

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

Part 1. Project Information	n	
Project Name:	JAMACHA BLVD. BUILDING	
Record ID (Permit) No(s):	PDS2018-STP-18-009, PDS20	18-ER-18-09-001
Assessor's Parcel No(s):	579-300-32 & 33	
Street Address (or Intersection):	9619 JAMACHA BLVD	
City, State, Zip:	SPRING VALLEY, CA. 91977	H. M. Markey
Part 2. Applicant / Project	Proponent Information	
Name:	MARK KHOULI	
Company:	N/A	2 10 1
Street Address:	1620 LA PRESA AVE.	
City, State, Zip:	SPRING VALLEY, CA 91977	9 5 8 Y K
Phone Number	619-300-6040	
Email:	MarkKhouoli@sbcglobal.net	
Part 3. Required Informat	ion for All Development Projec	ets
(pre-development) impervious surfaces (f	2. Created or replaced t²) impervious surfaces (ft²)	3. Total disturbed area (acres or ft²)
0	9,947 SF	43,370 SF
	e a WDID# if this project is subject ruction General Permit (Order No.	WDID # (if issued)
2009-0009-DWQ) ¹	action concian remit (order 110.	N/A

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

Template Date: January 30, 2019

Intake Form

 $^{^{1}} Available \ at: \ \underline{https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html}$

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

Upon completion submit this form to the County.

• If requested, attach supporting documentation to justify selections made or exemptions claimed.

• If this is a PDP that is part of a larger existing PDP, you will be required to attach a copy of the existing SWQMP to the newer SWQMP submittal.

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



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



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

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

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

SWQMP Preparer	1000	
Name	Victor Rodriguez Ferna	ndez
Company (if applicable)		
Address	2371 Fenton St., Su	uite 100, Chula Vista, CA, 91914
Phone	760-354-2434	Email: EngineerVictorRF@aol.com
PE Number (if applicable)	RCE 35373	

Preparer's Certification

I understand that the County of San Diego has adopted minimum requirements for managing urban runoff, including storm water, from land development activities, as described in the County of San Diego BMP Design Manual. The BMP Design Manual is a design manual for compliance with local County of San Diego Watershed Protection Ordinance (Sections 67.801 et seq.) and regional MS4 Permit (California Regional Water Quality Control Board San Diego Region Order No. R9-2013-0001, as amended by Order No. R9-2015-0001 and Order No. R9-2015-0100) requirements for storm water management.

This SWQMP is intended to comply with applicable requirements of the BMP Design Manual. I certify that it has been completed to the best of my ability and accurately reflects the project being proposed and the applicable BMPs proposed to minimize