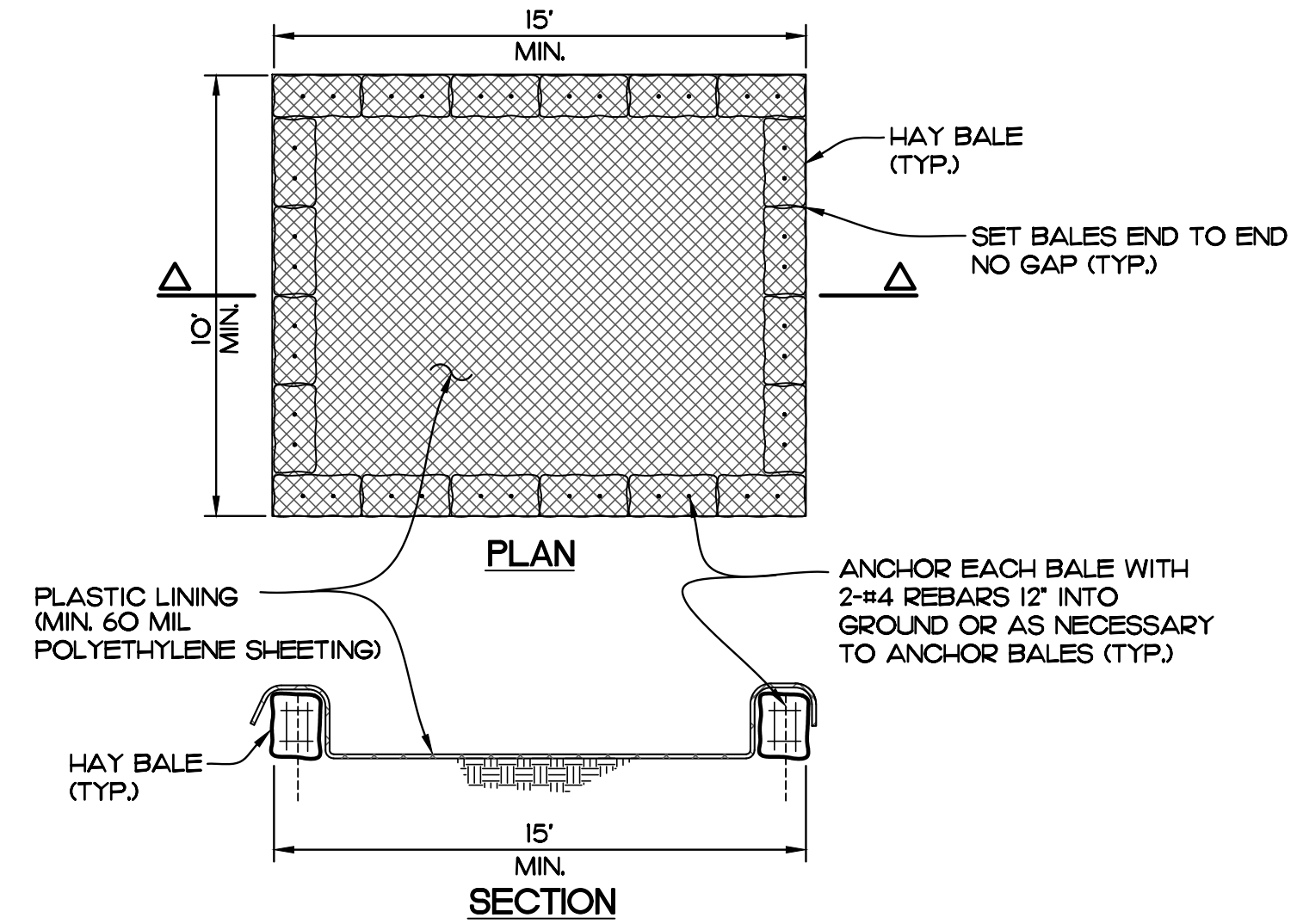
DETAIL - FIBER ROLL
IN FLAT AREA



DETAIL - GRAVEL BAG BERM
NO SCALE

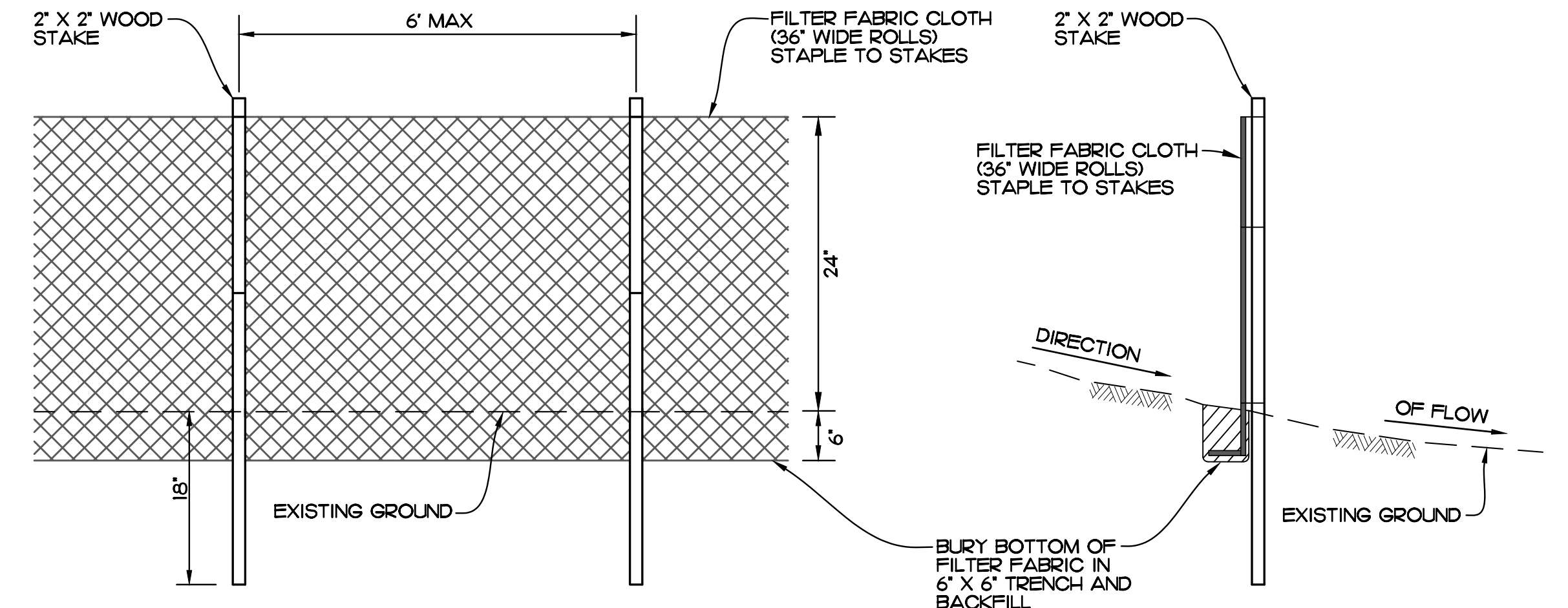


DETAIL - STABILIZED CONSTRUCTION ENTRANCE
NO SCALE



TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 8". MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION. HARDENED CONCRETE MATERIALS SHALL BE REMOVED AND PROPERLY DISPOSED OF.

TEMPORARY CONCRETE WASHOUT (ABOVE GRADE)
NO SCALE



DETAIL - SILT FENCE
NO SCALE

ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033

WILLIAM A. SNIPE'S R.C.E. 50477
EXPIRES 06-30-25

COUNTY APPROVED CHANGES		
No.	Description	Approved by Date

BENCH MARK	
DESCRIPTION:	CITY OF ENCINITAS CONTROL NETWORK, MONUMENT ENC-18
LOCATION:	N: 1966169.552, E: 6269864.753
	CCS83, ZONE VI, EPOCH: 19991.35
RECORD FROM:	R.O.S. 18416
ELEVATION:	307.765' DATUM: NGVD88

PRIVATE CONTRACT

SHEET 8 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 18 SHEETS

EROSION CONTROL NOTES / DETAILS FOR:

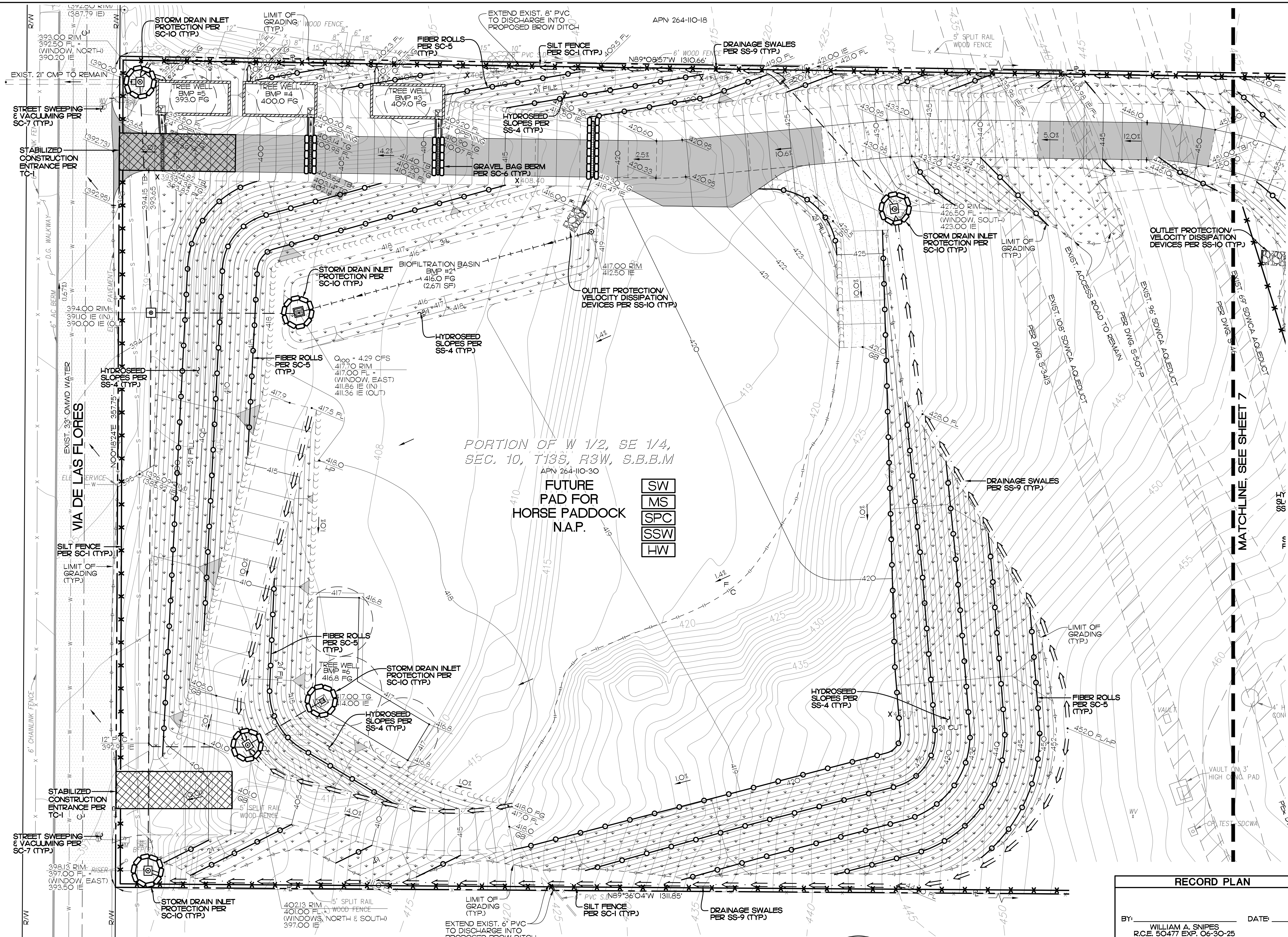
HONARVAR RESIDENCE AND EQUESTRIAN PAD

CALIFORNIA COORDINATE INDEX 322-1716

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

ENGINEER OF WORK
WILLIAM A. SNIPE'S R.C.E. 50477

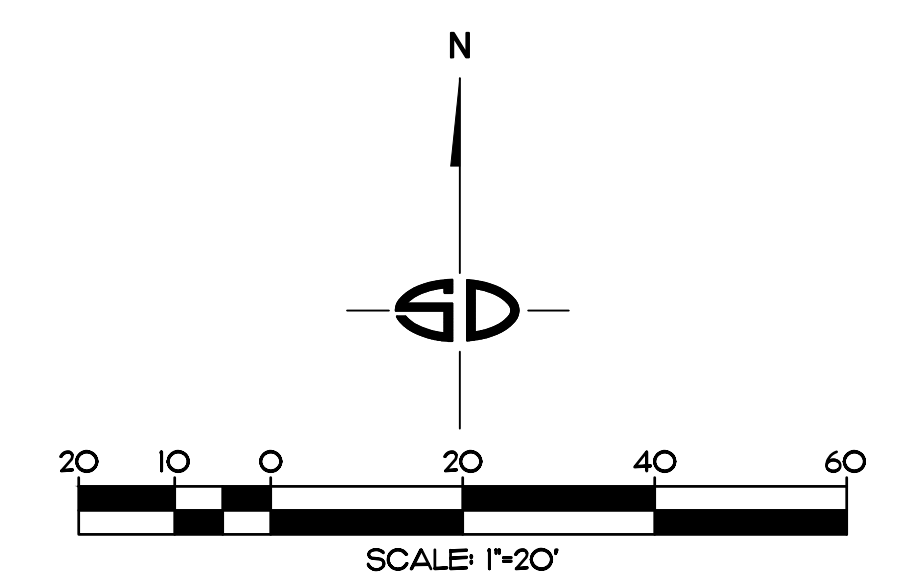
PDS2019-LDGRM-J-20214



LEGEND
THE FOLLOWING BMP'S ARE TO BE UTILIZED:

NO.	DESCRIPTION	SYMBOL
1.	SCHEDULING	SS-1
2.	HYDROSEED	SS-4
3.	EARTH DIKES/DRAINAGE SWALES & LINED DITCHES	SS-9
4.	OUTLET PROTECTION/VELOCITY DISSIPATION DEVICES	SS-10
5.	SILT FENCE	SC-1
6.	FIBER ROLLS	SC-5
7.	GRAVEL BAG BERM	SC-6
8.	STREET SWEEPING & VACUUMING	SC-7
9.	STORM DRAIN INLET PROTECTION	SC-10
10.	WIND EROSION CONTROL	WE-1
11.	STABILIZED CONSTRUCTION ENTRANCE	TC-1
12.	WATER CONSERVATION PRACTICES	NS-1
13.	PAVING AND GRINDING OPERATIONS	NS-3
14.	ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING	NS-6
15.	CONCRETE CURING	NS-12
16.	CONCRETE FINISH	NS-14
17.	MATERIAL DELIVERY & STORAGE	WM-1
18.	MATERIAL USE	WM-2
19.	SPILL PREVENTION AND CONTROL	WM-4
20.	SOLID WASTE MANAGEMENT	WM-5
21.	HAZARDOUS WASTE MANAGEMENT	WM-6
22.	CONCRETE WASTE MANAGEMENT	WM-8
23.	SANITARY/SEPTIC WASTE MANAGEMENT	WM-9
24.	LIQUID WASTE MANAGEMENT	WM-10
25.	DIRECTION OF FLOW	→

SW
MS
SPC
SSW
HW



RECORD PLAN
BY: _____ DATE: _____
WILLIAM A. SNIPES
R.C.E. 50477 EXP. 06-30-25

PRIVATE CONTRACT
SHEET 9 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 18 SHEETS

EROSION CONTROL PLAN FOR:
HONARVAR RESIDENCE AND EQUESTRIAN PAD
CALIFORNIA COORDINATE INDEX 322-171E
APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER
ENGINEER OF WORK
WILLIAM A. SNIPES R.C.E. 50477
DATE _____
PDS2019-LDGRM-J-30214

ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-2234 FAX (619) 460-2033
WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-25

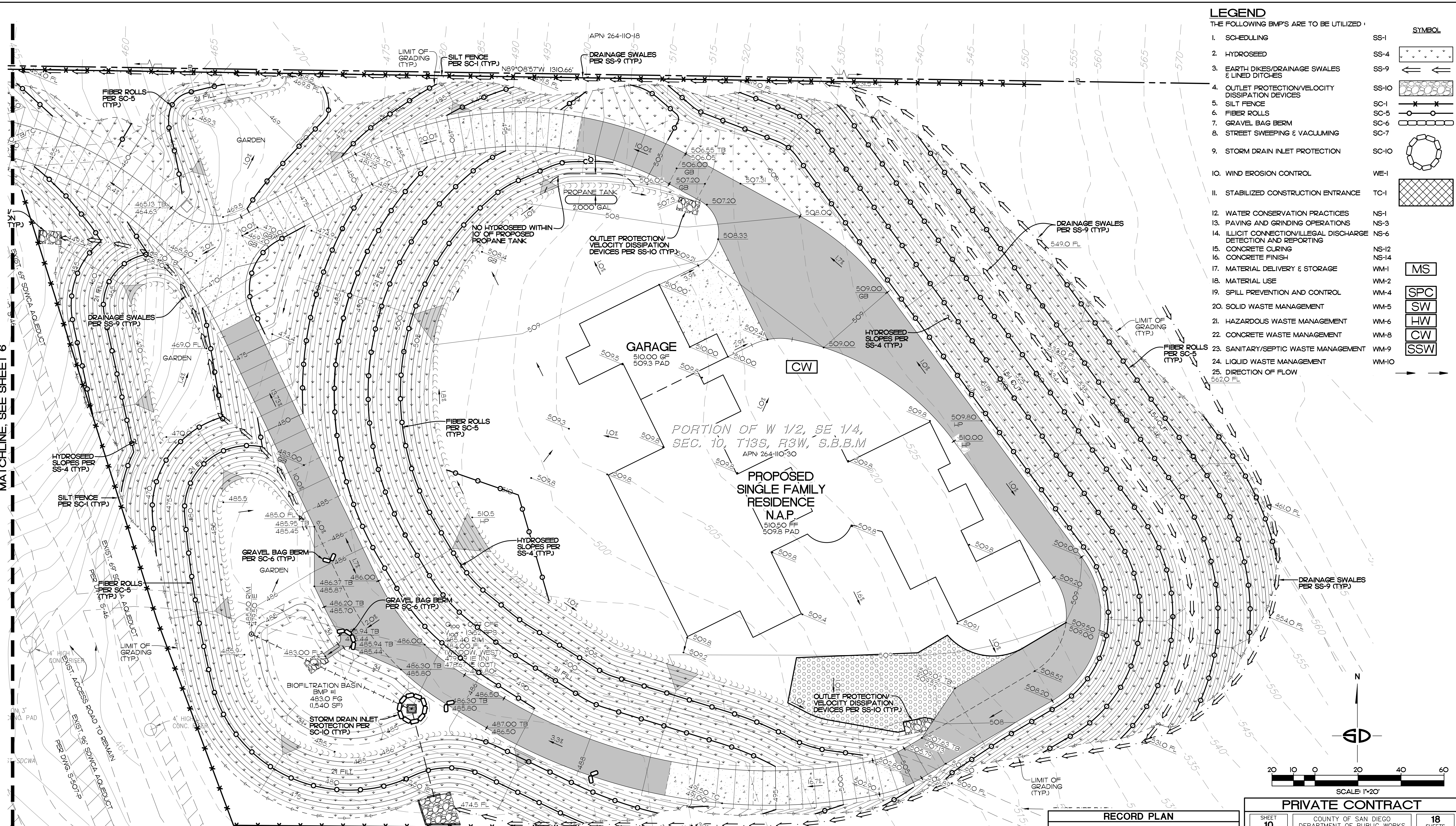


COUNTY APPROVED CHANGES		
No.	Description	Approved by Date

BENCH MARK
DESCRIPTION: CITY OF ENCINITAS CONTROL NETWORK, MONUMENT ENC-18
LOCATION: N: 1966169.552, E: 6269864.753
CCS83, ZONE VI, EPOCH: 19991.35
RECORD FROM: R.O.S. 18416
ELEVATION: 307.765' DATUM: NGVD88

ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
PHONE NO. (619) 697-9234

MATCHLINE, SEE SHEET 6



LEGEND
THE FOLLOWING BMP'S ARE TO BE UTILIZED:

NO.	DESCRIPTION	SYMBOL
1.	SCHEDULING	SS-1
2.	HYDROSEED	SS-4
3.	EARTH DIKES/DRAINAGE SWALES & LINED DITCHES	SS-9
4.	OUTLET PROTECTION/VELOCITY DISSIPATION DEVICES	SS-10
5.	SILT FENCE	SC-1
6.	FIBER ROLLS	SC-5
7.	GRAVEL BAG BERM	SC-6
8.	STREET SWEEPING & VACUUMING	SC-7
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11.	STABILIZED CONSTRUCTION ENTRANCE	TC-1
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18.	MATERIAL USE	WM-2
19.	SPILL PREVENTION AND CONTROL	WM-4
20.	SOLID WASTE MANAGEMENT	WM-5
21.	HAZARDOUS WASTE MANAGEMENT	WM-6
22.	CONCRETE WASTE MANAGEMENT	WM-8
23.	SANITARY/SEPTIC WASTE MANAGEMENT	WM-9
24.	LIQUID WASTE MANAGEMENT	WM-10
25.	DIRECTION OF FLOW	562.0 FL.

ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
 8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
 TELEPHONE (619) 697-9234 FAX (619) 460-2033
 WILLIAM A. SNIPES R.C.E. 50477
 EXPIRES 06-30-25



COUNTY APPROVED CHANGES

No.	Description	Approved by	Date

RECORD PLAN

BY: WILLIAM A. SNIPES DATE: _____
 R.C.E. 50477 EXP. 06-30-25

BENCH MARK

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PRIVATE CONTRACT

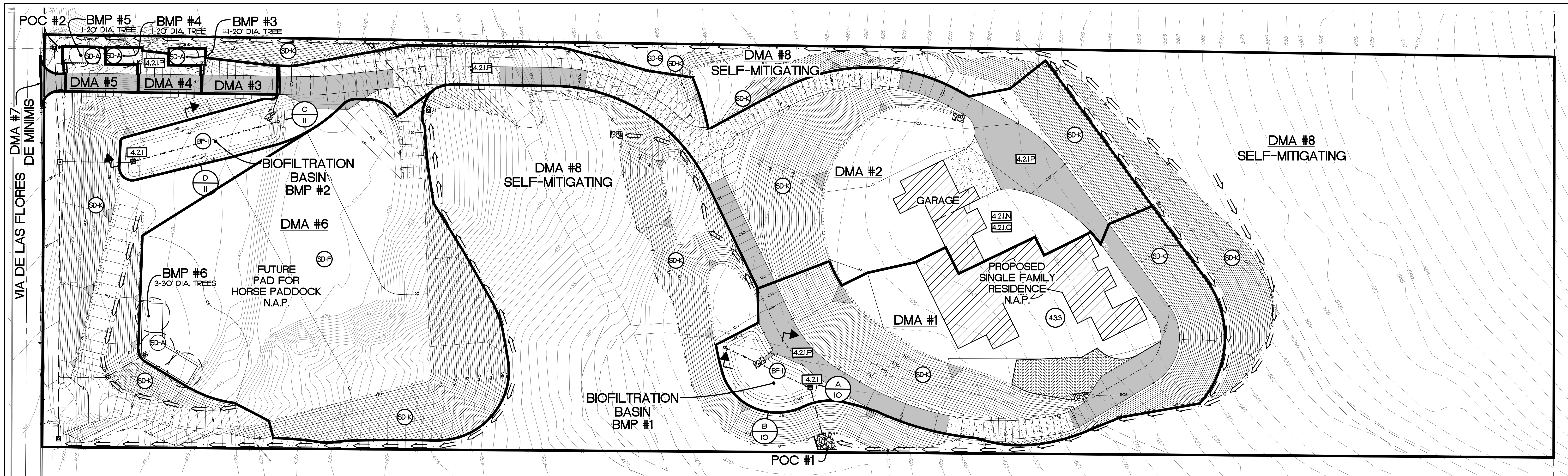
SHEET **10** COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS SHEETS **18**
 EROSION CONTROL PLAN FOR:

HONARVAR RESIDENCE AND EQUESTRIAN PAD

CALIFORNIA COORDINATE INDEX 322-1716

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER BY: WILLIAM A. SNIPES R.C.E. 50477
 ENGINEER OF WORK
 DATE _____
PDS2019-LDGRM-J-30214

ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
 PHONE NO. (619) 697-9234



PROJECT PERMANENT BMP'S

1. SOURCE CONTROL BMP'S
- 4.21 PREVENT ILLICIT DISCHARGES INTO THE MS4.
 - 4.22 MARK ALL INLETS WITH THE WORDS "NO DUMPING - DRAINS TO OCEAN" OR SIMILAR LANGUAGE. SEE STENCIL TEMPLATE ON THIS SHEET.
 - 4.21D1 NEED FOR FUTURE INDOOR AND STRUCTURAL PEST CONTROL.
 - 4.21D2 LANDSCAPE / OUTDOOR PESTICIDE USE. MAINTAIN LANDSCAPING USING MINIMUM OR NO PESTICIDES.
 - 4.21N AIR CONDITIONING CONDENSATE DRAIN LINES SHALL DISCHARGE INTO LANDSCAPE AREAS AND MAY NOT DISCHARGE TO THE STORM DRAIN SYSTEM.
 - 4.21O AVOID ROOFING, GUTTERS, AND TRIM MADE OF COPPER OR OTHER UNPROTECTED METALS THAT MAY LEACH INTO RUNOFF.
 - 4.21P PLAZAS, SIDEWALKS & PARKING LOTS MUST BE SWEEPED REGULARLY.
2. SITE DESIGN BMP'S
- SD-A TREES PLANTED PER COUNTY OF SAN DIEGO BMP DESIGN MANUAL (SEPT. 2020) BMP FACT SHEET SD-A, FOR THE INTERCEPTION OF RAINFALL AND RUNOFF.
 - 4.33 MINIMIZE IMPERVIOUS AREA: PROPOSED SINGLE-STORY BUILDING TO REDUCE SIZE OF FOOTPRINT.
 - 4.34 MINIMIZE SOIL COMPACTION.
 - 4.35 IMPERVIOUS AREA DISPERSION: DRAIN ROOFTOPS TO ADJACENT LANDSCAPE AREAS.
 - SD-K SUSTAINABLE LANDSCAPING: LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES.
 - SD-F AMENDED SOIL PER SD-F.
3. STRUCTURAL BMP'S
- BF-1 BIOFILTRATION BASIN BMP #1 AREA = 1,540 SF.
 - BIOFILTRATION BASIN BMP #2 AREA = 2,671 SF.

TREE WELL (SD-A) DESIGN AND CONSTRUCTION NOTES

1. REFER TO BMP DESIGN MANUAL APPENDIX B SECTION B.2.21 FOR TREE WELL CREDIT VOLUMES AND APPENDIX E FACT SHEET SD-A "TREE WELLS" FOR DESIGN CRITERIA AND CONSIDERATIONS.
2. MINIMUM OPEN TREE PLANTING SPACE DIMENSION 4'x6'.
3. FOR TREE WELL SUBSURFACE DRAINAGE OPTIONS, SEE DWG GS-1.0.
4. PROVIDE MINIMUM 24" TREE BOX.
5. TREES WITH GREATER THAN 4" DIAMETER AT BREAST HEIGHT SHALL NOT BE PLANTED WITHIN THE CLEAR RECOVERY ZONE (AS DEFINED IN TOPIC 309 OF THE CALTRANS HIGH-WAY DESIGN MANUAL).
6. DETAILS INTENDED FOR NEW TREE PLANTINGS TO ACHIEVE FULL SOIL VOLUME.
7. TO ADAPT DETAIL TO EXISTING TREE LOCATIONS, PROTECT EXISTING TREE ROOTING AREA, DO NOT DISTURB EXISTING TREE ROOTS AND PROVIDE REQUIRED SOIL VOLUME.
8. REQUIRED SOIL VOLUME SHALL BE LOCATED WITHIN 1.5X THE MATURE TREE CANOPY RADIUS.
9. SEE DRAWING GS-4.1, GS-4.2, AND GS-4.3 SIDEWALK SECTIONS FOR GUIDANCE ON PLACING PERMEABLE PAVEMENT OVER REQUIRED SOIL ROOTING VOLUME.
10. 18" MINIMUM STEP OUT ZONE IS REQUIRED WHEN PARALLEL PARKING IS PROVIDED.
11. A 3:1 (H:V) SLOPE MAY BE USED IN LIEU OF THE GRAVITY WALL WHERE ADEQUATE SPACE IS AVAILABLE. SEE DETAIL GS-5.7.
12. SEE SDRSD DWG L-1 THROUGH L-6 FOR TREE INSTALLATION REQUIREMENTS.
13. REMOVE WIRE AND BURLAP FROM ROOT BALL PRIOR TO BACKFILLING.
14. PROVIDE 30 MIL PLASTIC LINER WHERE CONCRETE WILL BE POURED ON TOP OF STRUCTURAL SOIL.
15. SEAL PLASTIC LINER TO ADJACENT IMPROVEMENTS AND EDGE RESTRAINT PER MANUFACTURER'S RECOMMENDATIONS.
16. STREET IMPROVEMENTS AND DRAINAGE STRUCTURES SHALL BE CONSTRUCTED ACCORDING TO THE "GREENBOOK" STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION) AND THE COUNTY OF SAN DIEGO SPECIAL PROVISIONS AND SPECIFICATIONS FOR THE IMPROVEMENT OF NEW STREETS.

SELF-MITIGATING DMAs NOTES

- SELF-MITIGATING DMAs CONSIST OF NATURAL OR LANDSCAPED AREAS THAT DRAIN DIRECTLY OFFSITE OR TO THE PUBLIC STORM DRAIN SYSTEM. SELF-MITIGATING DMAs MUST MEET ALL OF THE FOLLOWING TO BE ELIGIBLE FOR EXCLUSION:
- 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 AND AERATED TO PROMOTE WATER RETENTION CHARACTERISTICS EQUIVALENT TO UNDISTURBED NATIVE TOPSOIL. REFER TO BMP DESIGN MANUAL APPENDIX E, SD-F FOR SOIL AMENDMENT STANDARDS.
 - THE INCIDENTAL IMPERVIOUS AREAS ARE LESS THAN 5 PERCENT OF THE SELF-MITIGATING AREA.
 - IMPERVIOUS AREA WITHIN THE SELF-MITIGATED AREA SHOULD NOT 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 DMAs THAT CONTAIN PERMANENT STORM WATER POLLUTANT CONTROL BMP'S.

HYDROMODIFICATION MANAGEMENT PLAN

THIS DMA EXHIBIT IS ALSO A HYDROMODIFICATION EXHIBIT AS BIOFILTRATION WITH PARTIAL RETENTION BASINS (STRUCTURAL BMP'S) AND TREE WELLS (SD-BMP'S) ACT AS COMBINED POLLUTANT CONTROL AND HYDROMODIFICATION CONTROL BMP'S.

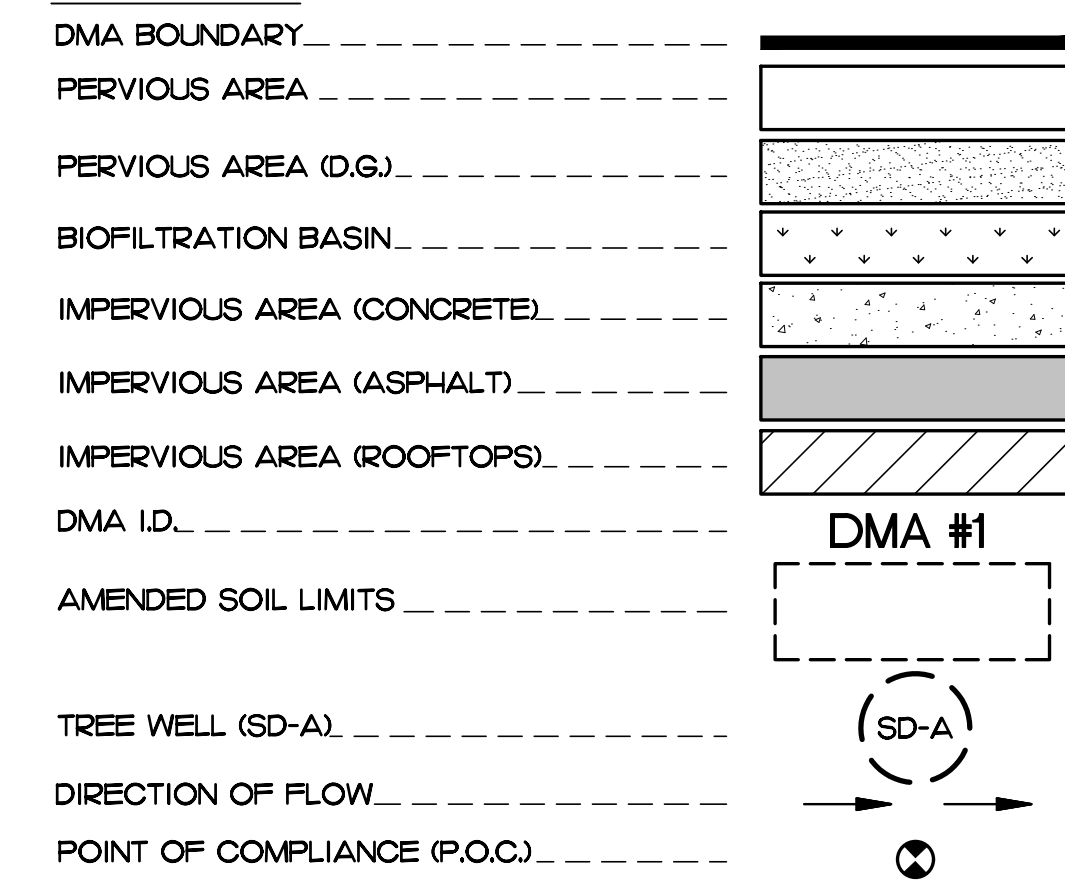
BMP STENCIL PLACEMENT NOTES

- A) THE PROPOSED CURB INLETS SHALL HAVE A STENCIL OR TILE PLACED WITH PROHIBITIVE LANGUAGE "NO DUMPING THIS DRAINS TO OCEAN" AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING.
- B) 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.

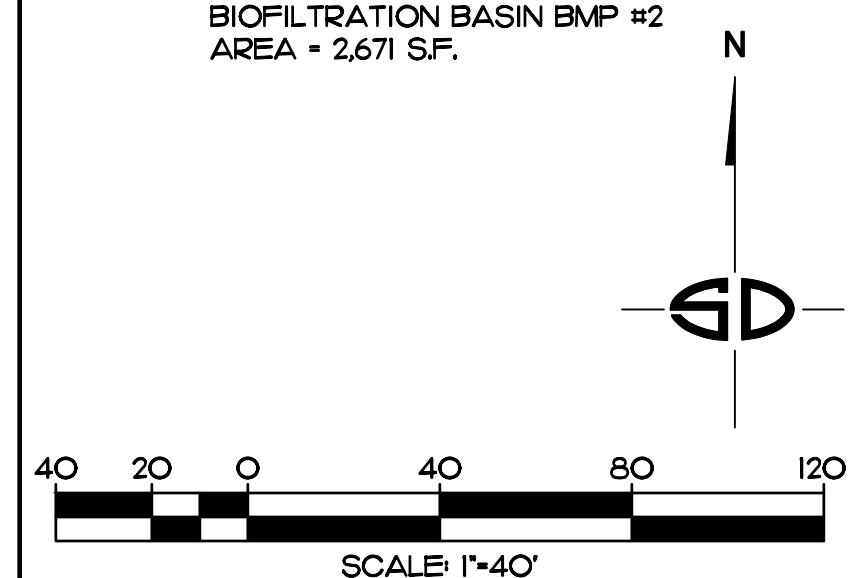
NOTES

1. SITE IS LOCATED WITHIN OCEANSIDE RAIN GAUGE BASIN.
2. UNDERLYING HYDROLOGIC SOIL GROUP "D" WITHIN PROJECT FOOTPRINT.
3. SITE HAS RELATIVELY FLAT, MODERATE AND STEEP SLOPING LANDS.
4. GROUNDWATER DEPTH IS UNKNOWN.
5. BASED ON WMAA MAPS POTENTIAL CRITICAL COARSE SEDIMENT YIELD AREAS (PCOSYAS) WERE NOT IDENTIFIED WITHIN PROJECT FOOTPRINT. ALL UPSTREAM ONSITE/OFFSITE PCOSYAS WILL BYPASS PROJECT FOOTPRINT.
6. PROPOSED STRUCTURAL & SIGNIFICANT SITE DESIGN BMP'S FOR TREATMENT CONTROL & HYDROMODIFICATION MANAGEMENT FLOW CONTROL CONSIST OF 2 BIOFILTRATION BASINS & 3 TREE WELL SYSTEMS.
7. COUNTY OF SAN DIEGO'S 85TH PERCENTILE ISOPLEUVIAL MAP WAS UTILIZED FOR SIZING STRUCTURAL BMP TO COMPLY WITH TREATMENT CONTROL REQUIREMENTS $P_{85th} = 0.53$ INCH.
8. PROPOSED BMP'S ON THIS SHEET ARE MANDATORY TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS OR THESE PLANS.
9. NO CHANGES TO THE PROPOSED BMP'S ON THIS SHEET WITHOUT PRIOR APPROVAL FROM THE COUNTY.
10. NO SUBSTITUTIONS TO THE MATERIAL, TYPES, OR PLANTING TYPES WITHOUT PRIOR APPROVAL FROM THE COUNTY ENGINEER.
11. NO OCCUPANCY WILL BE GRANTED UNTIL THE COUNTY STAFF HAS INSPECTED THIS PROJECT FOR APPROPRIATE BMP CONSTRUCTION AND INSTALLATION.
12. ALL VEGETATED BMP'S SHALL BE SHOWN ON LANDSCAPE PLANS PER PERMIT # _____.
13. REFER TO THE MAINTENANCE PLAN IN ATTACHMENT 3 OF SWQMP FOR ACCESS TO STRUCTURAL BMP'S TO INSPECT AND PERFORM MAINTENANCE. FEATURES PROVIDED TO FACILITATE INSPECTION, MAINTENANCE THRESHOLDS, RECOMMENDED EQUIPMENT TO PERFORM MAINTENANCE, AND SPECIAL TRAINING OR CERTIFICATION REQUIREMENTS FOR INSPECTION AND MAINTENANCE PERSONNEL.
14. ALL GRADING CONTOURS SHALL BE CONSISTENT WITH DMA EXHIBIT.
15. SEE PROJECT SWQMP FOR ADDITIONAL INFORMATION.

LEGEND



SEE POST-CONSTRUCTION BMP FACILITY SUMMARY TABLE AND DRAINAGE MANAGEMENT AREAS TABLE ON SHEET 12



ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
 8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
 TELEPHONE (619) 697-9234 FAX (619) 460-2033
 WILLIAM A. SNIPES R.C.E. 50477
 EXPIRES 06-30-25



COUNTY APPROVED CHANGES		
No.	Description	Approved by Date

RECORD PLAN

BY: _____ DATE: _____

WILLIAM A. SNIPES
 R.C.E. 50477 EXP. 06-30-25

BENCH MARK

DESCRIPTION: CITY OF ENCINITAS CONTROL NETWORK, MONUMENT ENC-18

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PRIVATE CONTRACT

SHEET 11 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 18 SHEETS

DRAINAGE MANAGEMENT PLAN (DMA) PLAN FOR:

HONARVAR RESIDENCE AND EQUESTRIAN PAD

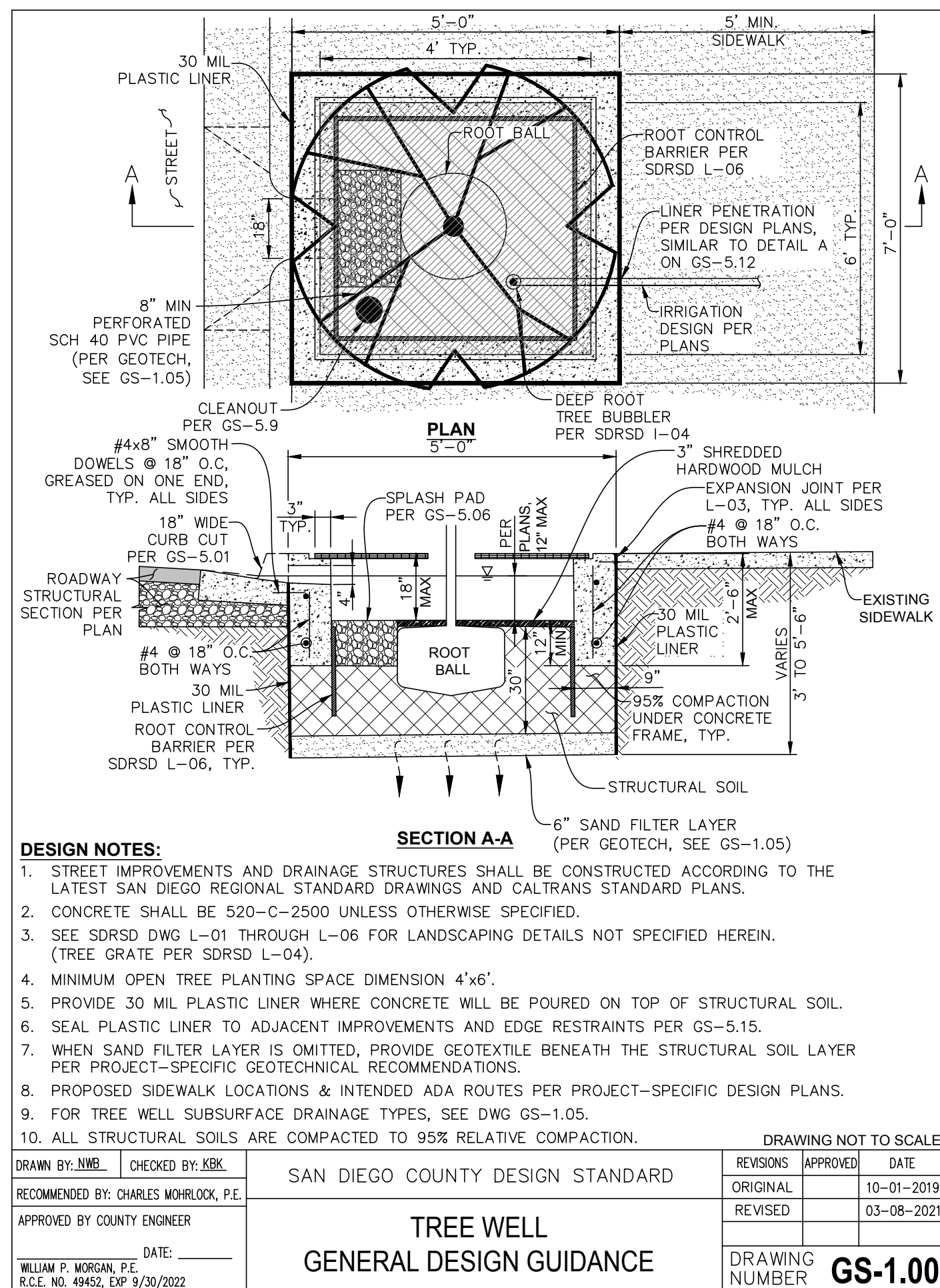
CALIFORNIA COORDINATE INDEX 322-1716

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

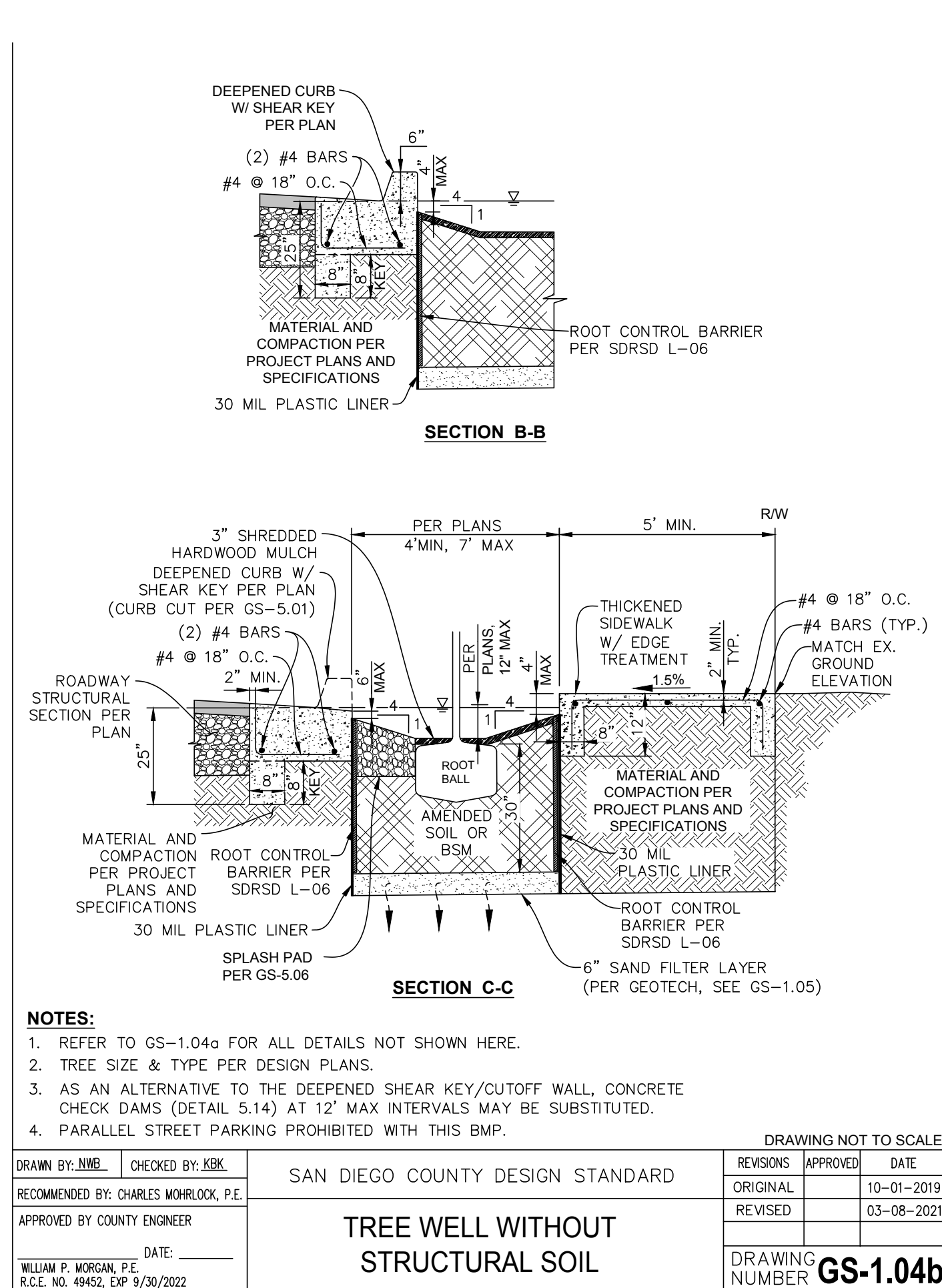
ENGINEER OF WORK
 WILLIAM A. SNIPES R.C.E. 50477

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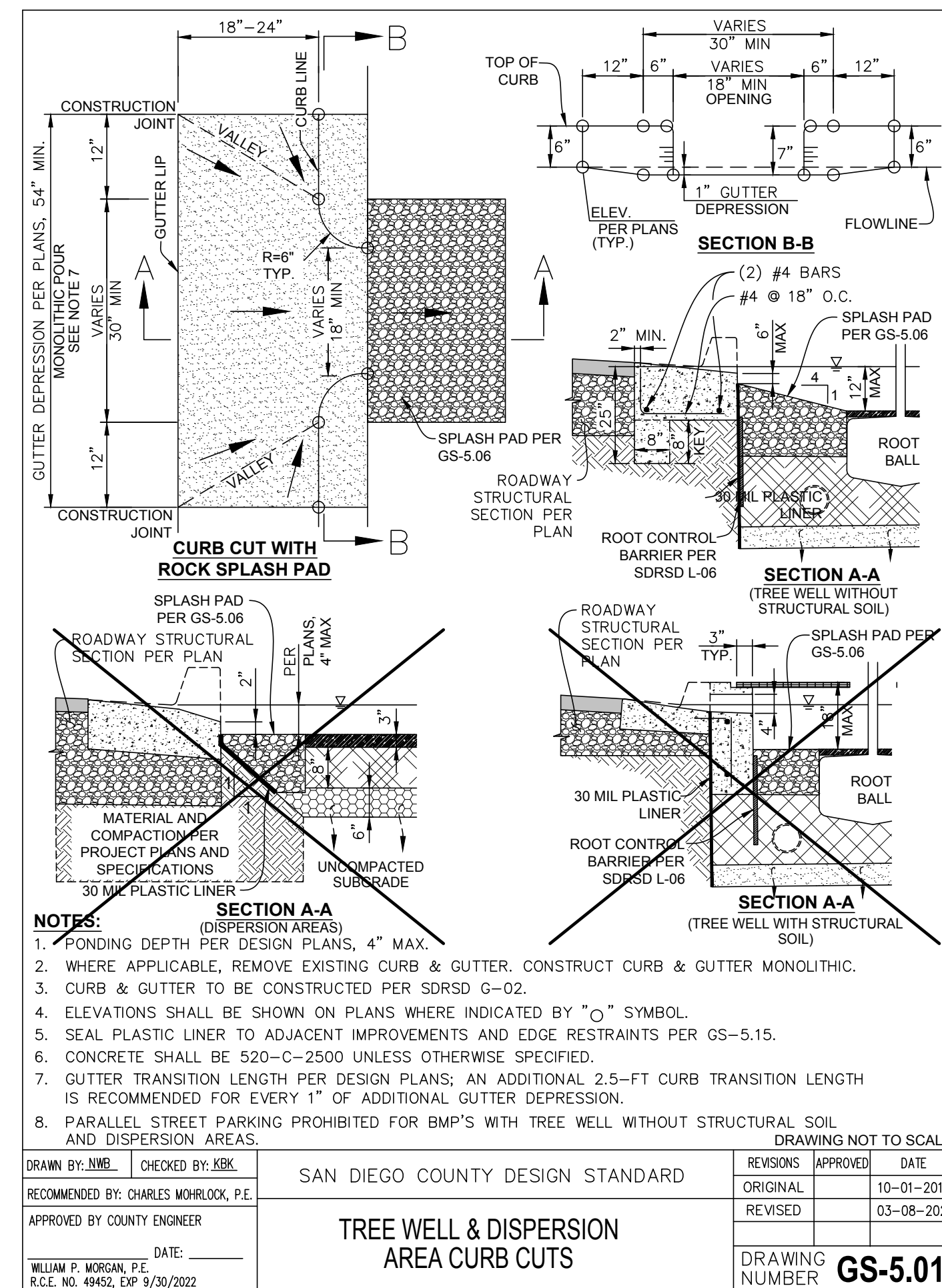
ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
 PHONE NO. (619) 697-9234



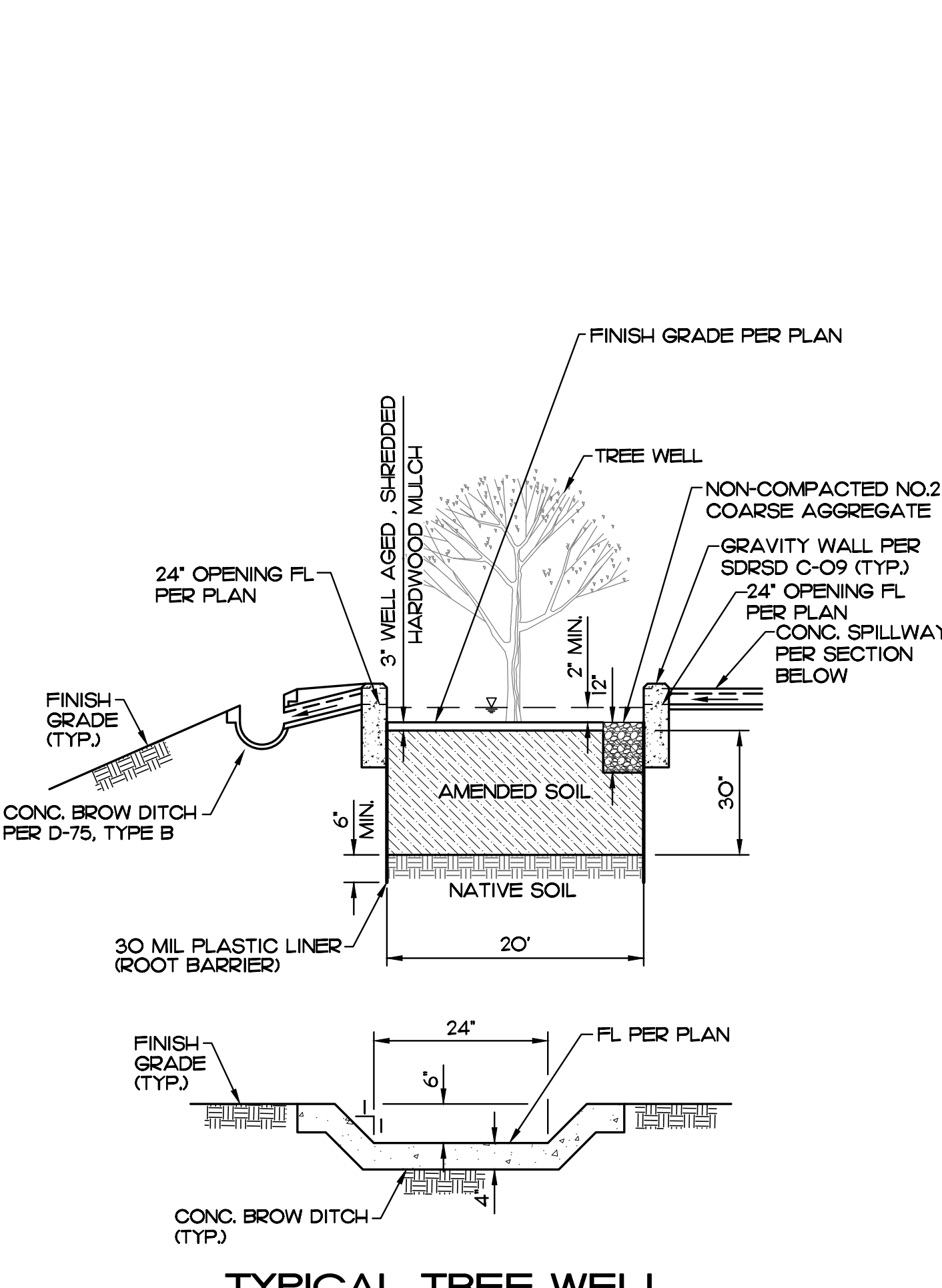
1 DETAIL
NO SCALE



2 DETAIL
NO SCALE



3 DETAIL
NO SCALE



4 DETAIL
NO SCALE

POST-CONSTRUCTION BMP FACILITY SUMMARY TABLE										
BMP ID	BMP TYPE	APPROX. DIMENSIONS	PLAN AREA (SF)	PONDING SURFACE DEPTH (IN.)	MULCH LAYER (IN.)	MEDIA THICKNESS (IN.)	ASTM 3.3 WASHED SAND (IN.)	AGGREGATE STORAGE LAYER ABOVE UNDERDRAIN, INCL. 3" ASTM NO. 8 STONE (IN.)	AGGREGATE STORAGE LAYER BELOW UNDERDRAIN (IN.)	TOTAL FACILITY DEPTH INCL. 1'-2" FREEBOARD (FT)
BMP #1	BIOFILTRATION BASIN (BF-1)	27' W X 60' L	1,540	12	3	18	3	10	3	5.25
BMP #2	BIOFILTRATION BASIN (BF-1)	21' W X 128' L	2,671	12	3	18	3	10	3	5.25
BMP ID	BMP TYPE	# OF TREES	CANOPY DIA. OF TREE (FT.)	TREATMENT VOLUME PROVIDED (CF)	AMENDED SOIL LIMITS FOOTPRINT	DEPTH (INCL. 3" MULCH LAYER & 6" SAND AT BOTTOM - FOR SOIL TYPE D)	NOTES			
BMP #3	TREE WELLS (SD-A)	1	20	180	30' x 13'	2'-6"	FOR TREE WELL CONSTRUCTION SPECIFICATIONS & DETAILS REFER TO DETAILS 1-4, SHEET 12			
BMP #4	TREE WELLS (SD-A)	1	20	180	30' x 13'	2'-6"	FOR TREE WELL CONSTRUCTION SPECIFICATIONS & DETAILS REFER TO DETAILS 1-4, SHEET 12			
BMP #5	TREE WELLS (SD-A)	1	20	180	30' x 13'	2'-6"	FOR TREE WELL CONSTRUCTION SPECIFICATIONS & DETAILS REFER TO DETAILS 1-4, SHEET 12			
BMP #6	TREE WELLS (SD-A)	3	30	420	18' X 72'	4'	FOR TREE WELL CONSTRUCTION SPECIFICATIONS & DETAILS REFER TO DETAILS 1-4, SHEET 12			

DRAINAGE MANAGEMENT AREAS - HONARVAR RESIDENCE & EQUESTRIAN PAD											
DESCRIPTION	TRIBUTARY TO BMP	BMP TYPE	BMP SURFACE AREA (SF)	SOIL TYPE	DEPTH TO GROUNDWATER	PRE-PROJECT SLOPE	IMPERVIOUS DMAs		PERVIOUS DMAs		TOTAL DISTURBED AREA
							POST-PROJECT SURFACE TYPE IMPERVIOUS	POST-PROJECT SURFACE AREA IMPERVIOUS (SF)	POST-PROJECT SURFACE TYPE PERVIOUS	POST-PROJECT SURFACE AREA PERVIOUS (SF)	
DMA #1	BMP #1	BIOFILTRATION BASIN (BF-1)	1,540	D	UNKNOWN	MODERATE	ROOFTOPS & AC PAVEMENT	18,883	LANDSCAPING	41,130	462,309
DMA #2	BMP #2	BIOFILTRATION BASIN (BF-1)	2,670	D	UNKNOWN	MODERATE	ROOFTOPS & CONC./AC PAVEMENT	22,499	LANDSCAPING	51,499	
DMA #3	BMP #3	TREE WELL (SD-A)	390	D	UNKNOWN	MODERATE	AC PAVEMENT	1,040	LANDSCAPING	1,345	
DMA #4	BMP #4	TREE WELL (SD-A)	390	D	UNKNOWN	MODERATE	AC PAVEMENT	1,040	LANDSCAPING	1,103	
DMA #5	BMP #5	TREE WELL (SD-A)	390	D	UNKNOWN	MODERATE	AC PAVEMENT	1,046	LANDSCAPING	1,140	
DMA #6	BMP #6	TREE WELL (SD-A)	1620	D	UNKNOWN	MODERATE	N/A	N/A	AMENDED SOILS PER SD-F	67,522	
DMA #7	DE-MINIMIS	DE-MINIMIS	N/A	D	UNKNOWN	MODERATE	AC PAVEMENT	240	LANDSCAPING	0	
DMA #8	SELF-MITIGATING	SELF-MITIGATING	N/A	D	UNKNOWN	MODERATE	N/A	0	LANDSCAPING	253,822	
TOTAL AREA (SF)			7000					44,748		417,561	

ENGINEER OF WORK
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civil engineers and land surveyors
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 WILLIAM A. SNIPES, R.C.E. 50477
 EXPIRES 06-30-25



COUNTY APPROVED CHANGES		
No.	Description	Approved by Date

BENCH MARK	
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RECORD PLAN
 BY: _____ DATE: _____
 WILLIAM A. SNIPES
 R.C.E. 50477 EXP. 06-30-25

PRIVATE CONTRACT

SHEET **12** COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS SHEETS **18**

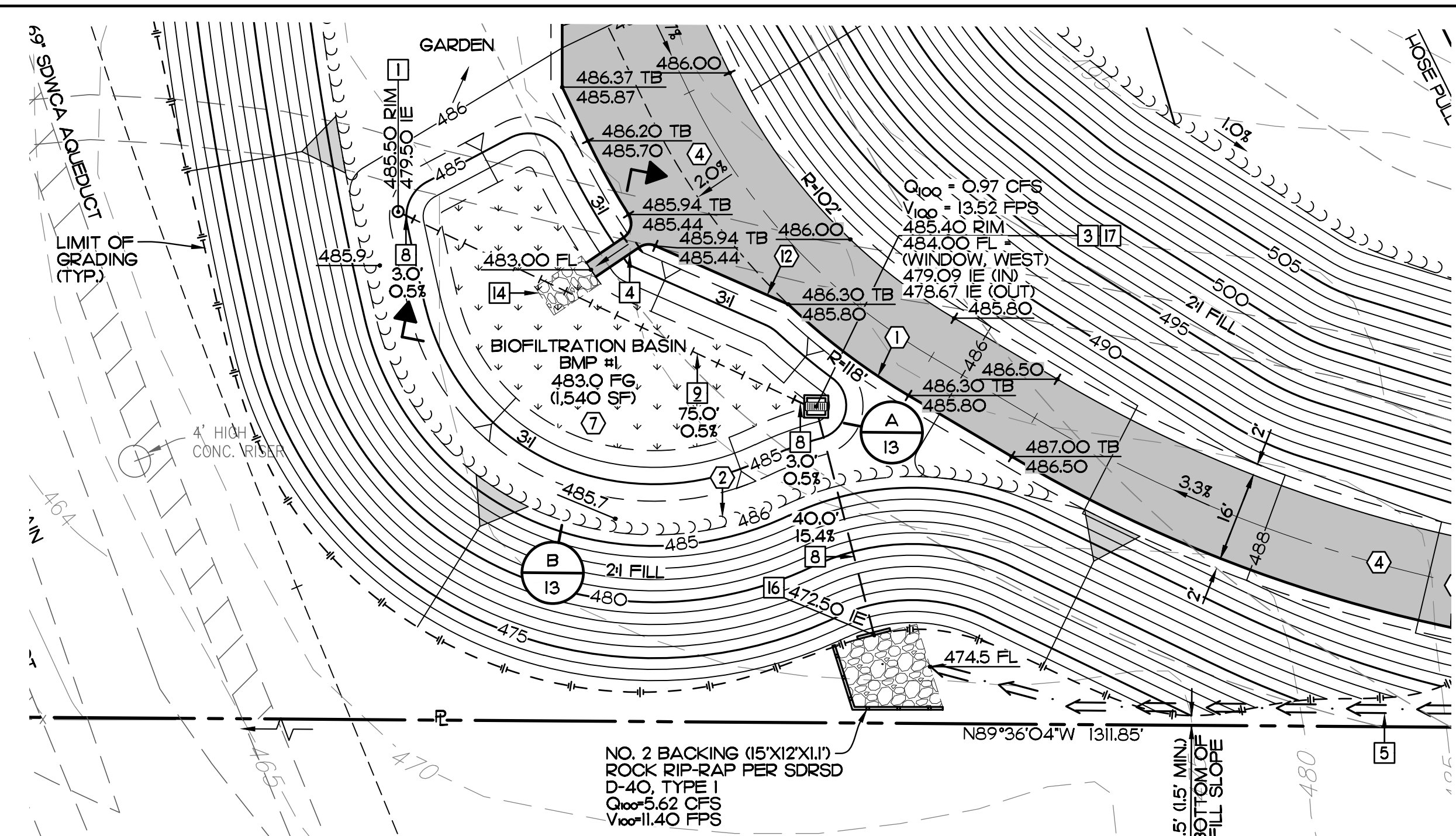
DMA DETAILS FOR:
HONARVAR RESIDENCE AND EQUESTRIAN PAD

CALIFORNIA COORDINATE INDEX 322-1716

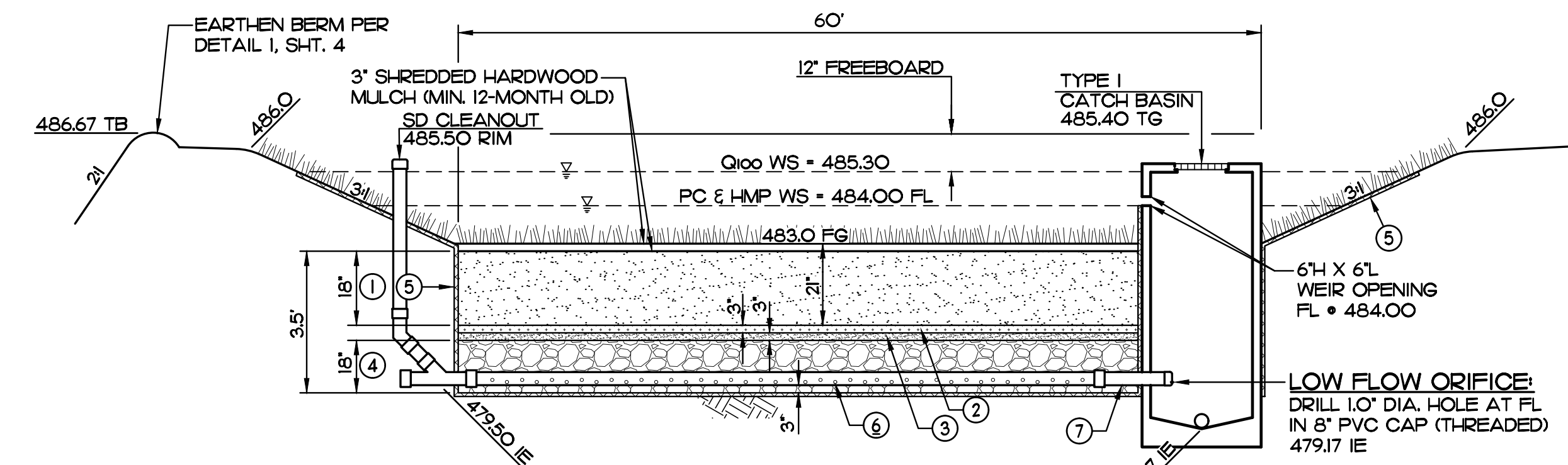
APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER
 BY: _____ ENGINEER OF WORK
 WILLIAM A. SNIPES R.C.E. 50477

PDS2019-LDGRM-J-30214

ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
 PHONE NO. (619) 697-9234

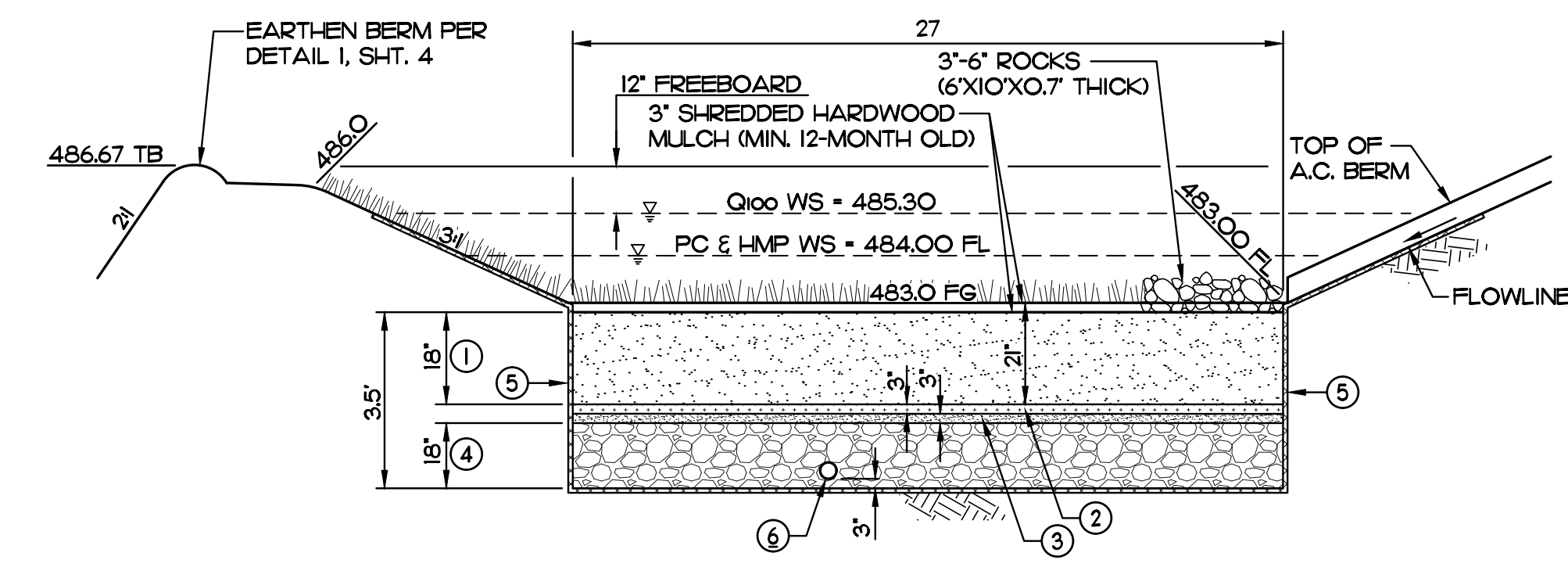


- ### KEY NOTES
- PVT. IMPROVEMENTS**
- PVT. 6' AC BERM TYPE A PER SDRSD G-05 (TYP.).
 - EARTHEN BERM PER DETAIL I, SHT. 4 (TYP.).
 - MIN. 4' A.C. PAVEMENT OVER 6' CLASS II AGGREGATE BASE (TYP.).
 - ALL PROPOSED VEGETATION TO BE CONSTRUCTED/INSTALLED WITHIN BIOFILTRATION BASIN AND TREE WELLS SHALL BE CONFORMANCE WITH APPROVED LANDSCAPE AND IRRIGATION PLAN NO. PDS2022-LP-... AND SHALL BE INCLUDED IN PROJECT SWOMP.
 - PVT. 1' AC BERM TYPE F (MOUNTABLE DIKE) PER SDRSD G-05 (TYP.).
- PVT. STORM DRAIN**
- PVT. STORM DRAIN CLEANOUT PER DETAIL 3, SHT. 4.
 - PVT. CATCH BASIN TYPE I PER SDRSD D-29.
 - PVT. AC SPILL WAY PER SDRSD D-22.
 - PVT. DRAINAGE DITCH TYPE B PER SDRSD D-75 (TYP.).
 - PVT. 8" PVC SDR-35 PER SDRSD D-60.
 - PVT. 8" PVC SDR-35 PERFORATED PIPE.
 - PVT. 3'-6" ROCKS (6'X10'X.7 THICK).
 - PVT. STRAIGHT HEADWALL PER SDRSD D-32.
 - MARK ALL INLETS WITH THE WORDS 'NO DUMPING-DRAINS TO WATERWAYS' OR SIMILAR. SEE STENCIL TEMPLATE ON SHT. II.



NOTE: UNDETAINED Q TO FLOW ONTO PVT. ROAD, THEN OFF-SITE.

A SECTION
NO SCALE



B SECTION
NO SCALE

KEY NOTES

- BIORETENTION SOIL MEDIA (BSM) (5 INCHES MIN. PERCOLATION RATE) PER BSM MIXTURE RIGHT.
- CLEAN & WASHED ASTM C 33 FINE AGGREGATE SAND.
- LAYER WASHED ASTM 8 STONE.
- CLASS 2 PERMEABLE MATERIAL PER CALTRANS 68-202F(3).
- IMPERMEABLE LINER (30 MIL PVC GEOMEMBRANE BY EPI OR APPROVED EQUAL) PER MANUFACTURER'S SPECIFICATIONS.
- 8" PVC PERFORATED PIPE • 0.5% SLOPE.
- 8" PVC SDR-35 • 0.5% SLOPE.

BSM MIXTURE			
BMP COMPOSITION	SAND	SANDY LOAM	COMPOST
VOLUME	65%	20%	15%

- ORGANIC MATTER MATERIAL: MAXIMUM 5% BY WEIGHT IN OVERALL SOIL MEDIA. ORGANIC MATTER SHOULD BE BASED FROM VEGETATION-BASED FEEDSTOCK AND INCLUDE NO ANIMAL MANURE OR BYPRODUCTS.
- INFILTRATION RATES: 5 IN/HR FILTRATION RATE. REFER TO BMP DM FOR METHODOLOGY. PH: 6 TO 8
- CATION EXCHANGE CAPACITY (CEC): GREATER THAN 5 MILLIEQUIVALENTS (MEQ)/100 GRAMS SOIL.
- PHOSPHORUS: TOTAL PHOSPHORUS SHOULD NOT EXCEED 15 PPM
- FOR BSM SPECIFICATIONS, SEE APPENDIX G IN COUNTY OF SAN DIEGO LID MANUAL (JULY, 2014) AND APPENDIX F.2 OF THE COUNTY OF SAN DIEGO 2019 BMP DESIGN MANUAL.

VEGETATION SPECIFICATIONS:

- FOR BIOFILTRATION TO FUNCTION PROPERLY AS STORMWATER TREATMENT AND BLEND INTO THE LANDSCAPING, VEGETATION SELECTION IS CRUCIAL. APPROPRIATE VEGETATION WILL HAVE THE FOLLOWING CHARACTERISTICS:
- PLANT MATERIAL MUST BE TOLERANT OF SUMMER DROUGHT, PONDING FLUCTUATIONS, AND SATURATED SOIL CONDITIONS FOR 10 TO 48 HOURS.
 - IF PLANT SPACING ALLOWS, IT IS RECOMMENDED THAT A MINIMUM OF THREE TREE SPECIES, THREE SHRUB SPECIES, AND THREE HERBACEOUS GROUND COVER SPECIES BE INCORPORATED TO PROTECT AGAINST FACILITY FAILURE FROM DISEASE AND INSECT INFESTATIONS OF A SINGLE SPECIES. PLANT ROOTING DEPTHS MUST NOT DAMAGE THE UNDERDRAIN, IF PRESENT. SLOTTED OR PERFORATED UNDERDRAIN PIPE MUST BE MORE THAN 3 FEET FROM TREE LOCATIONS (IF SPACE ALLOWS).
 - NATIVE PLANT SPECIES OR HARDY CULTIVARS THAT ARE NOT INVASIVE AND DO NOT REQUIRE CHEMICAL INPUTS ARE RECOMMENDED TO BE USED TO THE MAXIMUM EXTENT PRACTICABLE.
 - SHADED TREES SHOULD BE FREE OF BRANCHES BELOW 1/3 THEIR TOTAL HEIGHT.

BIOFILTRATION BASIN (BMP #1)

PERMANENT POST-CONSTRUCTION BMP DEVICES (BIOFILTRATION BASIN) SHOWN ON THIS PLAN SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL OF THE COUNTY OF SAN DIEGO.

ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
 8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
 TELEPHONE (619) 697-9234 FAX (619) 460-2033
 WILLIAM A. SNIPES R.C.E. 50477
 EXPIRES '06-30-25

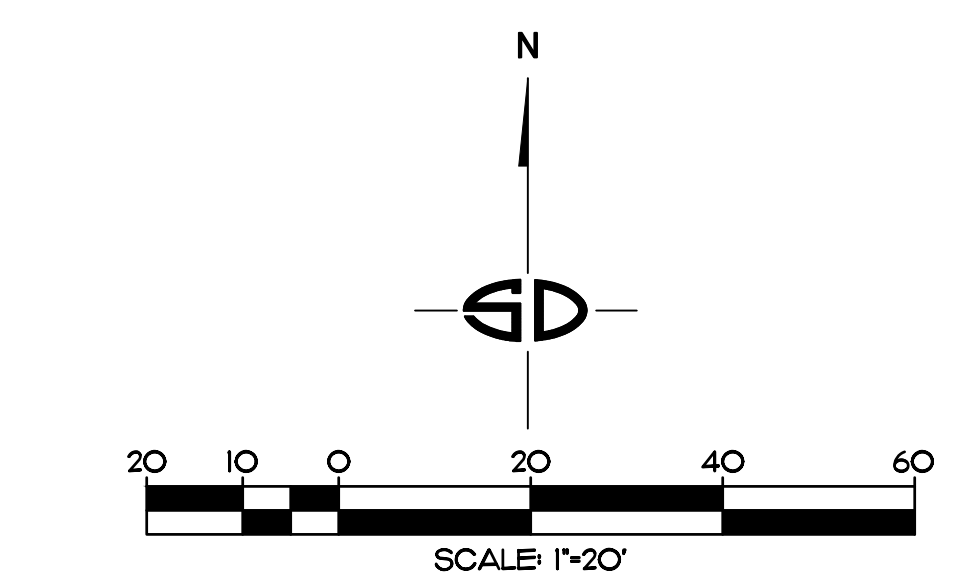


COUNTY APPROVED CHANGES		
No.	Description	Approved by Date

RECORD PLAN

BY: _____ DATE: _____
 WILLIAM A. SNIPES
 R.C.E. 50477 EXP. 06-30-25

BENCH MARK	
DESCRIPTION:	CITY OF ENCINITAS CONTROL NETWORK, MONUMENT ENC-18
LOCATION:	N: 1966169.552, E: 6269864.753
	CCS83, ZONE VI, EPOCH: 19991.35
RECORD FROM:	R.O.S. 18416
ELEVATION:	307.765' DATUM: NGVD88



PRIVATE CONTRACT

SHEET 13 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS SHEETS 18

BMP #1 SECTION FOR:

HONARVAR RESIDENCE AND EQUESTRIAN PAD

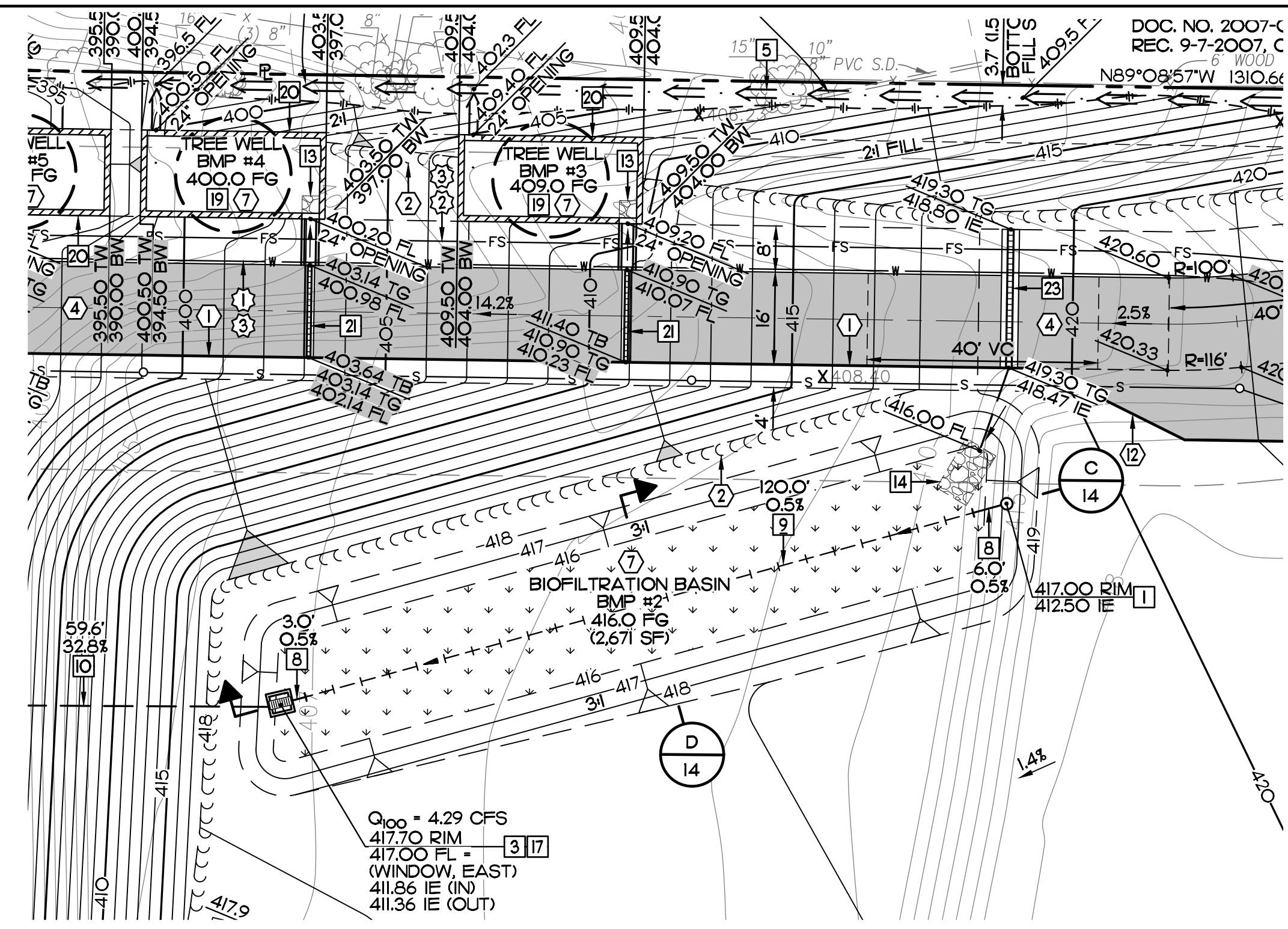
CALIFORNIA COORDINATE INDEX 322-1716

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER

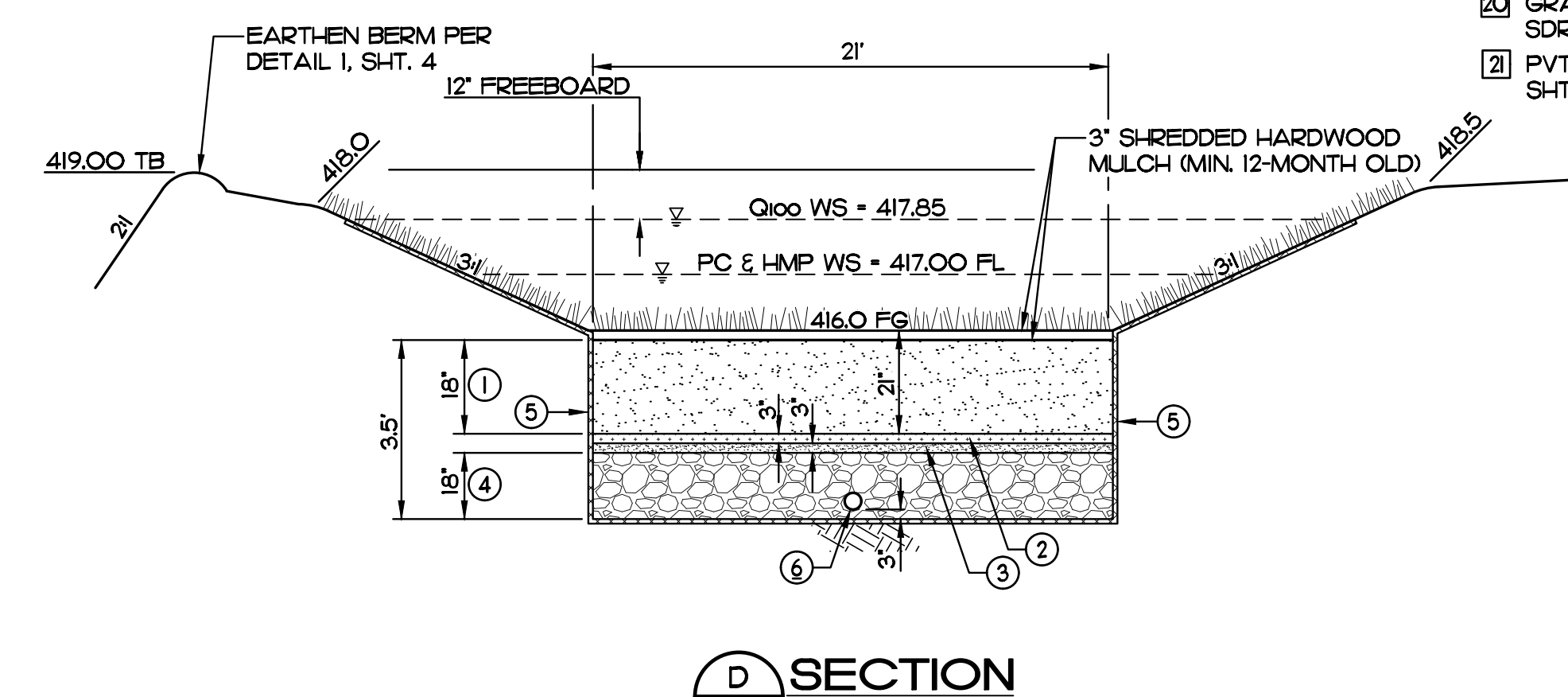
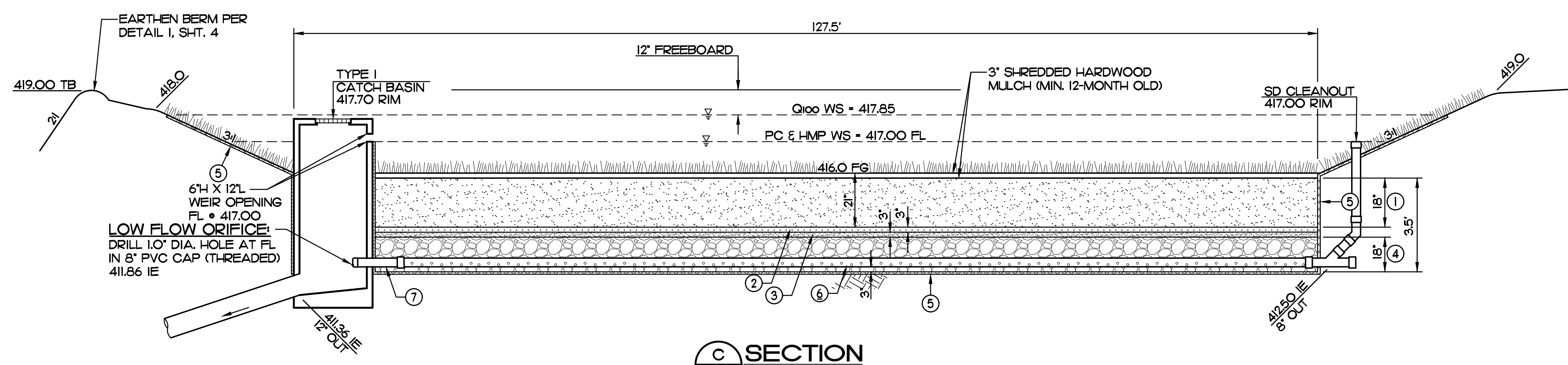
ENGINEER OF WORK: WILLIAM A. SNIPES R.C.E. 50477

PDS2019-LDGRM-J-30214

ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
 PHONE NO. (619) 697-9234



- KEY NOTES**
- PVT. IMPROVEMENTS**
- PVT. 6' AC BERM TYPE A PER SDRSD G-05 (TYP.).
 - EARTHEN BERM PER DETAIL 1, SHT. 4 (TYP.).
 - PVT. CONC. CROSS GUTTER PER SDRSD G-13.
 - MIN. 4" A.C. PAVEMENT OVER 6" CLASS II AGGREGATE BASE (TYP.).
 - ALL PROPOSED VEGETATION TO BE CONSTRUCTED/INSTALLED WITHIN BIOFILTRATION BASIN AND TREE WELLS SHALL BE CONFORMANCE WITH APPROVED LANDSCAPE AND IRRIGATION PLAN NO. PDS2022-LP-... AND SHALL BE INCLUDED IN PROJECT SWOMP.
 - PVT. 1' AC BERM TYPE F (MOUNTABLE DIKE) PER SDRSD G-05 (TYP.).
- PVT. STORM DRAIN**
- PVT. STORM DRAIN CLEANOUT PER DETAIL 3, SHT. 4.
 - PVT. CATCH BASIN TYPE I PER SDRSD D-29.
 - PVT. AC SPILL WAY PER SDRSD D-22.
 - PVT. DRAINAGE DITCH TYPE B PER SDRSD D-75 (TYP.).
 - PVT. 8" PVC SDR-35 PER SDRSD D-60.
 - PVT. 8" PVC SDR-35 PERFORATED PIPE.
 - PVT. 3'-6" ROCKS (6'X10'X.7" THICK).
 - MARK ALL INLETS WITH THE WORDS 'NO DUMPING-DRAINS TO WATERWAYS' OR SIMILAR. SEE STENCIL TEMPLATE ON SHT. II.
 - TREE WELL PER DETAILS ON SHT. 12.
 - GRAVITY RETAINING WALL TYPE A PER SDRSD C-09.
 - PVT. 8" TRENCH DRAIN PER DETAIL 8, SHT. 4.



C SECTION
NO SCALE

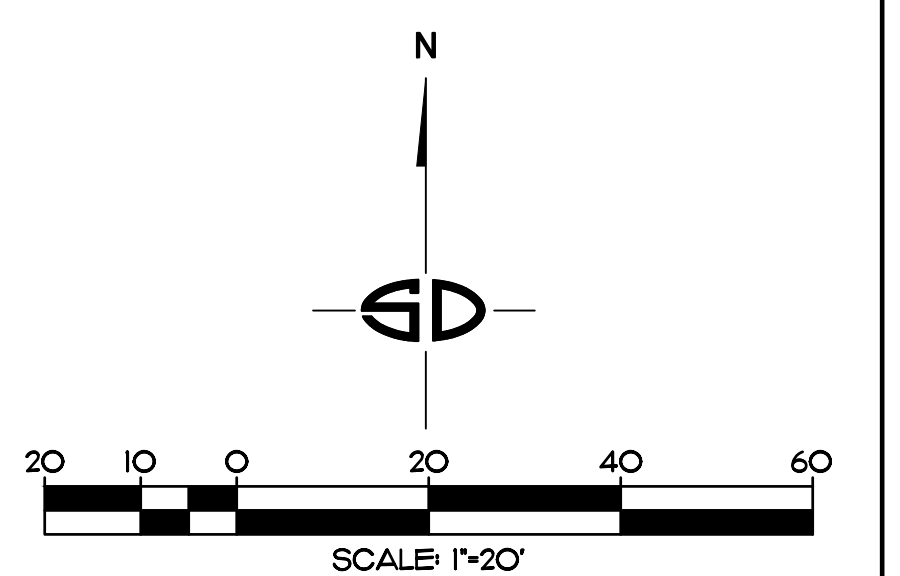
D SECTION
NO SCALE

- KEY NOTES**
- BIORETENTION SOIL MEDIA (BSM) (5%_W/R MIN. PERCOLATION RATE) PER BSM MIXTURE RIGHT.
 - 3" CLEAN & WASHED ASTM 33 FINE AGGREGATE SAND.
 - 3" LAYER WASHED ASTM 8 STONE.
 - CLASS 2 PERMEABLE MATERIAL PER CALTRANS 68-2.02F(3).
 - IMPERMEABLE LINER (30 MIL PVC GEOMEMBRANE BY EPI OR APPROVED EQUAL) PER MANUFACTURER'S SPECIFICATIONS.
 - 8" PVC PERFORATED PIPE • 0.5% SLOPE.
 - 8" PVC SDR-35 • 0.5% SLOPE.

BSM MIXTURE			
BMP COMPOSITION	SAND	SANDY LOAM	COMPOST
VOLUME	65%	20%	15%

- ORGANIC MATTER MATERIAL: MAXIMUM 5% BY WEIGHT IN OVERALL SOIL MEDIA. ORGANIC MATTER SHOULD BE BASED FROM VEGETATION-BASED FEEDSTOCK AND INCLUDE NO ANIMAL MANURE OR BYPRODUCTS.
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- FOR BSM SPECIFICATIONS, SEE APPENDIX G IN COUNTY OF SAN DIEGO LID MANUAL (JULY, 2014) AND APPENDIX F.2 OF THE COUNTY OF SAN DIEGO 2019 BMP DESIGN MANUAL.

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BIOFILTRATION BASIN (BMP #2)

PERMANENT POST-CONSTRUCTION BMP DEVICES (BIOFILTRATION BASIN) SHOWN ON THIS PLAN SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL OF THE COUNTY OF SAN DIEGO.

ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
 8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
 TELEPHONE (619) 697-9234 FAX (619) 460-2033
 WILLIAM A. SNIPE'S R.C.E. 50477
 EXPIRES '06-30-25



COUNTY APPROVED CHANGES		
No.	Description	Approved by Date

RECORD PLAN

BY: WILLIAM A. SNIPE'S DATE: _____
 R.C.E. 50477 EXP. 06-30-25

BENCH MARK	
DESCRIPTION:	CITY OF ENCINITAS CONTROL NETWORK, MONUMENT ENC-18
LOCATION:	N: 1966169.552, E: 6269864.753
	CCS83, ZONE VI, EPOCH: 19991.35
RECORD FROM:	R.O.S. 18416
ELEVATION:	307.765' DATUM: NGVD88

PRIVATE CONTRACT

SHEET **14** COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS SHEETS **18**

BMP #2 SECTION FOR:

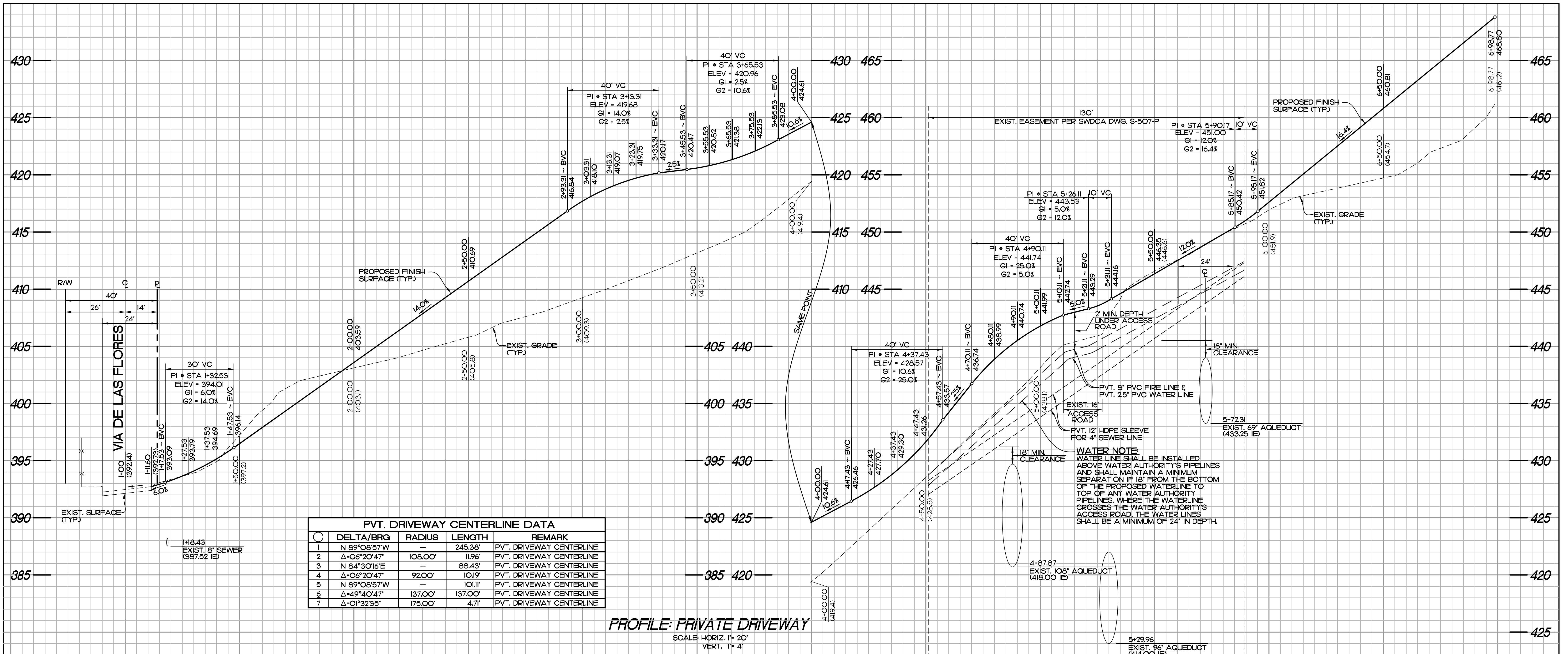
HONARVAR RESIDENCE AND EQUESTRIAN PAD

CALIFORNIA COORDINATE INDEX 322-1716

APPROVED FOR: WILLIAM P. MORGAN COUNTY ENGINEER

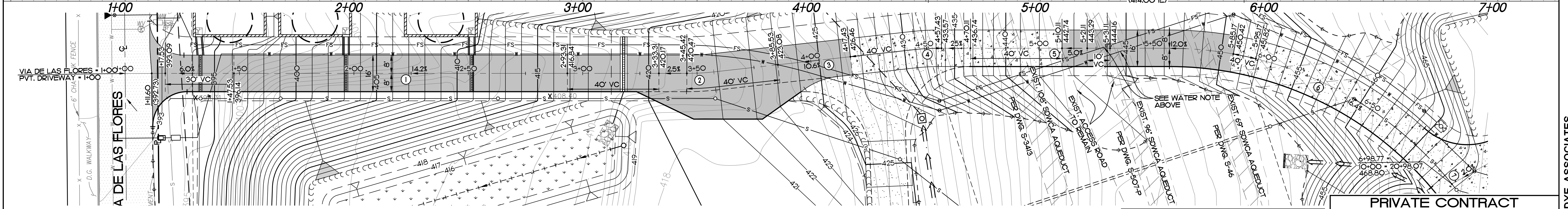
BY: WILLIAM A. SNIPE'S R.C.E. 50477

PDS2019-LDGRMJ-30214



PVT. DRIVEWAY CENTERLINE DATA				
Δ	DELTA/BRG	RADIUS	LENGTH	REMARK
1	N 89°08'57"W	--	245.38'	PVT. DRIVEWAY CENTERLINE
2	Δ 06°20'47"	108.00'	11.96'	PVT. DRIVEWAY CENTERLINE
3	N 84°30'16"E	--	88.43'	PVT. DRIVEWAY CENTERLINE
4	Δ 06°20'47"	92.00'	10.19'	PVT. DRIVEWAY CENTERLINE
5	N 89°08'57"W	--	101.11'	PVT. DRIVEWAY CENTERLINE
6	Δ 49°40'47"	137.00'	137.00'	PVT. DRIVEWAY CENTERLINE
7	Δ 01°32'35"	175.00'	4.71'	PVT. DRIVEWAY CENTERLINE

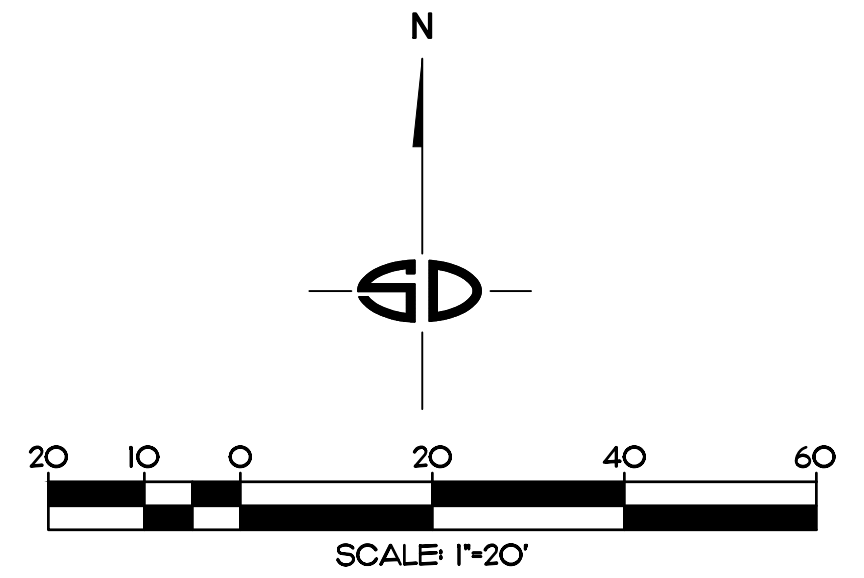
PROFILE: PRIVATE DRIVEWAY
SCALE: HORIZ. 1" = 20'
VERT. 1" = 4'



SAN DIEGO COUNTY WATER AUTHORITY
THE SAN DIEGO COUNTY WATER AUTHORITY HAS REVIEWED THIS PLAN SHEET AND TAKES NO EXCEPTION AS IT RELATES TO THE PROTECTION OF ITS FACILITIES. THE SAN DIEGO COUNTY WATER AUTHORITY IS NOT RESPONSIBLE FOR ANY DESIGN OR CONSTRUCTION CONTAINED HEREIN.

REVIEWED BY: GARY W. BOUSQUET, P.E. DATE: _____
DIRECTOR OF ENGINEERING

VALID FOR 18 MONTHS FROM DATE OF SIGNATURE



ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033

WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-25

11/0/23



COUNTY APPROVED CHANGES		
No.	Description	Approved by Date

RECORD PLAN

BY: WILLIAM A. SNIPES DATE: _____
R.C.E. 50477 EXP. 06-30-25

BENCH MARK

DESCRIPTION: CITY OF ENCINITAS CONTROL NETWORK, MONUMENT ENC-18
LOCATION: N: 1966169.552, E: 6269864.753
CCS83, ZONE VI, EPOCH: 19991.35
RECORD FROM: R.O.S. 18416
ELEVATION: 307.765' DATUM: NGVD88

PRIVATE CONTRACT

SHEET **15** COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS SHEETS **18**

DRIVEWAY PLAN/PROFILE FOR:
HONARVAR RESIDENCE AND EQUESTRIAN PAD

CALIFORNIA COORDINATE INDEX 322-1716

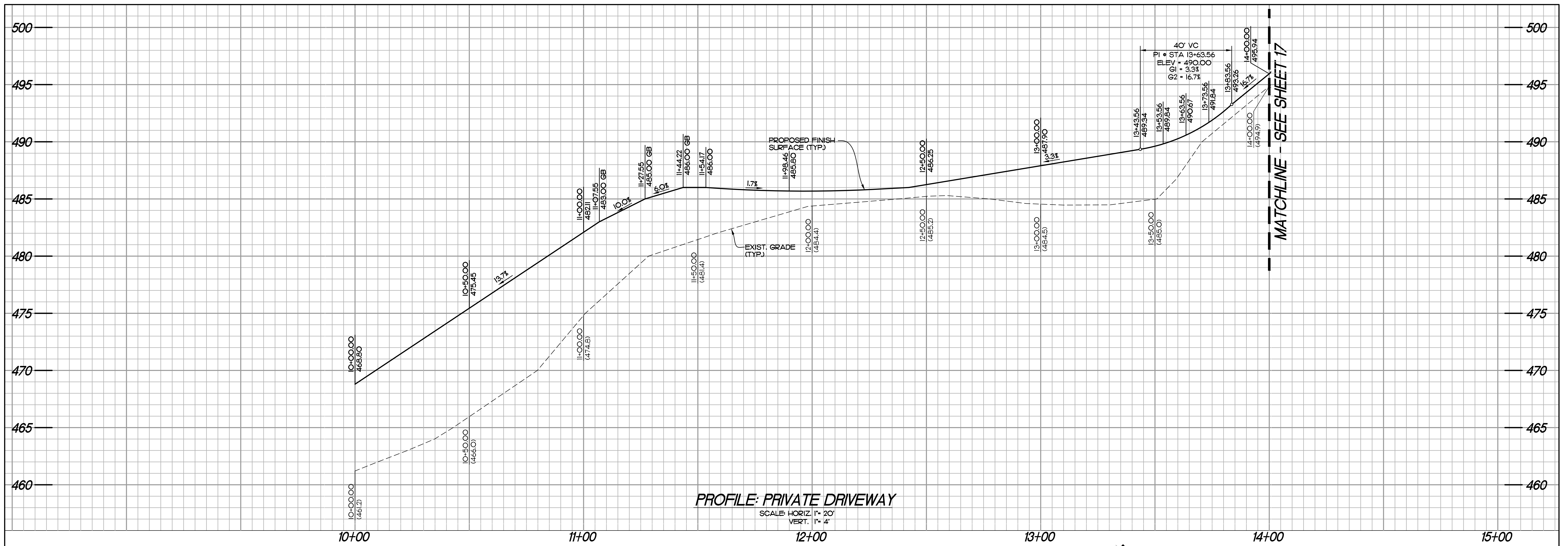
APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER BY: WILLIAM A. SNIPES R.C.E. 50477

DATE: _____

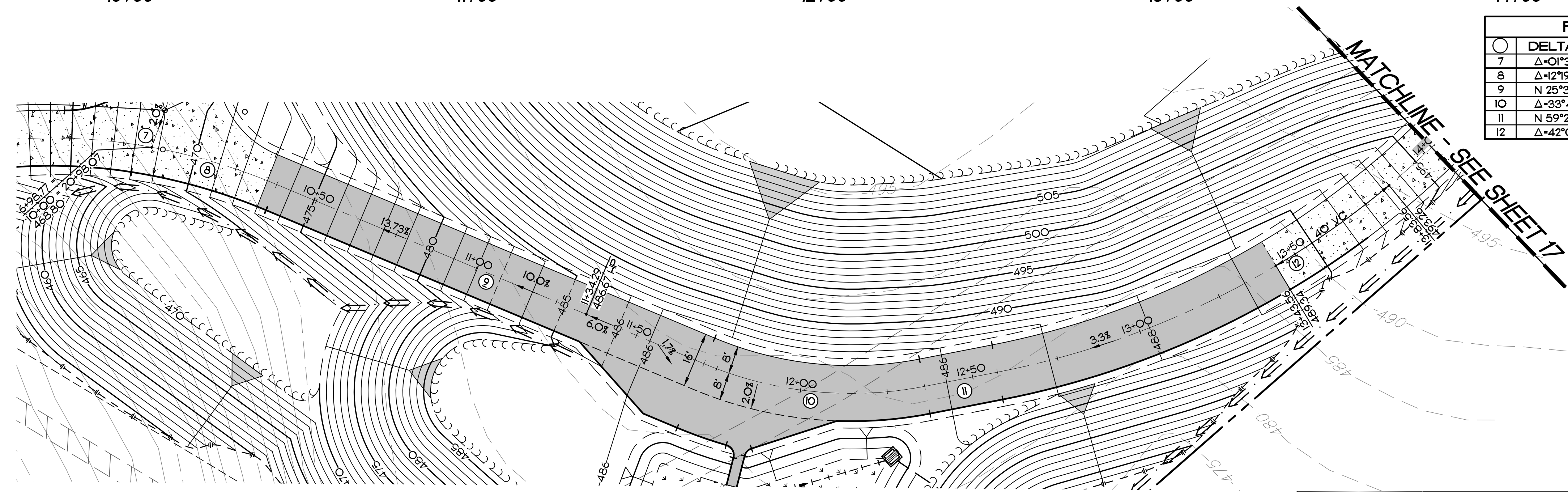
ENGINEER OF WORK: WILLIAM A. SNIPES R.C.E. 50477

PDS2019-LDGRM-J-30214

ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
PHONE NO. (619) 697-9234



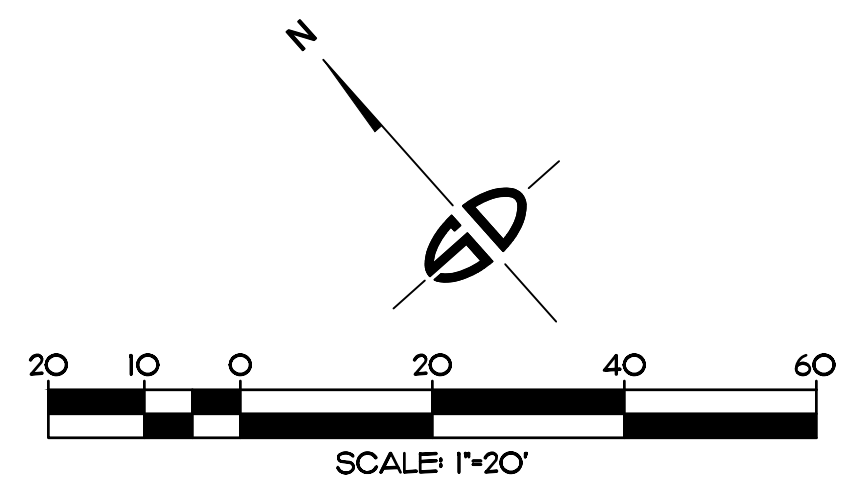
PVT. DRIVEWAY CENTERLINE DATA				
Δ	DELTA/BRG	RADIUS	LENGTH	REMARK
7	Δ-01°32'35"	175.00'	4.71'	PVT. DRIVEWAY CENTERLINE
8	Δ+12°19'28"	175.00'	37.64'	PVT. DRIVEWAY CENTERLINE
9	N 25°36'07"W	--	133.34'	PVT. DRIVEWAY CENTERLINE
10	Δ+33°46'10"	110.00'	64.83'	PVT. DRIVEWAY CENTERLINE
11	N 59°22'17"W	--	21.36'	PVT. DRIVEWAY CENTERLINE
12	Δ+42°04'43"	250.00'	183.60'	PVT. DRIVEWAY CENTERLINE



SAN DIEGO COUNTY WATER AUTHORITY
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REVIEWED BY: GARY W. BOUSQUET, P.E. DATE: _____
 DIRECTOR OF ENGINEERING

VALID FOR 18 MONTHS FROM DATE OF SIGNATURE



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civil engineers and land surveyors
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WILLIAM A. SNIPES R.C.E. 50477
 EXPIRES '06-30-25

11/10/23



COUNTY APPROVED CHANGES		
No.	Description	Approved by Date

RECORD PLAN

BY: WILLIAM A. SNIPES DATE: _____
 R.C.E. 50477 EXP. 06-30-25

BENCH MARK

DESCRIPTION: CITY OF ENCINITAS CONTROL NETWORK, MONUMENT ENC-18
 LOCATION: N: 1966169.552, E: 6269864.753
 CCS83, ZONE VI, EPOCH: 19991.35
 RECORD FROM: R.O.S. 18416
 ELEVATION: 307.765' DATUM: NGVD88

PRIVATE CONTRACT

SHEET **16** COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS SHEETS **18**

DRIVEWAY PLAN/PROFILE FOR:
HONARVAR RESIDENCE AND EQUESTRIAN PAD

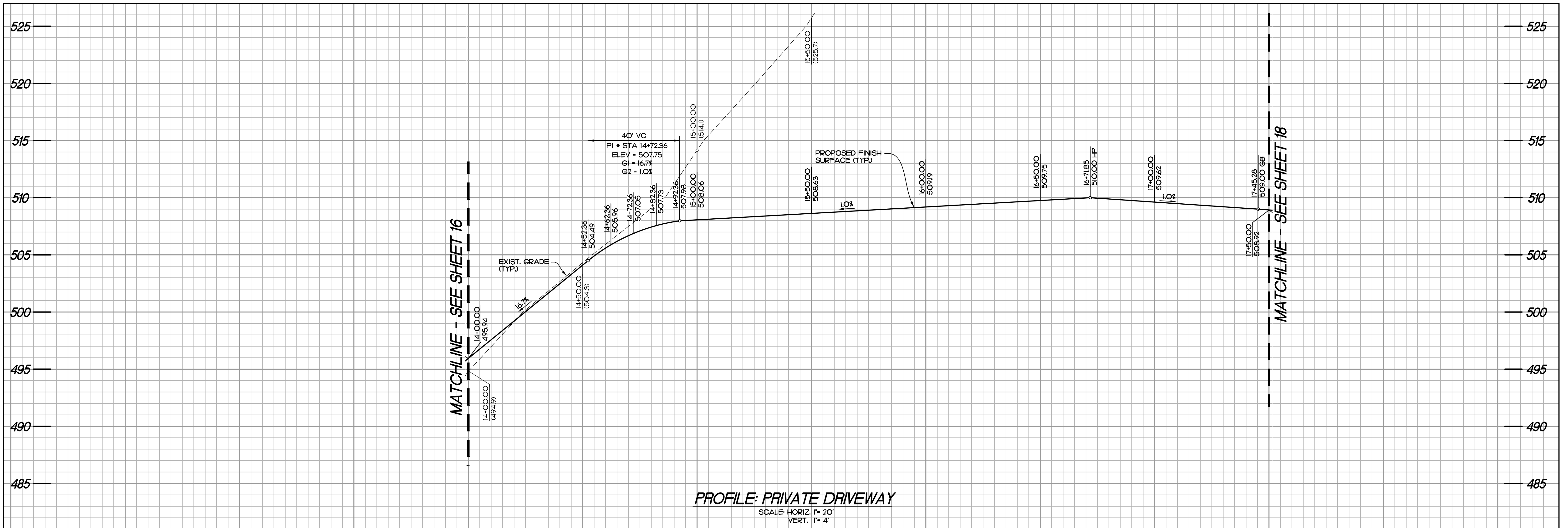
CALIFORNIA COORDINATE INDEX 322-1716

APPROVED FOR: WILLIAM P. MORGAN COUNTY ENGINEER
 BY: _____

ENGINEER OF WORK:
WILLIAM A. SNIPES R.C.E. 50477

PDS2019-LDGRMJ-30214

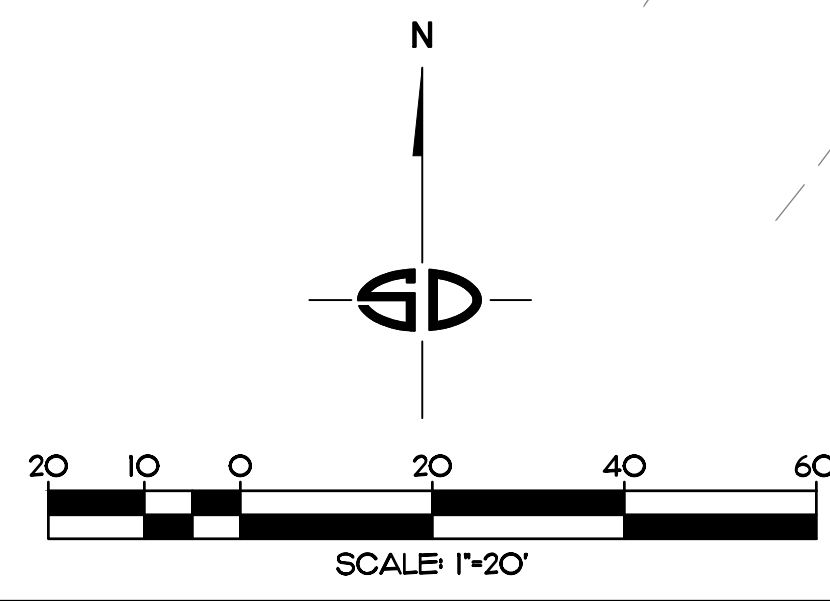
ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
 PHONE NO. (619) 697-9234



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11/0/23

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date

RECORD PLAN

BY: WILLIAM A. SNIPES DATE: _____
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 CCS83, ZONE VI, EPOCH: 19991.35
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 ELEVATION: 307.765' DATUM: NGVD88

PRIVATE CONTRACT

SHEET **17** COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS SHEETS **18**

DRIVEWAY PLAN/PROFILE FOR:
HONARVAR RESIDENCE AND EQUESTRIAN PAD

CALIFORNIA COORDINATE INDEX 322-1716

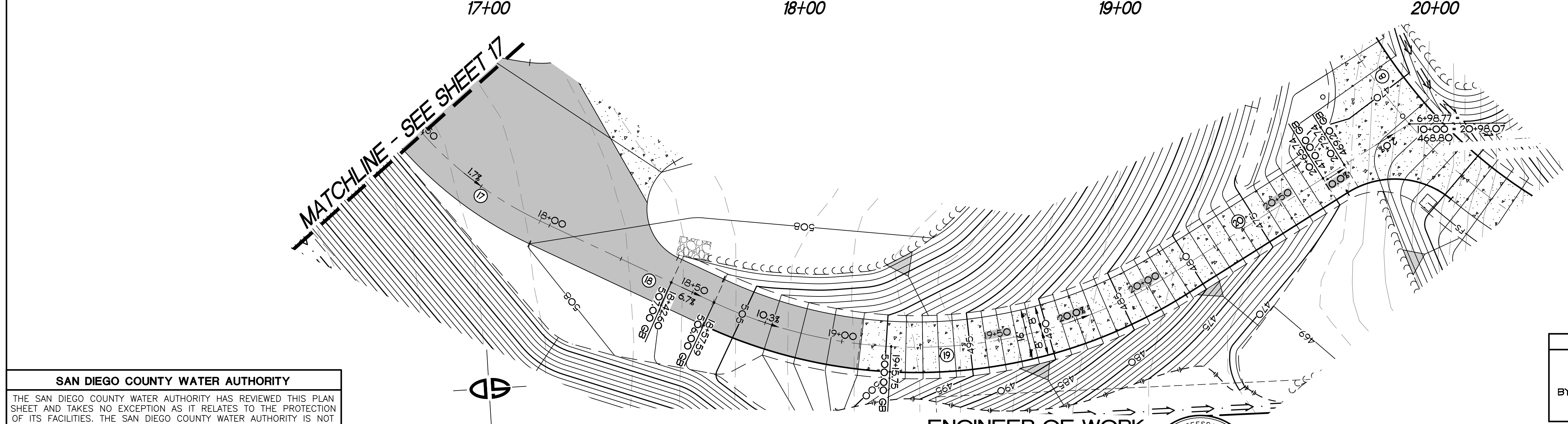
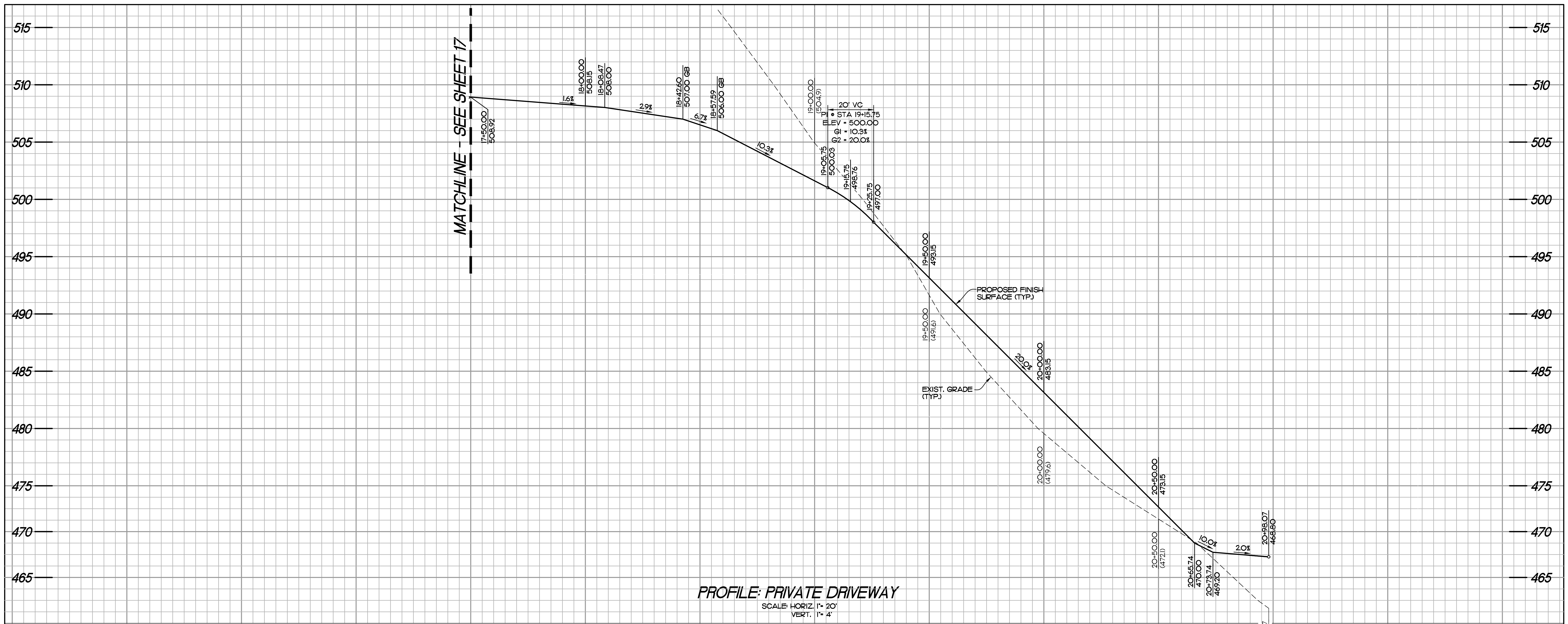
APPROVED FOR: WILLIAM P. MORGAN
 COUNTY ENGINEER

ENGINEER OF WORK: WILLIAM A. SNIPES R.C.E. 50477

DATE: _____

PDS2019-LDGRMJ-30214

ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
 PHONE NO. (619) 697-9234

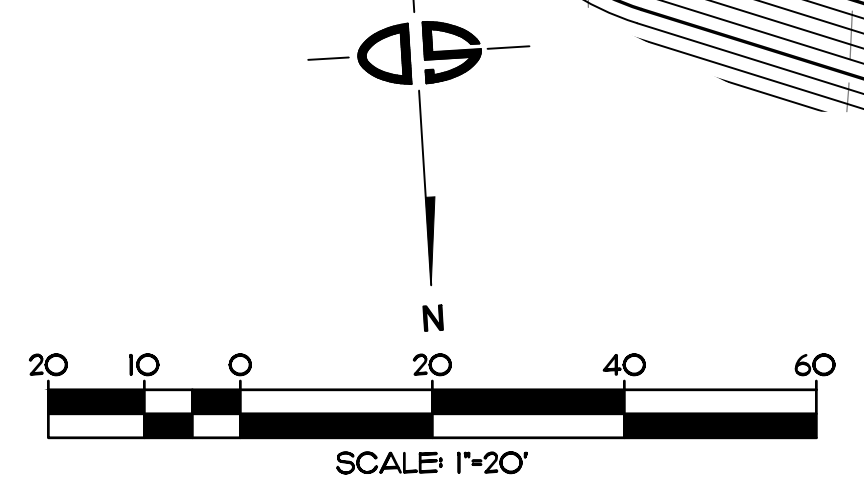


PVT. DRIVEWAY CENTERLINE DATA				
STATION	DELTA/BRG	RADIUS	LENGTH	REMARK
17	Δ-25°04'21"	116.00'	50.76'	PVT. DRIVEWAY CENTERLINE
18	N 61°21'54"W	--	60.52'	PVT. DRIVEWAY CENTERLINE
19	Δ-57°20'21"	152.00'	152.12'	PVT. DRIVEWAY CENTERLINE
20	N 61°17'45"E	--	88.75'	PVT. DRIVEWAY CENTERLINE

SAN DIEGO COUNTY WATER AUTHORITY
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WILLIAM A. SNIPES R.C.E. 50477
 EXPIRES '06-30-25

11/10/23

COUNTY APPROVED CHANGES		
No.	Description	Approved by Date

RECORD PLAN

BY: WILLIAM A. SNIPES DATE: _____
 R.C.E. 50477 EXP. 06-30-25

BENCH MARK

DESCRIPTION: CITY OF ENCINITAS CONTROL NETWORK, MONUMENT ENC-18
 LOCATION: N: 1966169.552, E: 6269864.753
 CCS83, ZONE VI, EPOCH: 19991.35
 RECORD FROM: R.O.S. 18416
 ELEVATION: 307.765' DATUM: NGVD88

PRIVATE CONTRACT

SHEET **18** COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS SHEETS **18**

DRIVEWAY PLAN/PROFILE FOR:
HONARVAR RESIDENCE AND EQUESTRIAN PAD

CALIFORNIA COORDINATE INDEX 322-1716

APPROVED FOR WILLIAM P. MORGAN COUNTY ENGINEER BY: WILLIAM A. SNIPES R.C.E. 50477

DATE: _____

PDS2019-LDGRMJ-30214

ENGINEER'S NAME - SNIPES-DYE ASSOCIATES
 PHONE NO. (619) 697-9234



County of San Diego
Stormwater Quality Management Plan (SWQMP)
Attachment 3: Source Control BMP Worksheet

3.0 Cover Sheet and General Requirements

- Standard SWQMP Form Table 2 and PDP SWQMP Form Table 3 require the identification of pollutant-generating sources and associated BMPs for development projects.
- In some cases, County staff may request additional, more detailed documentation of source control BMP design details. If requested, applicants must submit a completed copy of this Source Control BMP Worksheet. This requirement can be satisfied either by submitting a copy of BMPDM Attachment E.1 (Source Control BMP Requirements) or equivalent documentation at the County's discretion.
- Submit this documentation using this cover sheet.
- Sources and BMPs must also be shown as applicable on DMA exhibits and construction plans (see Attachment 2).

E.1 Source Control BMP Requirements

Worksheet E.1-1: Source Control BMP Requirements

How to comply: Projects must comply with this requirement by implementing all source control BMPs listed in this section that are applicable and feasible for their project. Applicability must be determined through consideration of the development project's features and anticipated pollutant sources. Appendix E.1 provides guidance for identifying source control BMPs applicable to a project. The Standard and PDP SWQMP templates include sections that must be used to document compliance with source control BMP requirements.

How to use this worksheet:

1. Review Column 1 and identify which of these potential sources of storm water pollutants apply to your site. Check each box that applies.
2. Review Column 2 and incorporate all of the corresponding applicable BMPs in your project site plan.
3. Review Columns 3 and 4 and incorporate all of the corresponding applicable permanent controls and operational BMPs in a table in your project-specific storm water management report. Describe your specific BMPs in an accompanying narrative, and explain any special conditions or situations that required omitting BMPs or substituting alternatives.

Potential source of runoff pollutants

Permanent source control BMPs

Operational source control BMPs

Storm drain inlets	Mark all inlets with the words “No Dumping! Flows to Creek” or similar.	Maintain and periodically repaint or replace inlet markings.
Need for future indoor & structural pest control	Note building design features that discourage entry of pests.	Provide Integrated Pest Management information to owners, lessees, and operators.
Landscape / Outdoor Pesticide Use	<p>State that final landscape plans will accomplish all of the following:</p> <ul style="list-style-type: none"> ▪ Preserve existing drought tolerant trees, shrubs, and ground cover to the maximum extent possible. ▪ Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution. ▪ Consider using pest-resistant plants, especially adjacent to hardscape. 	<p>Maintain landscaping using minimum or no pesticides. See applicable operational BMPs in Fact Sheet SC-41, “Building and Grounds Maintenance,” in the CASQA Storm Water Quality Handbooks at www.casqa.org/resources/bmp-handbooks/municipal-bmp-handbook.</p> <p>Provide IPM information to new owners, lessees, and operators.</p>

Appendix E: BMP Design Fact Sheets

<p>Miscellaneous Drain or Wash Water Condensate drain lines Roofing, gutters, and trim</p>	<p>Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system.</p> <ul style="list-style-type: none"> ▪ Rooftop mounted equipment with potential to produce pollutants must be roofed and/or have secondary containment. ▪ Any drainage sumps onsite must feature a sediment sump to reduce the quantity of sediment in pumped water. ▪ Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff. 	<p>Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing shall be collected to prevent entry into the storm drain system. Washwater containing any cleaning agent or degreaser shall be collected and discharged to the sanitary sewer and not discharged to a storm drain.</p>
<p>Sidewalks and Parking Lots</p>		

Appendix E: BMP Design Fact Sheets

If These Sources Will Be on the Project Site ... Then Your SWQMP Must Consider These Source Control BMPs			
1 Potential Sources of	2 Permanent Controls—Show on	3 Permanent Controls—List in Table and Narrative	4 Operational BMPs—Include in Table and Narrative
<input checked="" type="checkbox"/> A. Onsite storm drain inlets <input type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> Locations of inlets.	<input checked="" type="checkbox"/> Mark all inlets with the words “No Dumping! Flows to Bay” or similar. See stencil template provided in Appendix I-4	<input checked="" type="checkbox"/> Maintain and periodically repaint or replace inlet markings. <input type="checkbox"/> Provide storm water pollution prevention information to new site owners, lessees, or operators. <input type="checkbox"/> See applicable operational BMPs in Fact Sheet SC-44, “Drainage System Maintenance,” in the CASQA Storm Water Quality Handbooks at www.casqa.org/resources/bmp-handbooks/municipal-bmp-handbook . <input type="checkbox"/> Include the following in lease agreements: “Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains.”

If These Sources Will Be on the Project Site Then Your SWQMP must consider These Source Control BMPs			
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on Drawings	3 Permanent Controls—List in Table and Narrative	4 Operational BMPs—Include in Table and Narrative	
<input type="checkbox"/> B. Interior floor drains and elevator shaft sump pumps <input checked="" type="checkbox"/> Not Applicable		<input type="checkbox"/> State that interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer.	<input type="checkbox"/> Inspect and maintain drains to prevent blockages and overflow.	
<input type="checkbox"/> C. Interior parking garages <input checked="" type="checkbox"/> Not Applicable		<input type="checkbox"/> State that parking garage floor drains will be plumbed to the sanitary sewer.	<input type="checkbox"/> Inspect and maintain drains to prevent blockages and overflow.	
<input checked="" type="checkbox"/> D1. Need for future indoor & structural pest control <input type="checkbox"/> Not Applicable		<input checked="" type="checkbox"/> Note building design features that discourage entry of pests.	<input checked="" type="checkbox"/> Provide Integrated Pest Management information to owners, lessees, and operators.	

If These Sources Will Be on the Project Site ...			
... Then Your SWQMP must consider These Source Control BMPs			
1 Potential Sources of	2 Permanent Controls—Show on Drawings	3 Permanent Controls—List in Table and Narrative	4 Operational BMPs—Include in Table and Narrative
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> D2. Landscape/Outdoor Pesticide Use <input type="checkbox"/> Not Applicable 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Show locations of existing trees or areas of shrubs and ground cover to be undisturbed and retained. <input checked="" type="checkbox"/> Show self-retaining landscape areas, if any. <input checked="" type="checkbox"/> Show storm water treatment facilities. 	<ul style="list-style-type: none"> State that final landscape plans will accomplish all of the following. <input type="checkbox"/> Preserve existing drought tolerant trees, shrubs, and ground cover to the maximum extent possible. <input type="checkbox"/> Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution. <input type="checkbox"/> Where landscaped areas are used to retain or detain storm water, specify plants that are tolerant of periodic saturated soil conditions. <input type="checkbox"/> Consider using pest-resistant plants, especially adjacent to hardscape. 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Maintain landscaping using minimum or no pesticides. <input checked="" type="checkbox"/> See applicable operational BMPs in Fact Sheet SC-41, “Building and Grounds Maintenance,” in the CASQA Storm Water Quality Handbooks at www.casqa.org/resources/bmp-handbooks/municipal-bmp-handbook- <input type="checkbox"/> Provide IPM information to new owners, lessees and operators.

If These Sources Will Be on the Project Site Then Your SWQMP must consider These Source Control BMPs			
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on Drawings	3 Permanent Controls—List in Table and Narrative	4 Operational BMPs—Include in Table and Narrative	
<p><input type="checkbox"/> E. Pools, spas, ponds, decorative fountains, and other water features.</p> <p><input checked="" type="checkbox"/> Not Applicable</p>	<p><input type="checkbox"/> Show location of water feature and a sanitary sewer cleanout in an accessible area within 10 feet.</p>	<p><input type="checkbox"/> If the local municipality requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements.</p>	<p><input type="checkbox"/> See applicable operational BMPs in Fact Sheet SC-72, “Fountain and Pool Maintenance,” in the CASQA Storm Water Quality Handbooks at www.casqa.org/resources/bmp-handbooks/municipal-bmp-handbook.</p>	
<p><input type="checkbox"/> F. Food service</p> <p><input checked="" type="checkbox"/> Not Applicable</p>	<p><input type="checkbox"/> For restaurants, grocery stores, and other food service operations, show location (indoors or in a covered area outdoors) of a floor sink or other area for cleaning floor mats, containers, and equipment.</p> <p><input type="checkbox"/> On the drawing, show a note that this drain will be connected to a grease interceptor before discharging to the sanitary sewer.</p>	<p><input type="checkbox"/> Describe the location and features of the designated cleaning area.</p> <p><input type="checkbox"/> Describe the items to be cleaned in this facility and how it has been sized to ensure that the largest items can be accommodated.</p>		

If These Sources Will Be on the Project Site Then Your SWQMP must consider These Source Control BMPs		
<p>1</p> <p>Potential Sources of</p> <ul style="list-style-type: none"> <input type="checkbox"/> G. Refuse areas <input checked="" type="checkbox"/> Not Applicable 	<p>2</p> <p>Permanent Controls—Show on Drawings</p> <ul style="list-style-type: none"> <input type="checkbox"/> Show where site refuse and recycled materials will be handled and stored for pickup. See local municipal requirements for sizes and other details of refuse areas. <input type="checkbox"/> If dumpsters or other receptacles are outdoors, show how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. Also show how the designated area will be protected from wind dispersal. <input type="checkbox"/> Any drains from dumpsters, compactors, and tallow bin areas must be connected to a grease removal device before discharge to sanitary sewer. 	<p>3</p> <p>Permanent Controls—List in Table and Narrative</p> <ul style="list-style-type: none"> <input type="checkbox"/> State how site refuse will be handled and provide supporting detail to what is shown on plans. <input type="checkbox"/> State that signs will be posted on or near dumpsters with the words “Do not dump hazardous materials here?” or similar. 	<p>4</p> <p>Operational BMPs—Include in Table and Narrative</p> <ul style="list-style-type: none"> <input type="checkbox"/> State how the following will be implemented: Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post “no hazardous materials?” signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, “Waste Handling and Disposal” in the CASQA Storm Water Quality Handbooks at www.casqa.org/resources/bmp-handbooks/municipal-bmp-handbook.

If These Sources Will Be on the Project Site Then Your SWQMP must consider These Source Control BMPs		
<p>1</p> <p>Potential Sources of Runoff Pollutants</p>	<p>2</p> <p>Permanent Controls—Show on Drawings</p>	<p>3</p> <p>Permanent Controls—List in Table and Narrative</p>	<p>4</p> <p>Operational BMPs—Include in Table and Narrative Table and Narrative</p>
<p><input type="checkbox"/> H. Industrial processes. <input checked="" type="checkbox"/> Not Applicable</p>	<p><input type="checkbox"/> Show process area.</p>	<p><input type="checkbox"/> If industrial processes are to be located onsite, state: “All process activities to be performed indoors. No processes to drain to exterior or to storm drain system.”</p>	<p><input type="checkbox"/> See Fact Sheet SC-10, “Non-Storm Water Discharges” in the CASQA Storm Water Quality Handbooks at www.cabmphandbooks.com.</p>
<p><input type="checkbox"/> I. Outdoor storage of equipment or materials. (See rows J and K for source control measures for vehicle cleaning, repair, and maintenance.) <input checked="" type="checkbox"/> Not Applicable</p>	<p><input type="checkbox"/> Show any outdoor storage areas, including how materials will be covered. Show how areas will be graded and bermed to prevent runoff or runoff from area and protected from wind dispersal.</p> <p><input type="checkbox"/> Storage of non-hazardous liquids must be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults.</p> <p><input type="checkbox"/> Storage of hazardous materials and wastes must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site.</p>	<p><input type="checkbox"/> Include a detailed description of materials to be stored, storage areas, and structural features to prevent pollutants from entering storm drains.</p> <p>Where appropriate, reference documentation of compliance with the requirements of local Hazardous Materials Programs for:</p> <ul style="list-style-type: none"> ▪ Hazardous Waste Generation ▪ Hazardous Materials Release Response and Inventory ▪ California Accidental Release Prevention Program ▪ Aboveground Storage Tank ▪ Uniform Fire Code Article 80 Section 103(b) & (c) 1991 ▪ Underground Storage Tank 	<p><input type="checkbox"/> See the Fact Sheets SC-31, “Outdoor Liquid Container Storage” and SC-33, “Outdoor Storage of Raw Materials” in the CASQA Storm Water Quality Handbooks at www.casqa.org/resources/bmp-handbooks/municipal-bmp-handbook.</p>

If These Sources Will Be on the Project Site Then Your SWQMP must consider These Source Control BMPs		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on Drawings	3 Permanent Controls—List in Table and Narrative	4 Operational BMPs—Include in Table and Narrative
<p><input type="checkbox"/> J. Vehicle and Equipment Cleaning</p> <p><input checked="" type="checkbox"/> Not Applicable</p>	<p><input type="checkbox"/> Show on drawings as appropriate:</p> <p>(1) Commercial/industrial facilities having vehicle /equipment cleaning needs must either provide a covered, bermed area for washing activities or discourage vehicle/equipment washing by removing hose bibs and installing signs prohibiting such uses.</p> <p>(2) Multi-dwelling complexes must have a paved, bermed, and covered car wash area (unless car washing is prohibited onsite and hoses are provided with an automatic shut-off to discourage such use).</p> <p>(3) Washing areas for cars, vehicles, and equipment must be paved, designed to prevent run-on to or runoff from the area, and plumbed to drain to the sanitary sewer.</p> <p>(4) Commercial car wash facilities must be designed such that no runoff from the facility is discharged to the storm drain system. Wastewater from the facility must discharge to the sanitary sewer, or a wastewater reclamation system must be installed.</p>	<p><input type="checkbox"/> If a car wash area is not provided, describe measures taken to discourage onsite car washing and explain how these will be enforced.</p>	<p>Describe operational measures to implement the following (if applicable):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Wastewater from vehicle and equipment washing operations must not be discharged to the storm drain system. <input type="checkbox"/> Car dealerships and similar may rinse cars with water only. <input type="checkbox"/> See Fact Sheet SC-21, “Vehicle and Equipment Cleaning,” in the CASQA Storm Water Quality Handbooks at www.casqa.org/resources/bmp-p-handbooks/municipal-bmp-handbook

If These Sources Will Be on the Project Site Then Your SWQMP must consider These Source Control BMPs			
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on Drawings	3 Permanent Controls—List in Table and Narrative	4 Operational BMPs—Include in Table and Narrative	
<p><input type="checkbox"/> K. Vehicle/Equipment Repair and Maintenance</p> <p><input checked="" type="checkbox"/> Not Applicable</p>	<p><input type="checkbox"/> Accommodate all vehicle repair and maintenance indoors. Or designate an outdoor work area and design the area to protect from rainfall, run-on runoff, and wind dispersal.</p> <p><input type="checkbox"/> Show secondary containment for exterior work areas where motor oil, brake fluid, gasoline, diesel fuel, radiator fluid, acid-containing batteries or other hazardous materials or hazardous wastes are used or stored. Drains must not be installed within the secondary containment areas.</p> <p><input type="checkbox"/> Add a note on the plans that states either (1) there are no floor drains, or (2) floor drains are connected to wastewater pretreatment systems prior to discharge to the sanitary sewer and an industrial waste discharge permit will be obtained.</p>	<p><input type="checkbox"/> State that no vehicle repair or maintenance will be done outdoors, or else describe the required features of the outdoor work area.</p> <p><input type="checkbox"/> State that there are no floor drains or if there are floor drains, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.</p> <p><input type="checkbox"/> State that there are no tanks, containers or sinks to be used for parts cleaning or rinsing or, if there are, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.</p>	<p>In the report, note that all of the following restrictions apply to use the site:</p> <p><input type="checkbox"/> No person must dispose of, nor permit the disposal, directly or indirectly of vehicle fluids, hazardous materials, or rinsewater from parts cleaning into storm drains.</p> <p><input type="checkbox"/> No vehicle fluid removal must be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids must be contained or drained from the vehicle immediately.</p> <p><input type="checkbox"/> No person must leave unattended drip parts or other open containers containing vehicle fluid, unless such containers are in use or in an area of secondary containment.</p>	

Appendix E: BMP Design Fact Sheets

If These Sources Will Be on the Project Site Then Your SWQMP must consider These Source Control BMPs		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on Drawings	3 Permanent Controls—List in Table and Narrative	4 Operational BMPs—Include in Table and Narrative
<input type="checkbox"/> L. Fuel Dispensing Areas <input checked="" type="checkbox"/> Not Applicable	<input type="checkbox"/> Fueling areas ¹⁸ must have impermeable floors (i.e., portland cement concrete or equivalent smooth impervious surface) that are (1) graded at the minimum slope necessary to prevent ponding; and (2) separated from the rest of the site by a grade break that prevents run-on of storm water to the MEP. <input type="checkbox"/> Fueling areas must be covered by a canopy that extends a minimum of ten feet in each direction from each pump. [Alternative: The fueling area must be covered and the cover's minimum dimensions must be equal to or greater than the area within the grade break or fuel dispensing area.] The canopy [or cover] must not drain onto the fueling area.		<input type="checkbox"/> The property owner must dry sweep the fueling area routinely. <input type="checkbox"/> See the Business Guide Sheet, “Automotive Service—Service Stations” in the CASQA Storm Water Quality Handbooks at www.cabmphandbooks.com .

¹⁸ The fueling area must be defined as the area extending a minimum of 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus a minimum of one foot, whichever is greater.

If These Sources Will Be on the Project Site Then Your SWQMP must consider These Source Control BMPs	
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on Drawings	3 Permanent Controls—List in	4 Operational BMPs—Include in Table and Narrative
<p>M. Loading Docks</p> <p><input checked="" type="checkbox"/> Not Applicable</p>	<p><input type="checkbox"/> Show a preliminary design for the loading dock area, including roofing and drainage. Loading docks must be covered and/or graded to minimize run-on to and runoff from the loading area. Roof downspouts must be positioned to direct storm water away from the loading area. Water from loading dock areas should be drained to the sanitary sewer where feasible. Direct connections to storm drains from depressed loading docks are prohibited.</p> <p><input type="checkbox"/> Loading dock areas draining directly to the sanitary sewer must be equipped with a spill control valve or equivalent device, which must be kept closed during periods of operation.</p> <p><input type="checkbox"/> Provide a roof overhang over the loading area or install door skirts (cowling) at each bay that enclose the end of the trailer.</p>		<p><input type="checkbox"/> Move loaded and unloaded items indoors as soon as possible.</p> <p><input type="checkbox"/> See Fact Sheet SC-30, “Outdoor Loading and Unloading,” in the CASQA Storm Water Quality Handbooks at www.casqa.org/resources/bmp-handbooks/municipal-bmp-handbook.</p>

<p style="text-align: center;">... Then Your SWQMP must consider These Source Control BMPs</p>				
<p>If These Sources Will Be on the Project Site ...</p>	<p>1</p>	<p>2</p>	<p>3</p>	<p>4</p>
<p>Potential Sources of Runoff Pollutants</p>	<p>Permanent Controls— Show on Drawings</p>	<p>Permanent Controls—List in Table and Narrative</p>	<p>Operational BMPs—Include in Table and Narrative</p>	
<p><input type="checkbox"/> N. Fire Sprinkler Test Water</p> <p><input type="checkbox"/> Not Applicable</p>		<p><input type="checkbox"/> Provide a means to drain fire sprinkler test water to the sanitary sewer.</p>	<p><input type="checkbox"/> See the note in Fact Sheet SC-41, “Building and Grounds Maintenance,” in the CASQA Storm Water Quality Handbooks at www.casqa.org/resources/bm</p>	
<p>O. Miscellaneous Drain or Wash Water</p> <p><input type="checkbox"/> Boiler drain lines</p> <p><input checked="" type="checkbox"/> Condensate drain lines</p> <p><input type="checkbox"/> Rooftop equipment</p> <p><input type="checkbox"/> Drainage sumps</p> <p><input checked="" type="checkbox"/> Roofing, gutters, and trim</p> <p><input type="checkbox"/> Not Applicable</p>		<p><input type="checkbox"/> Boiler drain lines must be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system.</p> <p><input checked="" type="checkbox"/> Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system.</p> <p><input type="checkbox"/> Rooftop mounted equipment with potential to produce pollutants must be roofed and/or have secondary containment.</p> <p><input type="checkbox"/> Any drainage sumps onsite must feature a sediment sump to reduce the quantity of sediment in pumped water.</p> <p><input checked="" type="checkbox"/> Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.</p>		

Appendix E: BMP Design Fact Sheets

If These Sources Will Be on the Project Site Then Your SWQMP must consider These Source Control BMPs			
<p>1</p> <p>Potential Sources of Runoff Pollutants</p> <p><input checked="" type="checkbox"/> P. Plazas, sidewalks, and parking lots.</p> <p><input type="checkbox"/> Not Applicable</p>	<p>2</p> <p>Permanent Controls—Show on Drawings</p>	<p>3</p> <p>Permanent Controls—List in Table and Narrative</p>	<p>4</p> <p>Operational BMPs—Include in Table and Narrative</p>	<p><input checked="" type="checkbox"/> Plazas, sidewalks, and parking lots must be swept regularly to prevent the accumulation of litter and debris.</p> <p>Debris from pressure washing must be collected to prevent entry into the storm drain system. Washwater containing any cleaning agent or degreaser must be collected and discharged to the sanitary sewer and not discharged to a storm drain.</p>			

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County of San Diego
Stormwater Quality Management Plan (SWQMP)
Attachment 4: Previous SWQMP Submittals

4.0 Cover Sheet

- If this SWQMP implements any requirements of an earlier master SWQMP submittal, a copy of that previous submittal must be attached under cover of this sheet.

NOT APPLICABLE



County of San Diego
Stormwater Quality Management Plan (SWQMP)
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 Study: Rancho Serena

Prepared By: Snipes-Dye Associates

Date: 11/21/2023

- 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.

HYDROLOGY REPORT
FOR
HONARVAR RESIDENCE & EQUESTRIAN PAD

The following hydrology and hydraulic calculations are prepared for the development of a single-family residence located at a vacant lot on Via De Las Flores, Rancho Santa Fe, California 92091. The subject site is known as Assessor's Parcel Number 364-110-30 consisting of roughly 10.61 acres gross. The scope of work consists of the construction of the single-family residence and grading for a future horse paddock. The area of analysis for the drainage study is 12.91 acres including the offsite surrounding areas upstream of the site.

PRE-DEVELOPMENT CONDITION: The existing site topography consists of a relatively flat to steep sloping site with undeveloped natural terrain. There is currently unpermitted, imported soil that will need to be removed per Geotechnical Evaluation conducted by Coast Geotechnical on April 18, 2023. The drainage analysis consists of three sub-drainage basins, I, II, and III. Sub-Drainage Basin I is 2.66 acres and consists of sheet flows from offsite and the southeastern corner of the site traveling in the southwest direction where the runoff sheet flows onto southerly neighboring property. The 100-year peak discharge for Pre-Development Sub-Drainage Basin I is approximately **5.76 cfs**. Pre-Development Sub-Drainage Basin II consists of sheet flows from the northeastern portion of the site with sheet flow in the general southwest direction. The area is roughly 3.16 acres including off-site areas. The 100-year peak discharge for Pre-Development Sub-Drainage Basin II is approximately **5.74 cfs**. Pre-Development Sub-Drainage Basin III consists of sheet flow from the northern portion of the site which drains in the general westerly direction. The area of Pre-Development Sub-Drainage Basin III is roughly 7.09 acres. The 100-year peak discharge for Pre-Development Sub-Drainage Basin III is approximately **14.48 cfs**. The total pre-development 100-year peak flow for the site is **25.98 cfs**.

POST-DEVELOPMENT CONDITION: The proposed development of the site will include the construction of a single-family residence with a paved driveway and roadway. The drainage patterns due to the development of the site will be similar to those in the pre-construction conditions with the three major drainage basins I, II, and III.

Post-Development Drainage Basin I will remain the same as Pre-Development Drainage Basin I (5.76 cfs). Post-Development Sub-Drainage Basin II will drain in the same general area without flow routed towards a proposed biofiltration basin (BMP #1). **Sub-Drainage Basin II has a total area of roughly 3.61 acres and the 100-year peak flow is 6.10 cfs.** The total post-development flow rate is higher than pre-development due to most of the flow being bypassed (4.75 cfs). Post-Development Sub-Drainage Basin III will drain in the same general area as Pre-Development conditions with some surface flow routed towards an additionally proposed biofiltration basin (BMP #2). **Sub-**

Drainage Basin III has a total area of roughly 6.64 acres and the 100-year peak flow for the site is 11.85 cfs.

The following table is a summary of the 100-year peak discharges:

PRE AND POST-DEVELOPMENT HYDROLOGIC CONDITIONS SUMMARY																	
BASIN	PRE DEVELOPMENT							POST DEVELOPMENT							INCREASE (+) / DECREASE (-) IN PEAK DISCHARGE	INCREASE (+) / DECREASE (-) IN PEAK VELOCITY (FPS)	
	AREA A (ACRES)	RUNOFF FACTOR C	FLOW LENGTH (FEET)	TIME OF CONCENTRATION Tc (MINUTES)	INTENSITY I (IN/HR)	DISCHARGE Q100 (CFS)	VELOCITY V100 (FPS)	AREA A (ACRES)	RUNOFF FACTOR C	FLOW LENGTH (FEET)	TIME OF CONCENTRATION Tc (MINUTES)	INTENSITY I (IN/HR)	DISCHARGE Q100 (CFS)	MITIGATED Qmit (CFS)			VELOCITY V100 (FPS)
1	2.66	0.35	880	8.47	6.19	5.76	7.57	2.66	0.35	880	8.47	6.19	5.76	5.76	7.57	0	0
2	3.16	0.35	1500	11.13	5.19	5.74	6.34	3.61	--	2,900	8.10	5.93	9.35	6.10	15.33	+0.36	+8.99
3	7.09	0.35	1,342	9.27	5.84	14.48	8.65	6.64	--	1,286	12.35	7.52	11.97	11.85	14.04	-2.51	+5.39

CONCLUSION:

1. The proposed discharge of surface drainage is generally consistent with the existing drainage patterns of the site. Site drainage is directed and discharged in an appropriate manner downstream of the site.
2. The proposed development of this project will not have a significant impact to the downstream drainage facilities and/or any downstream streams or rivers in a manner which would result in substantial erosion or siltation, since there will be a reduction in the overall post-development runoff from the current condition.
3. The site is not located within a 100-year flood hazard area or within the influence of flooding as a result of the failure of a levee or dam, therefore the proposed development will not expose people or structures to a significant risk of loss, injury or death.
4. The proposed development will not increase the volume or velocity of surface flows to the detriment of downstream landowners and facilities.



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
<input checked="" type="checkbox"/> Self-mitigating	<ul style="list-style-type: none"> • Sub-attachment 6.1 	<ul style="list-style-type: none"> • BMPDM Section 5.2.1
<input checked="" type="checkbox"/> De minimis	<ul style="list-style-type: none"> • Sub-attachment 6.2 	<ul style="list-style-type: none"> • BMPDM Section 5.2.2
<input checked="" type="checkbox"/> Self-retaining¹ <u>SSD-BMP Type(s)</u> <input type="checkbox"/> Impervious Area Dispersion <input checked="" type="checkbox"/> Tree Wells	<ul style="list-style-type: none"> • Sub-attachment 6.3 • DCV calculations from SSD-BMP tool • Dispersion Areas calculations from SSD-BMP tool • DCV calculations from SSD-BMP tool • Tree Well calculations from SSD-BMP tool 	<ul style="list-style-type: none"> • BMPDM Section 5.2.3 (all options) • Fact Sheet SD-B (Appendix E.8) • Appendix I • 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)	
8	253,402	0	0.00	PDS2019-LDGRMJ-30214, sheets 11 & 12

- “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 fully 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 for every DMA listed.

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

Natural and Landscaped Areas

- 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.

Incidental Impervious Areas (if applicable; see above)

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 not 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.

<i>DMA #</i>	<i>DMA Area (ft²)</i>	<i>Permit # and Sheet #</i>
7	240	PDS2019-LDGRMJ-30214, Sheets 11 & 12

- “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 fully satisfies all design requirements and restrictions described in BMPDM Section 5.2.2 De Minimis 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 fully 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)

- 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>i</i>	<i>ii</i>	<i>iii</i>	<i>iv</i>	<i>v</i>	<i>vi</i>	Units
Standard Drainage Basin Inputs	1	Drainage Basin ID or Name	DMA #3	DMA # 4	DMA # 5	DMA #6			unitless
	2	85th Percentile 24-hr Storm Depth	0.53	0.53	0.53	0.53			inches
	3	Is Hydromodification Control Applicable?	Yes	Yes	Yes	Yes			yes/no
	4	Impervious Surfaces <u>Not</u> Directed to Dispersion Area (C=0.90)	1,040	1,040	1,046	0			sq-ft
	5	Semi-Pervious Surfaces <u>Not</u> Serving as Dispersion Area (C=0.30)							sq-ft
	6	Engineered Pervious Surfaces <u>Not</u> Serving as Dispersion Area (C=0.10)	1,485	1,243	1,280	67,522			sq-ft
	7	Natural Type A Soil <u>Not</u> Serving as Dispersion Area (C=0.10)							sq-ft
	8	Natural Type B Soil <u>Not</u> Serving as Dispersion Area (C=0.14)							sq-ft
	9	Natural Type C Soil <u>Not</u> Serving as Dispersion Area (C=0.23)							sq-ft
	10	Natural Type D Soil <u>Not</u> Serving as Dispersion Area (C=0.30)							sq-ft
SSD-BMPs Proposed	11	Does Tributary Incorporate Dispersion and/or Rain Barrels?							yes/no
	12	Does Tributary Incorporate Tree Wells?	Yes	Yes	Yes	Yes			yes/no
Dispersion Area & Rain Barrel Inputs (Optional)	13	Impervious Surfaces Directed to Dispersion Area per SD-B (Ci=0.90)							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)							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
	22	Total Tributary Area	2,525	2,283	2,326	67,522			sq-ft
Initial Runoff Factor Calculation	23	Initial Runoff Factor for Standard Drainage Areas	0.43	0.46	0.46	0.10			unitless
	24	Initial Runoff Factor for Dispersed & Dispersion Areas	0.00	0.00	0.00	0.00			unitless
Dispersion Area Adjustment & Rain Barrel Adjustment	25	Initial Weighted Runoff Factor	0.43	0.46	0.46	0.10			unitless
	26	Initial Design Capture Volume	48	46	47	298			cubic-feet
	27	Total Impervious Area Dispersed to Pervious Surface	0	0	0	0			sq-ft
	28	Total Pervious Dispersion Area	0	0	0	0			sq-ft
	29	Ratio of Dispersed Impervious Area to Pervious Dispersion Area for DCV Reduction	n/a	n/a	n/a	n/a			ratio
	30	Adjustment Factor for Dispersed & Dispersion Areas	1.00	1.00	1.00	1.00			ratio
	31	Runoff Factor After Dispersion Techniques	0.43	0.46	0.46	0.10			unitless
	32	Design Capture Volume After Dispersion Techniques	48	46	47	298			cubic-feet
	33	Total Rain Barrel Volume Reduction	0	0	0	0			cubic-feet
	34	Final Adjusted Runoff Factor	0.43	0.46	0.46	0.10			unitless
Results	35	Final Effective Tributary Area	1,086	1,050	1,070	6,752			sq-ft
	36	Initial Design Capture Volume Retained by Dispersion Area and Rain Barrel(s)	0	0	0	0			cubic-feet
	37	Remaining Design Capture Volume Tributary to Tree Well(s)	48	46	47	298			cubic-feet

No Warning Messages

SSD-BMP Automated Worksheet I-3: Step 3. Tree Well Sizing (V1.0)

Category	#	Description	i	ii	iii	iv	v	vi	Units
	1	Drainage Basin ID or Name	DMA #3	DMA # 4	DMA # 5	DMA #6	-	-	unitless
	2	Design Capture Volume Tributary to BMP	48	46	47	298	-	-	cubic-feet
	3	Is Hydromodification Control Applicable?	Yes	Yes	Yes	Yes	-	-	yes/no
Standard Tree Well Inputs	4	Predominant NRCS Soil Type Within Tree Well(s) Location	D	D	D	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	20' - Catalina Cherry	20' - Catalina Cherry	20' - Catalina Cherry	30' - Blue Elderberry			unitless
	6	Tree Well(s) Soil Depth (Installation Depth) Must be 30, 36, 42, or 48 Inches; Select from Standard Depths**	30	30	30	48			inches
	7	Number of Identical* Tree Wells Proposed for this DMA	1	1	1	3			trees
	8	Proposed Width of Tree Well(s) Soil Installation for One (1) Tree	30.0	30.0	30.0	20.0			feet
	9	Proposed Length of Tree Well(s) Soil Installation for One (1) Tree	10.0	10.0	10.0	18.0			feet
	10	Botanical Name of Tree Species	Prunus Lynoii	Prunus Lynoii	Prunus Lynoii	Sambucus Mexicana	-	-	unitless
	11	Tree Species Mature Height per SD-A	40	40	40	30	-	-	feet
	12	Tree Species Mature Canopy Diameter per SD-A	20	20	20	30	-	-	feet
	13	Minimum Soil Volume Required In Tree Well (2 Cubic Feet Per Square Foot of Mature Tree Canopy Projection Area)	628	628	628	1414	-	-	cubic-feet
Tree Data	14	Credit Volume Per Tree	180	180	180	420	-	-	cubic-feet
	15	DCV Multiplier To Meet Flow Control Requirements	2.90	2.90	2.90	3.70	-	-	unitless
	16	Required Retention Volume (RRV) To Meet Flow Control Requirements	139	133	136	1103	-	-	cubic-feet
	17	Number of Trees Required	1	1	1	3	-	-	trees
	18	Total Area of Tree Well Soil Required for Each Tree	251	251	251	353	-	-	sq-ft
	19	Approximate Required Width of Tree Well Soil Area for Each Tree	16	16	16	19	-	-	feet
	20	Approximate Required Length of Tree Well Soil Area for Each Tree	16	16	16	19	-	-	feet
	21	Number of Trees Proposed for this DMA	1	1	1	3	-	-	trees
	22	Total Area of Tree Well Soil Proposed for Each Tree	300	300	300	360	-	-	sq-ft
	23	Minimum Spacing Between Multiple Trees To Meet Soil Area Requirements (when applicable)**	n/a	n/a	n/a	30.0	-	-	feet
Results	24	Are Tree Well Soil Installation Requirements Met?	Yes	Yes	Yes	Yes	-	-	yes/no
	25	Is Remaining DCV Requirement Fully Satisfied by Tree Well(s)?	Yes	Yes	Yes	Yes	-	-	yes/no
	26	Is Hydromodification Control Requirement Satisfied by Tree Well(s)?	Yes	Yes	Yes	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 mature canopy diameter is proposed and/or the dimensions of multiple tree well installations will vary, separate I.

**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.



7.0 General Requirements

- Submit this cover page and all required Sub-attachments for all structural BMPs proposed for the project.
- See the BMPDM sections and appendices listed under “BMPDM Design Resources” in the table below 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.
- PDPs subject to hydromodification management requirements must also implement structural BMPs for flow control for hydromodification management. Completion of SWQMP Attachment 8 is also required for these BMPs.
- 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.
- Structural BMP Certification. All structural BMPs documented this attachment and in Attachment 8 must be certified by a registered engineer in Sub-attachment 7.1.
- Structural BMP Verification. Structural BMP installation must be verified by the County at the completion of construction. Applicants must complete an Installation Verification Form (Attachment 10).

Sub-attachments (check all that are completed)	Requirement	BMPDM Design Resources
<input checked="" type="checkbox"/> 7.1: Preparer’s Certification	Required	• N/A
<input checked="" type="checkbox"/> 7.2: Structural BMP Strategy	Required	• BMPDM Sections 5.1., 5.3, 5.4, and Chapter 6 • BMPDM Appendix E (pages E-78 through E-210)
<input checked="" type="checkbox"/> 7.3: Structural BMP Checklist(s)	Required	
<input checked="" type="checkbox"/> 7.4: Stormwater Pollutant Control Worksheet Calculations	Required	• BMPDM Appendix B
<input type="checkbox"/> 7.5: Identification and Narrative of Receiving Water and Pollutants of Concern	Required if flow-thru BMPs are proposed	• N/A

7.1 Engineer of Work Certification for Structural BMPs

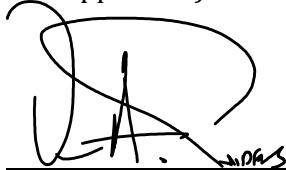
Project Name Honarvar Residence and Equestrian Pad
Permit Application Number PDS2019-LDGRMJ-30214

CERTIFICATION

I hereby declare that I am the Engineer in Responsible Charge of design of structural storm water best management practices (BMPs) for this project, and that I have exercised responsible charge over the design of the BMPs as defined in Section 6703 of the Business and Professions Code, and that the design is consistent with the PDP requirements of the County of San Diego BMP Design Manual, which is a design manual for compliance with local County of San Diego Watershed Protection Ordinance (Sections 67.801 et seq.) and regional MS4 Permit (California Regional Water Quality Control Board San Diego Region Order No. R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100) requirements for storm water management. I have read and understand that the County of San Diego has adopted minimum requirements for managing urban runoff, including storm water, from land development activities, as described in the BMP Design Manual.

I certify that this PDP SWQMP has been completed to the best of my ability and accurately reflects the project being proposed and the applicable BMPs proposed to minimize the potentially negative impacts of this project's land development activities on water quality. I understand and acknowledge that the plan check review of this PDP SWQMP by County staff is confined to a review and does not relieve me, as the Engineer in Responsible Charge of design of structural storm water BMPs for this project, of my responsibilities for their design.

- In addition to the structural pollutant control BMPs described in this attachment, this certification applies to the Structural Hydromodification Management BMPs described in Attachment 8 (check if applicable).



RCE 50477, Exp. 06/30/25

Engineer of Work's Signature, PE Number & Expiration Date

William A. Snipes

Print Name

Snipes-Dye Associates

Company

11/03/2023

Date

Engineer's Seal:



7.2 Structural BMP Strategy

7.2.1 Narrative Strategy (Continue description on subsequent pages as necessary)

Describe the general strategy for structural BMP implementation at the project site. For pollutant control BMPs, your description must address the key points outlined in Section 5.1 of the BMP Design Manual, and the type of BMPs selected. For projects requiring hydromodification flow control BMPs, indicate whether pollutant control and flow control BMPs are integrated or separate.

STEP 1/1A:

Evaluated DMAs for site. DMAs #1 thru #6 were determined to be tributary to BMPs #1 thru #6, respectively. The project is not hydromodification exempt. Biofiltration basins and tree wells act as combined pollutant control and hydromodification control BMPs.

STEP 1B:

Design Capture Volume (DCV) was determined for DMAs #1 and #2 using Worksheet B.1 and for DMAs #3 thru #5 using SSD-BMP Worksheet I-1.

STEP 2:

Based on total DCV for site structural and significant site design BMPs for this site were determined to be Biofiltration Basin (BF-1) and Tree Wells (SD-A).

STEP 3:

Selected Biofiltration for DMA #1 & #2, and Tree Wells for DMAs #3 thru #6. Computed sizing requirements for all selected BMPs.

STEP 4:

All structural and significant site design BMPs were designed to meet pollutant control requirements and hydromodification requirements.

7.2.2 Structural BMP Summary Table (Complete for all proposed structural BMPs)

- List and provide the information requested below for all pollutant control and hydromodification management BMPs proposed for the project.
- For each BMP listed, complete the Structural BMP Checklist on the next page. Copy the Checklist as many times as needed.

BMP ID #	DMA #	DMA Area (ft ²)	Structural BMP Type							Permit # and Sheet #
			Harvest and Use	Infiltration	Unlined Biofiltration	Lined Biofiltration	Flow-thru treatment	Hydromodification Management ¹	Other	
1	1	61,508	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PDS2019-LDGRMJ-30214, Sheets 11, 12, 13, & 14
2	2	72,512	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PDS2019-LDGRMJ-30214, Sheet 11, 12, 13, & 14
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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7.3 Structural BMP Checklist (Complete once for each proposed structural BMP)

Structural BMP ID # 1	Permit # and Sheet # PDS2019-LDGRMJ-30214, Sheet 11, 12, 13, & 14			
BMP Type				
Infiltration <input type="checkbox"/> Infiltration basin (INF-1) <input type="checkbox"/> Bioretention (INF-2) <input type="checkbox"/> Permeable pavement (INF-3)		Harvest and Use <input type="checkbox"/> Cistern (HU-1)		
Unlined Biofiltration <input type="checkbox"/> Biofiltration with partial retention (PR-1)		Flow-thru Treatment (describe below) <input type="checkbox"/> With prior lawful approval to meet earlier PDP requirements <input type="checkbox"/> Pre-treatment/forebay for an onsite retention or biofiltration BMP ² <input type="checkbox"/> With alternative compliance		
Lined Biofiltration <input checked="" type="checkbox"/> Biofiltration (BF-1) <input type="checkbox"/> Nutrient Sensitive Media Design (BF-2) <input type="checkbox"/> Proprietary Biofiltration (BF-3)		Hydromodification Management ³ <input type="checkbox"/> Detention pond or vault <input type="checkbox"/> Other (describe below)		
BMP Purpose				
<input type="checkbox"/> Pollutant control only <input type="checkbox"/> Hydromodification control only <input checked="" type="checkbox"/> Combined pollutant control and hydromodification		<input type="checkbox"/> Pre-treatment/forebay for another BMP <input type="checkbox"/> Other (describe below)		
BMP Verification (See BMPDM Section 8.3)				
Provide name and contact information for the party responsible to sign BMP verification forms		William A. Snipes, P.E. 50477 Snipes-Dye Associates 8348 Center Drive, Suite G, La Mesa, CA 91947 619-697-9234		
BMP Ownership and Maintenance (See BMPDM Section 7.3 and Attachment 11)				
BMP Maintenance Category	Cat. 1	Cat. 2	Cat. 3	Cat. 4
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Final owner of BMP	<input type="checkbox"/> HOA <input type="checkbox"/> Other (describe):	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> County	
Maintenance of BMP into perpetuity	<input type="checkbox"/> HOA <input type="checkbox"/> Other (describe):	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> County	
Discussion (As needed; Continue on subsequent pages as necessary)				

² Indicate which onsite retention or biofiltration BMP the pre-treatment/forebay serves.

³ Hydromodification Management BMPs must be accompanied by BMPs that provide pollutant control.

Structural BMP ID # 2	Permit # and Sheet # PDS2019-LDGRMJ-30214, Sheet 11, 12, 13, & 14			
BMP Type				
Infiltration <input type="checkbox"/> Infiltration basin (INF-1) <input type="checkbox"/> Bioretention (INF-2) <input type="checkbox"/> Permeable pavement (INF-3)		Harvest and Use <input type="checkbox"/> Cistern (HU-1)		
Unlined Biofiltration <input type="checkbox"/> Biofiltration with partial retention (PR-1)		Flow-thru Treatment (describe below) <input type="checkbox"/> With prior lawful approval to meet earlier PDP requirements <input type="checkbox"/> Pre-treatment/forebay for an onsite retention or biofiltration BMP ² <input type="checkbox"/> With alternative compliance		
Lined Biofiltration <input checked="" type="checkbox"/> Biofiltration (BF-1) <input type="checkbox"/> Nutrient Sensitive Media Design (BF-2) <input type="checkbox"/> Proprietary Biofiltration (BF-3)		Hydromodification Management ³ <input type="checkbox"/> Detention pond or vault <input type="checkbox"/> Other (describe below)		
BMP Purpose				
<input type="checkbox"/> Pollutant control only <input type="checkbox"/> Hydromodification control only <input checked="" type="checkbox"/> Combined pollutant control and hydromodification		<input type="checkbox"/> Pre-treatment/forebay for another BMP <input type="checkbox"/> Other (describe below)		
BMP Verification (See BMPDM Section 8.3)				
Provide name and contact information for the party responsible to sign BMP verification forms		William A. Snipes, P.E. 50477 Snipes-Dye Associates 8348 Center Drive, Suite G, La Mesa, CA 91947 619-697-9234		
BMP Ownership and Maintenance (See BMPDM Section 7.3 and Attachment 11)				
BMP Maintenance Category	Cat. 1	Cat. 2	Cat. 3	Cat. 4
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Final owner of BMP	<input type="checkbox"/> HOA <input type="checkbox"/> Other (describe):	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> County	
Maintenance of BMP into perpetuity	<input type="checkbox"/> HOA <input type="checkbox"/> Other (describe):	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> County	
Discussion (As needed; Continue on subsequent pages as necessary)				

² Indicate which onsite retention or biofiltration BMP the pre-treatment/forebay serves.

³ Hydromodification Management BMPs must be accompanied by BMPs that provide pollutant control.

7.4 Storm Water Pollutant Control Worksheet Calculations

- Use this page as a cover sheet for the submittal of any required worksheets below.
- Complete the checklist to identify which BMPDM Appendix B (Storm Water Pollutant Control Hydrologic Calculations and Sizing Methods) worksheets are included with this attachment.
- See BMPDM Appendix B for an explanation of the applicability of individual worksheets and detailed guidance on their completion.

Worksheet	Requirement
<input checked="" type="checkbox"/> Worksheet B.1 Calculation of Design Capture Volume (DCV)	Required
<input checked="" type="checkbox"/> Worksheet B.2 Retention Requirements	Required
<input checked="" type="checkbox"/> Worksheet B.3 BMP Performance	Required
<input type="checkbox"/> Worksheet B.4 Major Maintenance Intervals for Reduced-sized BMPs	If applicable
<input checked="" type="checkbox"/> Other worksheets	As required

Automated Worksheet B.1: Calculation of Design Capture Volume (V2.0)

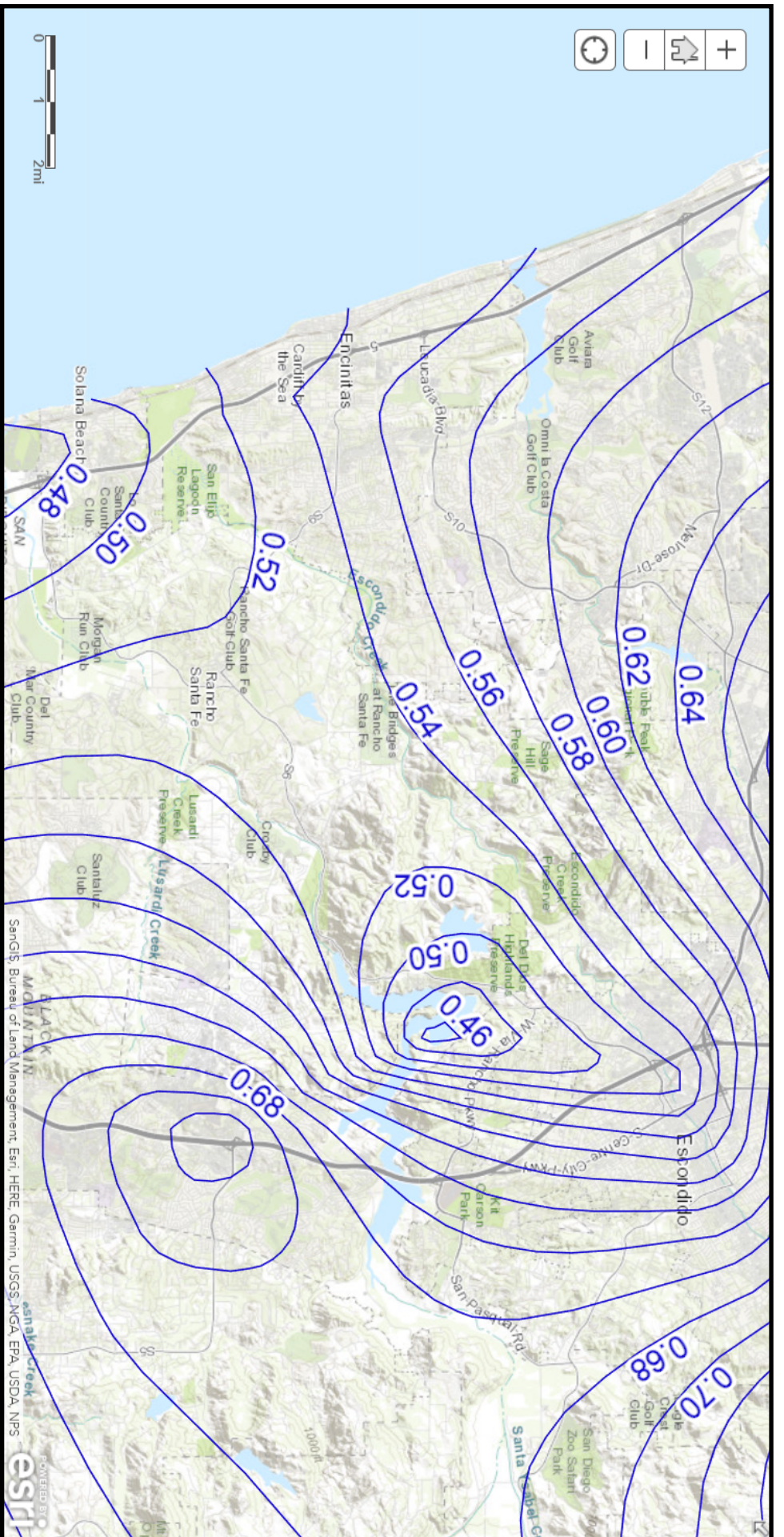
Category	#	Description	<i>i</i>	<i>#</i>	Units
Standard Drainage Basin Inputs	1	Drainage Basin ID or Name	DMA #1		unitless
	2	85th Percentile 24-hr Storm Depth	0.53	0.53	inches
	3	Impervious Surfaces <u>Not</u> Directed to Dispersion Area (C=0.90)	18,883	23,329	sq-ft
	4	Semi-Pervious Surfaces <u>Not</u> Serving as Dispersion Area (C=0.30)			sq-ft
	5	Engineered Pervious Surfaces <u>Not</u> Serving as Dispersion Area (C=0.10)	2,450		sq-ft
	6	Natural Type A Soil <u>Not</u> Serving as Dispersion Area (C=0.10)			sq-ft
	7	Natural Type B Soil <u>Not</u> Serving as Dispersion Area (C=0.14)			sq-ft
	8	Natural Type C Soil <u>Not</u> Serving as Dispersion Area (C=0.23)			sq-ft
	9	Natural Type D Soil <u>Not</u> Serving as Dispersion Area (C=0.30)	38,680	50,669	sq-ft
	10	Does Tributary Incorporate Dispersion, Tree Wells, and/or Rain Barrels?	No	No	yes/no
Dispersion Area, Tree Well & Rain Barrel Inputs (Optional)	11	Impervious Surfaces Directed to Dispersion Area per SD-B (Ci=0.90)			sq-ft
	12	Semi-Pervious Surfaces Serving as Dispersion Area per SD-B (Ci=0.30)			sq-ft
	13	Engineered Pervious Surfaces Serving as Dispersion Area per SD-B (Ci=0.10)			sq-ft
	14	Natural Type A Soil Serving as Dispersion Area per SD-B (Ci=0.10)			sq-ft
	15	Natural Type B Soil Serving as Dispersion Area per SD-B (Ci=0.14)			sq-ft
	16	Natural Type C Soil Serving as Dispersion Area per SD-B (Ci=0.23)			sq-ft
	17	Natural Type D Soil Serving as Dispersion Area per SD-B (Ci=0.30)			sq-ft
	18	Number of Tree Wells Proposed per SD-A			#
	19	Average Mature Tree Canopy Diameter			ft
	20	Number of Rain Barrels Proposed per SD-E			#
Initial Runoff Factor Calculation	21	Average Rain Barrel Size			gal
	22	Total Tributary Area	60,013	73,998	sq-ft
	23	Initial Runoff Factor for Standard Drainage Areas	0.48	0.49	unitless
	24	Initial Runoff Factor for Dispersed & Dispersion Areas	0.00	0.00	unitless
	25	Initial Weighted Runoff Factor	0.48	0.49	unitless
	26	Initial Design Capture Volume	1,272	1,601	cubic-feet
	27	Total Impervious Area Dispersed to Pervious Surface	0	0	sq-ft
	28	Total Pervious Dispersion Area	0	0	sq-ft
	29	Ratio of Dispersed Impervious Area to Pervious Dispersion Area	n/a	n/a	ratio
	30	Adjustment Factor for Dispersed & Dispersion Areas	1.00	1.00	ratio
Dispersion Area Adjustments	31	Runoff Factor After Dispersion Techniques	0.48	0.49	unitless
	32	Design Capture Volume After Dispersion Techniques	1,272	1,601	cubic-feet
	33	Total Tree Well Volume Reduction	0	0	cubic-feet
	34	Total Rain Barrel Volume Reduction	0	0	cubic-feet
Tree & Barrel Adjustments	35	Final Adjusted Runoff Factor	0.48	0.49	unitless
	36	Final Effective Tributary Area	28,806	36,259	sq-ft
	37	Initial Design Capture Volume Retained by Site Design Elements	0	0	cubic-feet
Results	38	Final Design Capture Volume Tributary to BMP	1,272	1,601	cubic-feet
	No Warning Messages				

Automated Worksheet B.2: Retention Requirements (V2.0)

Category	#	Description	<i>i</i>	<i>ii</i>	Units
	1	Drainage Basin ID or Name	DMA #1	DMA #2	unitless
	2	85th Percentile Rainfall Depth	0.53	0.53	inches
	3	Predominant NRCS Soil Type Within BMP Location	D	D	unitless
Basic Analysis	4	Is proposed BMP location Restricted or Unrestricted for Infiltration Activities?	Restricted	Restricted	unitless
	5	Nature of Restriction	Soil Type	Soil Type	unitless
	6	Do Minimum Retention Requirements Apply to this Project?	Yes	Yes	yes/no
	7	Are Habitable Structures Greater than 9 Stories Proposed?	No	No	yes/no
	8	Has Geotechnical Engineer Performed an Infiltration Analysis?	No	No	yes/no
Advanced Analysis	9	Design Infiltration Rate Recommended by Geotechnical Engineer			in/hr
	10	Design Infiltration Rate Used To Determine Retention Requirements	0.000	0.000	in/hr
Result	11	Percent of Average Annual Runoff that Must be Retained within DMA	4.5%	4.5%	percentage
	12	Fraction of DCV Requiring Retention	0.02	0.02	ratio
	13	Required Retention Volume	25	32	cubic-feet
<u>No Warning Messages</u>					

Automated Worksheet B.3: BMP Performance (V2.0)

Category	#	Description	f	#	Units
BMP Inputs	1	Drainage Basin ID or Name	DMA #1		sq-ft
	2	Design Infiltration Rate Recommended	0.000	0.000	in/hr
	3	Design Capture Volume/Tributary to BMP	1,272	1,601	cubic-feet
	4	Is BMP Vegetated or Unvegetated?	Vegetated	Vegetated	unitless
	5	Is BMP Impermeably Lined or Unlined?	Lined	Lined	unitless
	6	Does BMP Have an Underdrain?	Underdrain	Underdrain	unitless
	7	Does BMP Utilize Standard or Specialized Media?	Standard	Standard	unitless
	8	Provided Surface Area	1,900	2,671	sq-ft
	9	Provided Surface Ponding Depth	6	6	inches
	10	Provided Soil Media Thickness	21	21	inches
	11	Provided Gravel Thickness (Total Thickness)	18	18	inches
	12	Underdrain Offset	3	3	inches
	13	Diameter of Underdrain or Hydromed Orifice (Select Smallest)	1.00	1.00	inches
	14	Specialized Soil Media Filtration Rate			in/hr
	15	Specialized Soil Media Pore Space for Retention			unitless
	16	Specialized Soil Media Pore Space for Biofiltration			unitless
	17	Specialized Gravel Media Pore Space			unitless
	Retention Calculations	18	Volume Infiltrated Over 6 Hour Storm	0	0
19		Ponding Pore Space Available for Retention	0.00	0.00	unitless
20		Soil Media Pore Space Available for Retention	0.05	0.05	unitless
21		Gravel Pore Space Available for Retention (Above Underdrain)	0.00	0.00	unitless
22		Gravel Pore Space Available for Retention (Below Underdrain)	0.40	0.40	unitless
23		Effective Retention Depth	2.25	2.25	inches
24		Fraction of DCV Retained (Independent of Drawdown Time)	0.28	0.31	ratio
25		Calculated Retention Storage Drawdown Time	120	120	hours
26		Efficacy of Retention Processes	0.29	0.32	ratio
27		Volume Retained by BMP (Considering Drawdown Time)	368	504	cubic-feet
Biofiltration Calculations	28	Design Capture Volume Remaining for Biofiltration	904	1,097	cubic-feet
	29	Max Hydromed Flow Rate through Underdrain	0.0488	0.0488	cfs
	30	Max Soil Filtration Rate Allowed by Underdrain Orifice	1.11	0.79	in/hr
	31	Soil Media Filtration Rate per Specifications	5.00	5.00	in/hr
	32	Soil Media Filtration Rate to be used for Sizing	1.11	0.79	in/hr
	33	Depth Biofiltered Over 6 Hour Storm	6.66	4.74	inches
	34	Ponding Pore Space Available for Biofiltration	1.00	1.00	unitless
	35	Soil Media Pore Space Available for Biofiltration	0.20	0.20	unitless
Result	36	Gravel Pore Space Available for Biofiltration (Above Underdrain)	0.40	0.40	unitless
	37	Effective Depth of Biofiltration Storage	16.20	16.20	inches
	38	Drawdown Time for Surface Ponding	5	8	hours
	39	Drawdown Time for Effective Biofiltration Depth	15	21	hours
	40	Total Depth Biofiltered	22.86	20.94	inches
	41	Option 1 - Biofilter 1.50 DCV: Target Volume	1,356	1,645	cubic-feet
	42	Option 1 - Provided Biofiltration Volume	1,356	1,645	cubic-feet
	43	Option 2 - Store 0.75 DCV: Target Volume	678	822	cubic-feet
	44	Option 2 - Provided Storage Volume	678	822	cubic-feet
	45	Portion of Biofiltration Performance Standard Satisfied	1.00	1.00	ratio
46	Do Site Design Elements and BMPs Satisfy Annual Retention Requirements?	Yes	Yes	yes/no	
47	Overall Portion of Performance Standard Satisfied (BMP Efficacy Factor)	1.00	1.00	ratio	
48	Deficit of Effectively Treated Stormwater	0	0	cubic-feet	
No Warning Messages					



85th Percentile 24-hour Storm Depth
Via De Las Flores, Rancho San Diego, CA

7.5 Identification and Narrative of Receiving Water and Pollutants of Concern

- Complete this sub-attachment *only if flow-thru treatment BMPs are implemented onsite* in lieu of retention or biofiltration BMPs. Unless excepted because of a Prior Lawful Approval⁴, PDPs must also participate in an alternative compliance program⁵.

<p>A. General Description Describe flow path of storm water from the project site discharge location(s), through urban storm conveyance systems as applicable, to receiving creeks, rivers, and lagoons as applicable, and ultimate discharge to the Pacific Ocean (or bay, lagoon, lake or reservoir, as applicable).</p>			
<p>B. Water Body Impairments and Priorities List any 303(d) impaired water bodies⁶ within the path of storm water from the project site to the Pacific Ocean (or bay, lagoon, lake or reservoir, as applicable), identify the pollutant(s)/stressor(s) causing impairment, and identify any TMDLs and/or Highest Priority Pollutants from the WQIP for the impaired water bodies:</p>			
		TMDLs / WQIP Highest Priority Pollutant	
303(d) Impaired Water Body	Pollutant(s)/Stressor(s)		
<p>C. Identification of Project Site Pollutants Identify pollutants expected from the project site based on all proposed use(s) of the site (see BMP Design Manual Appendix B.6).</p>			
Pollutant	Not Applicable to the Project Site	Anticipated from the Project Site	Also a Receiving Water Pollutant of Concern
Sediment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nutrients	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heavy Metals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Organic Compounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash & Debris	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oxygen Demanding Substances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oil & Grease	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bacteria & Viruses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

⁴ See BMPDM Appendix L: Prior Lawful Approval Requirements and Guidance.

⁵ See SWQMP Attachment 12 (Alternative Compliance Projects) and BMPDM Appendix J (Offsite Alternative Compliance Requirements and Guidance).

⁶ The current list of Section 303(d) impaired water bodies can be found at:

https://www.waterboards.ca.gov/water_issues/programs/tmdl/integrated2014_2016.shtml

8.1 Flow Control Facility Design

Insert Flow Control Facility Design behind this cover page or submit as a separate stand-alone document labeled Sub-attachment 8.1.

BMP Sizing Spreadsheet V3.0

Project Name:	onarvar Residence & Equestrian Pa	Hydrologic Unit:	904.61
Project Applicant:	John Honarvar	Rain Gauge:	Oceanside
Jurisdiction:	County of San Diego	Total Project Area:	462,309
Parcel (APN):	264-110-30	Low Flow Threshold:	0.1Q2
BMP Name:	BMP #1	BMP Type:	Biofiltration
BMP Native Soil Type:	D	BMP Infiltration Rate (in/hr):	0.025

Areas Draining to BMP						HMP Sizing Factors	Minimum BMP Size
DMA Name	Area (sf)	Pre Project Soil Type	Pre-Project Slope	Post Project Surface Type	Area Weighted Runoff Factor (Table G.2-1) ¹	Surface Area	Surface Area (SF)
DMA #1A	18,883	D	Moderate	Concrete	0.9	0.07	1190
DMA #1B	38,680	D	Moderate	Landscape	0.1	0.07	271
DMA #1C	2,450	D	Moderate	Crushed Aggregate	0.1	0.07	17
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
BMP Tributary Area	60,013					Minimum BMP Size	1478
						Proposed BMP Size*	1540

* Assumes standard configuration

Surface Ponding Depth	12.00	in
Bioretention Soil Media Depth	18.00	in
Filter Coarse	6.00	in
Gravel Storage Layer Depth	12	in
Underdrain Offset	3.0	in

Notes:

1. Runoff factors which are used for hydromodification management flow control (Table G.2-1) are different from the runoff factors used for pollutant control BMP sizing (Table B.1-1). Table references are taken from the San Diego Region Model BMP Design Manual.

Describe the BMP's in sufficient detail in your PDP SWQMP to demonstrate the area, volume, and other criteria can be met within the constraints of the site.

BMP's must be adapted and applied to the conditions specific to the development project such as unstable slopes or the lack of available head.

Designated Staff have final review and approval authority over the project design.

This BMP Sizing Spreadsheet has been updated in conformance with the San Diego Region Model BMP Design Manual, April 2018. For questions or concerns please contact the jurisdiction in which your project is located.

BMP Sizing Spreadsheet V3.0			
Project Name:	Honarvar Residence & Equestrian P	Hydrologic Unit:	904.61
Project Applicant:	John Honarvar	Rain Gauge:	Oceanside
Jurisdiction:	County of San Diego	Total Project Area:	462,309
Parcel (APN):	264-110-30	Low Flow Threshold:	0.1Q2
BMP Name	BMP #1	BMP Type:	Biofiltration

DMA Name	Rain Gauge	Pre-developed Condition		Unit Runoff Ratio (cfs/ac)	DMA Area (ac)	Orifice Flow - %Q ₂ (cfs)	Orifice Area (in ²)
		Soil Type	Slope				
DMA #1A	Oceanside	D	Moderate	0.575	0.433	0.025	0.36
DMA #1B	Oceanside	D	Moderate	0.575	0.888	0.051	0.73
DMA #1C	Oceanside	D	Moderate	0.575	0.056	0.003	0.05

3.75	0.079	1.13	1.20
Max Orifice Head (feet)	Max Tot. Allowable Orifice Flow (cfs)	Max Tot. Allowable Orifice Area (in ²)	Max Orifice Diameter (in)

0.051	0.055	0.79	1.000
Average outflow during surface drawdown (cfs)	Max Orifice Outflow (cfs)	Actual Orifice Area (in ²)	Selected Orifice Diameter (in)

Drawdown (Hrs)	8.3
----------------	-----

BMP Sizing Spreadsheet V3.0

Project Name:	onarvar Residence & Equestrian Pa	Hydrologic Unit:	904.61
Project Applicant:	John Honarvar	Rain Gauge:	Oceanside
Jurisdiction:	County of San Diego	Total Project Area:	462,309
Parcel (APN):	264-110-30	Low Flow Threshold:	0.1Q2
BMP Name:	BMP #2	BMP Type:	Biofiltration
BMP Native Soil Type:	D	BMP Infiltration Rate (in/hr):	0.025

Areas Draining to BMP						HMP Sizing Factors	Minimum BMP Size
DMA Name	Area (sf)	Pre Project Soil Type	Pre-Project Slope	Post Project Surface Type	Area Weighted Runoff Factor (Table G.2-1) ¹	Surface Area	Surface Area (SF)
DMA #2A	23,329	D	Moderate	Concrete	0.9	0.07	1470
DMA #2B	50,669	D	Moderate	Landscape	0.1	0.07	355
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
						0	0
BMP Tributary Area	73,998					Minimum BMP Size	1824
						Proposed BMP Size*	2670

* Assumes standard configuration

Surface Ponding Depth	12.00	in
Bioretention Soil Media Depth	18.00	in
Filter Coarse	6.00	in
Gravel Storage Layer Depth	12	in
Underdrain Offset	3.0	in

Notes:
 1. Runoff factors which are used for hydromodification management flow control (Table G.2-1) are different from the runoff factors used for pollutant control BMP sizing (Table B.1-1). Table references are taken from the San Diego Region Model BMP Design Manual.
 Describe the BMP's in sufficient detail in your PDP SWQMP to demonstrate the area, volume, and other criteria can be met within the constraints of the site.
 BMP's must be adapted and applied to the conditions specific to the development project such as unstable slopes or the lack of available head.
 Designated Staff have final review and approval authority over the project design.
 This BMP Sizing Spreadsheet has been updated in conformance with the San Diego Region Model BMP Design Manual, April 2018. For questions or concerns please contact the jurisdiction in which your project is located.

8.2 Hydromodification Management Points of Compliance

- List and describe all points of compliance (POCs) for flow control for hydromodification management.
- For each POC, provide a POC identification name or number, and a receiving channel identification name or number correlating to the project's HMP Exhibit (see Attachment 2).

POC name or #	Channel name or #	POC Description
POC #1	POC #1	Onsite Runoff from Drainage Basin A
POC #2	POC #2	Proposed 21" PVC Storm Drain Pipe

8.3 Geomorphic Assessment of Receiving Water Channels

Insert Geomorphic Assessment behind this cover page or submit as a separate stand-alone document labeled Sub-attachment 8.3.

N/A

8.4 Vector Control Plan

Insert Vector Control Plan behind this cover page or submit as a separate stand-alone document labeled Sub-attachment 8.4.

N/A



County of San Diego Stormwater Quality Management Plan (SWQMP)
Attachment 9: Management of Critical Coarse Sediment Yield Areas

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
<input type="checkbox"/> 9.1: Documentation of Hydromodification Management Exemption¹	Section 1.6
<input checked="" type="checkbox"/> 9.2: Watershed Management Area Analysis (WMAA) Mapping¹	Appendix H.1.1.2
<input type="checkbox"/> 9.3: Resource Protection Ordinance (RPO) Methods	Appendix H.1.1.1
<input type="checkbox"/> 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 PCCSYAs 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 areas⁴, and (5) bypass of upstream offsite PCCSYAs.

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

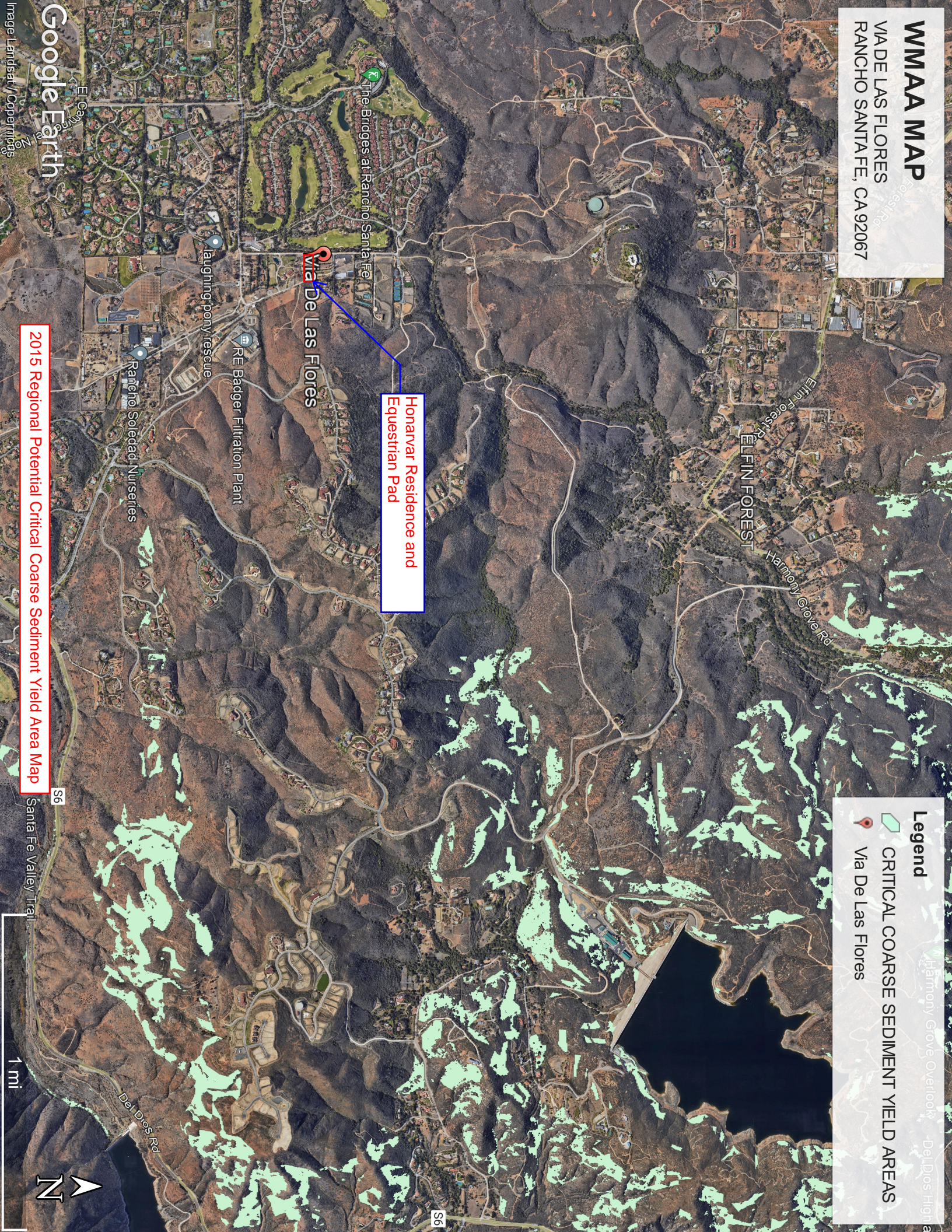
⁴ Tributary areas must be shown to demonstrate that upstream offsite PCCSYAs do not exist. If bypassing these areas, only the bypass should be shown.

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.



SEE ATTACHED UPSTREAM OFFSITE PCCSYA MAP.

WMAA MAP

VIA DE LAS FLORES
RANCHO SANTA FE, CA 92067



Legend

-  CRITICAL COARSE SEDIMENT YIELD AREAS
-  Via De Las Flores

Honarvar Residence and
Equestrian Pad

Via De Las Flores

2015 Regional Potential Critical Coarse Sediment Yield Area Map

Google Earth



1 mi

Image Landsat / Copernicus



County of San Diego
 Stormwater Quality Management Plan (SWQMP)
Attachment 10: BMP Installation Verification 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	Honarvar Residence & Equestrian Pad
Record ID (e.g. grading/improvement plan number, building permit)	PDS2019-LDGRMJ-30214
Project Address	Via De Las Flores, Rancho Santa Fe, CA 92067
Assessor's Parcel Number(s) APN(s)	364-110-30
Project Watershed (Hydrologic Unit, Area, and Subarea Name with Numeric Identifier)	Carlsbad HU, Escondido Creek HA, San Elijo HSA (904.61)
B. Owner Information	
Name	John B. Honarvar
Address	1621 Mountain Pass Circle, Vista, CA 92081
Email Address	johnhonarvar@gmail.com
Phone Number	(512) 771-9039

COUNTY – OFFICIAL USE ONLY	
INTAKE ID#	
ACCEPTANCE ID#	



County of San Diego
 Stormwater Quality Management Plan (SWQMP)
Attachment 10: BMP Installation Verification for Priority Development Projects

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					
A. Structural BMPs (S-BMPs)							
1	1	Biofiltration per BF-1	BMP #1	1			
					PDS2019-LDGRMJ-30214, Sheets 11, 12, & 13		
2	1	Biofiltration per BF-1	BMP #2	1			
					PDS2019-LDGRMJ-30214, Sheets 11, 12 & 14		
Add rows as needed. Click into the last column in the row below this, then press TAB to add a new row.							



County of San Diego
 Stormwater Quality Management Plan (SWQMP)
Attachment 10: BMP Installation Verification for Priority Development Projects

B. Significant Site Design BMPs (SSD-BMPs)									
3	1	Tree Well	BMP #3	N/A		PDS2019- LDGRMJ- 30214, Sheets 11 & 12			
4	1	Tree Well	BMP #4	N/A		PDS2019- LDGRMJ- 30214, Sheets 11 & 12			
5	1	Tree Well	BMP #5	N/A		PDS2019- LDGRMJ- 30214, Sheets 11 & 12			
6	3	Tree Well	BMP #6	N/A		PDS2019- LDGRMJ- 30214, Sheets 11 & 12			
		Choose an item.		N/A					
		Choose an item.		N/A					
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)



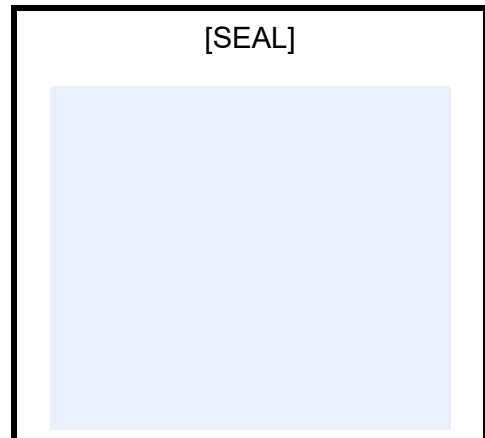
PART 4 PREPARER’S CERTIFICATION

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:	William A. Snipes
Email Address:	bill@snipesdye.com
Phone Number:	619-697-9234
Preparer’s Signature:	
Date:	





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:

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
John B. Honarvar
1621 Mountain Pass Circle
Vista, CA 92081
Attn: John B. Honarvar
(property owner)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAINTENANCE NOTIFICATION AGREEMENT FOR CATEGORY 1 STORMWATER STRUCTURAL BMPs

This Maintenance Notification Agreement rescinds and replaces Doc# _____

THIS AGREEMENT is made on the 21st day of December, 2022.

John B. Honarvar, the Owner(s) of the hereinafter described real property:

Address Via De Las Flores, Rancho Santa Fe, CA 92091 Post Office Box _____ Zip Code 92091

Assessor Parcel No.(s) 264-110-30

List each Structural Best Management Practice (BMP) for the property as follows: BMP ID, Type, Permit #, Sheet #.

BMP #1 Biofiltration Basin, Permit #PDS2019-LDGRMJ-30214 Sht. 11, 12, 13, 14, and

BMP #2 Biofiltration Basin, Permit #PDS2019-LDGRMJ-30214 Sht. 11, 12, 13, 14, Attach BMP sheets and details as Exhibit A.

Owner(s) of the above property acknowledge the existence of the stormwater Structural BMP(s) on the said property. Perpetual maintenance of the Structural BMP(s) is the requirement of the State NPDES Permit, Order No. R9-2013-0001 and subsequent amendments, Section E.3.e. and the County of San Diego Watershed Protection Ordinance (WPO) Ordinance No. 10410 Section 67.812 through Section 67.814, and County BMP Design Manual Chapters 7 & 8. In consideration of the requirement to construct and maintain Structural BMP(s), as conditioned by Discretionary Permit, Grading Permit, and/or Building Permit (as may be applicable), I/we hereby covenant and agree that:

1. I/We are the owner(s) of the existing (or to be constructed concurrently) premises located on the above described property.
2. I/We shall take the responsibility for the perpetual maintenance of the Structural BMP(s) as listed above in accordance with the maintenance plan(s) attached in *Exhibit A* and in compliance with County's self-inspection reporting and verification for as long as I/we have ownership of said property(ies).
3. I/We shall cooperate with and allow the County staff to come onto said property(ies) and perform inspection duties as prescribed by local and state regulators.
4. I/We shall inform future buyer(s) or successors of said property(ies) of the existence and perpetual maintenance requirement responsibilities for Structural BMP(s) as listed above and to ensure that such responsibility shall transfer to the future owner(s).
5. I/We will abide by all the requirements and standards of Section 67.812 through Section 67.814 of the WPO (or renumbering thereof) as it exists on the date of this Agreement, and which hereby is incorporated herein by reference.

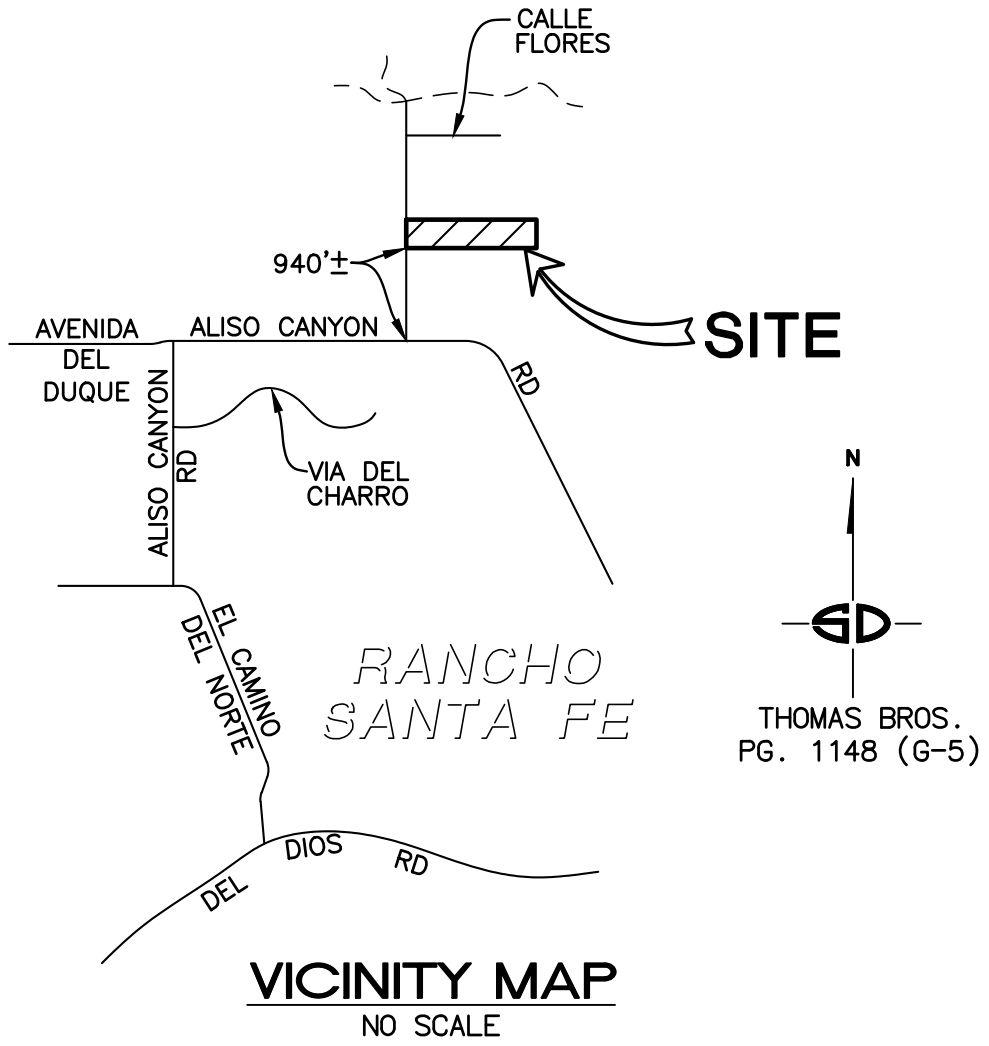
This Agreement shall run with the land. If the subject property is conveyed to any other person, firm, or corporation, the instrument that conveys title or any interest in or to said property, or any portion thereof, shall contain a provision transferring maintenance responsibility for Structural BMP(s) to the successive owner according to the terms of this Agreement. Any violation of this Agreement is grounds for the County to impose penalties upon the property owner as prescribed in County Code of Regulatory Ordinances, Title 1, Division 8, Chapter 1 Administrative Citations §§18.101-18.116.



Owner Signature(s)

John B. Honarvar, Owner

Print Owner Name(s) and Title



LEGAL DESCRIPTION

PORTION OF THE WEST 1/2, SE 1/4, OF SECTION 10, T13S, R3W, S.B.B.M.

[Handwritten signature]

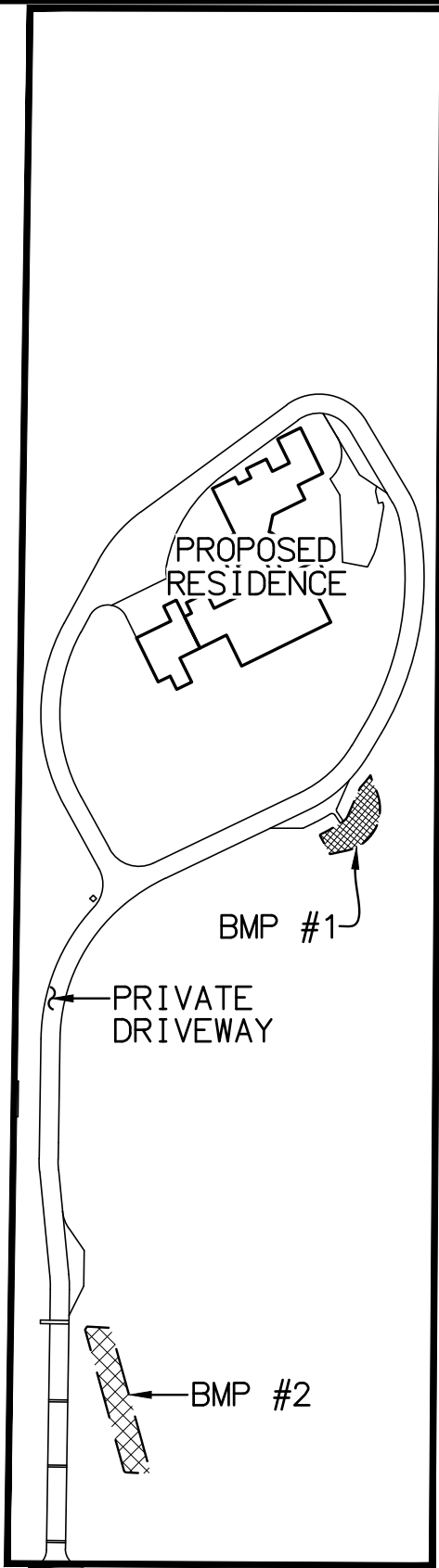
BY: WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-25



DATE: 11/10/2023

SHEET 1 OF 6

**VICINITY MAP - EXHIBIT A
RANCHO SERENA
STORM WATER MAINTENANCE EXHIBIT**

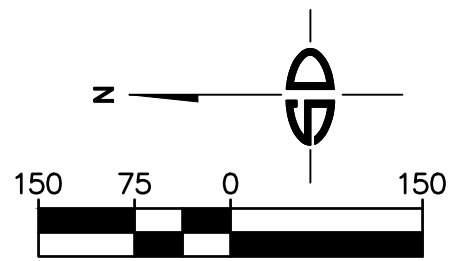
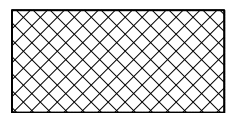


LEGEND

PROJECT BOUNDARY



BMP #1 - BIOFILTRATION
& BMP #2 BASIN (BF-1)

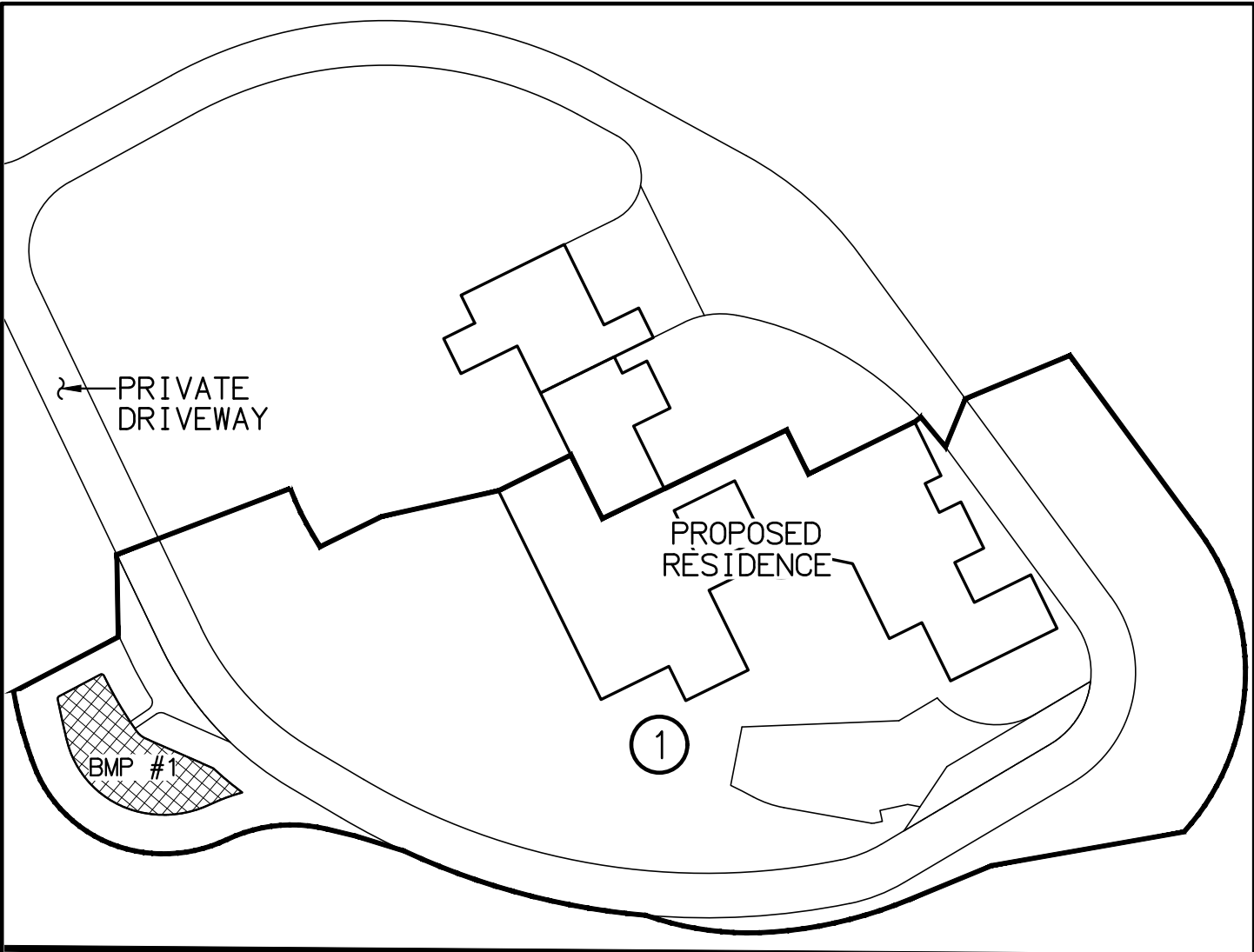


VIA DE LAS FLORES

DATE: 11/10/2023

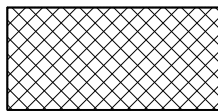
SHEET 2 OF 6

**SITE MAP - EXHIBIT B
RANCHO SERENA
STORM WATER MAINTENANCE EXHIBIT**



LEGEND

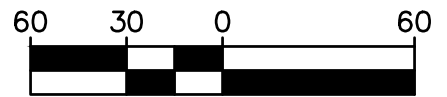
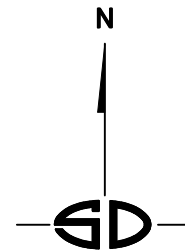
BMP #1 - BIOFILTRATION
BASIN (BF-1)



DRAINAGE MANAGEMENT
AREA (DMA)



DMA BOUNDARY

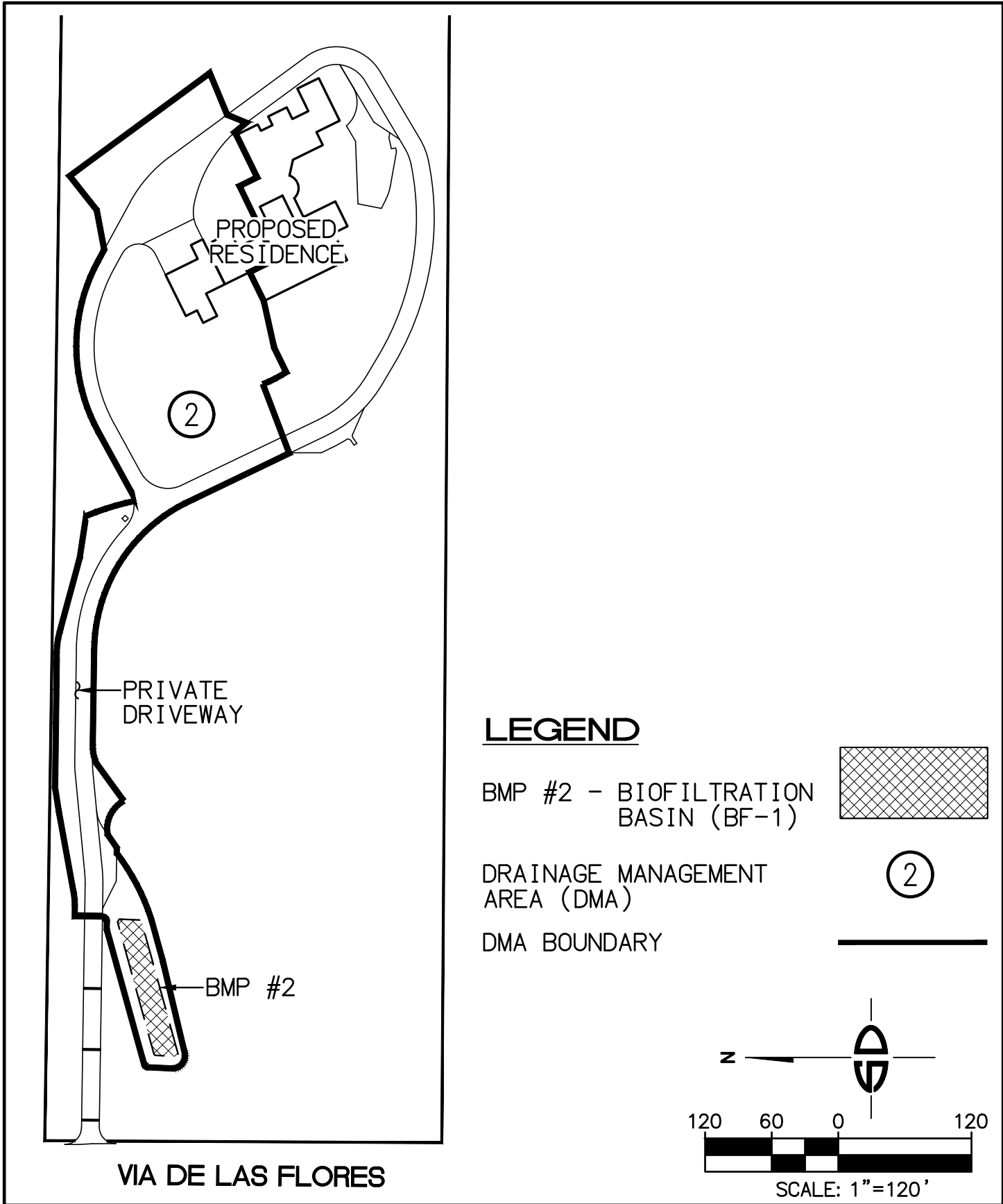


SCALE: 1"=60'

DATE: 11/10/2023

SHEET 3 OF 6

**BMP MAP 1 - EXHIBIT B
RANCHO SERENA
STORM WATER MAINTENANCE EXHIBIT**



DATE: 11/10/2023

SHEET 4 OF 6

**BMP MAP 2 - EXHIBIT B
RANCHO SERENA
STORM WATER MAINTENANCE EXHIBIT**

BF-1 Biofiltration

SUMMARY OF STANDARD INSPECTION AND MAINTENANCE FOR BF-1 BIOFILTRATION

<p>THE PROPERTY OWNER IS RESPONSIBLE TO ENSURE INSPECTION, OPERATION AND MAINTENANCE OF PERMANENT BMPs ON THEIR PROPERTY UNLESS RESPONSIBILITY HAS BEEN FORMALLY TRANSFERRED TO AN AGENCY, COMMUNITY FACILITIES DISTRICT, HOMEOWNERS ASSOCIATION, PROPERTY OWNERS ASSOCIATION, OR OTHER SPECIAL DISTRICT.</p> <p>MAINTENANCE FREQUENCIES LISTED IN THIS TABLE ARE AVERAGE/TYPICAL FREQUENCIES. ACTUAL MAINTENANCE NEEDS ARE SITE-SPECIFIC, AND MAINTENANCE MAY BE REQUIRED MORE FREQUENTLY. MAINTENANCE MUST BE PERFORMED WHENEVER NEEDED, BASED ON MAINTENANCE INDICATORS PRESENTED IN THIS TABLE. THE BMP OWNER IS RESPONSIBLE FOR CONDUCTING REGULAR INSPECTIONS TO SEE WHEN MAINTENANCE IS NEEDED BASED ON THE MAINTENANCE INDICATORS. DURING THE FIRST YEAR OF OPERATION OF A STRUCTURAL BMP, INSPECTION IS RECOMMENDED AT LEAST ONCE PRIOR TO AUGUST 31 AND THEN MONTHLY FROM SEPTEMBER THROUGH MAY. INSPECTION DURING A STORM EVENT IS ALSO RECOMMENDED. AFTER THE INITIAL PERIOD OF FREQUENT INSPECTIONS, THE MINIMUM INSPECTION AND MAINTENANCE FREQUENCY CAN BE DETERMINED BASED ON THE RESULTS OF THE FIRST YEAR INSPECTIONS.</p>		
THRESHOLD/INDICATOR	MAINTENANCE ACTION	TYPICAL MAINTENANCE FREQUENCY
ACCUMULATION OF SEDIMENT, LITTER, OR DEBRIS	REMOVE AND PROPERLY DISPOSE OF ACCUMULATED MATERIALS, WITHOUT DAMAGE TO THE VEGETATION OR COMPACTION OF THE MEDIA LAYER.	<ul style="list-style-type: none"> INSPECT MONTHLY. IF THE BMP IS 25% FULL* OR MORE IN ONE MONTH, INCREASE INSPECTION FREQUENCY TO MONTHLY PLUS AFTER EVERY 0.1-INCH OR LARGER STORM EVENT. REMOVE ANY ACCUMULATED MATERIALS FOUND AT EACH INSPECTION.
OBSTRUCTED INLET OR OUTLET STRUCTURE	CLEAR BLOCKAGE.	<ul style="list-style-type: none"> INSPECT MONTHLY AND AFTER EVERY 0.5-INCH OR LARGER STORM EVENT. REMOVE ANY ACCUMULATED MATERIALS FOUND AT EACH INSPECTION.
DAMAGE TO STRUCTURAL COMPONENTS SUCH AS WEIRS, INLET OR OUTLET	REPAIR OR REPLACE AS APPLICABLE	<ul style="list-style-type: none"> INSPECT ANNUALLY. MAINTENANCE WHEN NEEDED.
POOR VEGETATION ESTABLISHMENT	RE-SEED, RE-PLANT, OR RE-ESTABLISH VEGETATION PER ORIGINAL PLANS.	<ul style="list-style-type: none"> INSPECT MONTHLY. MAINTENANCE WHEN NEEDED.
DEAD OR DISEASED VEGETATION	REMOVE DEAD OR DISEASED VEGETATION, RE-SEED, RE-PLANT, OR RE-ESTABLISH VEGETATION PER ORIGINAL PLANS.	<ul style="list-style-type: none"> INSPECT MONTHLY. MAINTENANCE WHEN NEEDED.
OVERGROWN VEGETATION	MOW OR TRIM AS APPROPRIATE.	<ul style="list-style-type: none"> INSPECT MONTHLY. MAINTENANCE WHEN NEEDED.
2/3 OF MULCH HAS DECOMPOSED, OR MULCH HAS BEEN REMOVED	REMOVE DECOMPOSED FRACTION AND TOP OFF WITH FRESH MULCH TO A TOTAL DEPTH OF 3 INCHES.	<ul style="list-style-type: none"> INSPECT MONTHLY. REPLENISH MULCH ANNUALLY, OR MORE FREQUENTLY WHEN NEEDED BASED ON INSPECTION.

*"25% FULL" IS DEFINED AS 1/4 OF THE DEPTH FROM THE DESIGN BOTTOM ELEVATION TO THE CREST OF THE OUTFLOW STRUCTURE (E.G., IF THE HEIGHT TO THE OUTFLOW OPENING IS 12 INCHES FROM THE BOTTOM ELEVATION, THEN THE MATERIALS MUST BE REMOVED WHEN THERE IS 3 INCHES OF ACCUMULATION – THIS SHOULD BE MARKED ON THE OUTFLOW STRUCTURE).

BF-1 Biofiltration

SUMMARY OF STANDARD INSPECTION AND MAINTENANCE FOR BF-1 BIOFILTRATION (CONTINUED FROM PREVIOUS PAGE)		TYPICAL MAINTENANCE FREQUENCY
THRESHOLD/INDICATOR	MAINTENANCE ACTION	MAINTENANCE ACTION
EROSION DUE TO CONCENTRATED IRRIGATION FLOW	REPAIR/RE-SEED/RE-PLANT ERODED AREAS AND ADJUST THE IRRIGATION SYSTEM.	<ul style="list-style-type: none"> INSPECT MONTHLY. MAINTENANCE WHEN NEEDED.
EROSION DUE TO CONCENTRATED STORM WATER RUNOFF FLOW	REPAIR/RE-SEED/RE-PLANT ERODED AREAS, AND MAKE APPROPRIATE CORRECTIVE MEASURES SUCH AS ADDING EROSION CONTROL BLANKETS, ADDING STONE AT FLOW ENTRY POINTS, OR MINOR RE-GRADING TO RESTORE PROPER DRAINAGE ACCORDING TO THE ORIGINAL PLAN. IF THE ISSUE IS NOT CORRECTED BY RESTORING THE BMP TO THE ORIGINAL PLAN AND GRADE, THE [CITY ENGINEER] SHALL BE CONTACTED PRIOR TO ANY ADDITIONAL REPAIRS OR RECONSTRUCTION.	<ul style="list-style-type: none"> INSPECT AFTER EVERY 0.5-INCH OR LARGER STORM EVENT. IF EROSION DUE TO STORM WATER FLOW HAS BEEN OBSERVED, INCREASE INSPECTION FREQUENCY TO AFTER EVERY 0.1-INCH OR LARGER STORM EVENT. MAINTENANCE WHEN NEEDED. IF THE ISSUE IS NOT CORRECTED BY RESTORING THE BMP TO THE ORIGINAL PLAN AND GRADE, THE [CITY ENGINEER] SHALL BE CONTACTED PRIOR TO ANY ADDITIONAL REPAIRS OR RECONSTRUCTION.
STANDING WATER IN BMP FOR LONGER FOLLOWING A STORM EVENT SURFACE PONDING LONGER THAN APPROXIMATELY 24 HOURS FOLLOWING A STORM EVENT MAY BE DETRIMENTAL TO VEGETATION HEALTH	MAKE APPROPRIATE CORRECTIVE MEASURES SUCH IRRIGATION SYSTEM, REMOVING OBSTRUCTIONS INVASIVE VEGETATION, CLEARING UNDERDRAINS, OR REPAIRING/REPLACING CLOGGED OR COMPACTED SOILS.	<ul style="list-style-type: none"> INSPECT MONTHLY AND AFTER EVERY 0.5-INCH OR LARGER STORM EVENT. IF STANDING WATER IS OBSERVED, INCREASE INSPECTION FREQUENCY TO AFTER EVERY 0.1-INCH OR LARGER STORM EVENT. MAINTENANCE WHEN NEEDED.
PRESENCE OF MOSQUITOS/LARVAE FOR IMAGES OF EGG RAFTS, LARVA, PUPA, AND MOSQUITOS, SEE HTTP://WWW.MOSQUITO.ORG/BIOLOGY	IF MOSQUITOS/LARVAE ARE OBSERVED: FIRST, REMOVE ANY STANDING WATER BY DISPERSING TO LANDSCAPING; SECOND, MAKE CORRECTIVE APPLICABLE TO RESTORE BMP DRAINAGE TO WATER. IF MOSQUITOS PERSIST FOLLOWING CORRECTIVE REMOVE STANDING WATER, OR IF THE BMP MEET THE 96-HOUR DRAWDOWN CRITERIA DUE TO RATES CONTROLLED BY AN ORIFICE UNDERDRAIN, THE [CITY ENGINEER] SHALL BE DETERMINE A SOLUTION. A DIFFERENT BMP TYPE, MANAGEMENT PLAN PREPARED WITH COUNTY OF SAN DIEGO DEPARTMENT OF HEALTH, MAY BE REQUIRED. CLEAR BLOCKAGE.	<ul style="list-style-type: none"> INSPECT MONTHLY AND AFTER EVERY 0.5-INCH OR LARGER STORM EVENT. IF MOSQUITOS ARE OBSERVED, INCREASE INSPECTION FREQUENCY TO AFTER EVERY 0.1-INCH OR LARGER STORM EVENT. MAINTENANCE WHEN NEEDED.
UNDERDRAIN CLOGGED		<ul style="list-style-type: none"> INSPECT IF STANDING WATER IS OBSERVED FOR LONGER THAN 24-96 HOURS FOLLOWING A STORM EVENT. MAINTENANCE WHEN NEEDED.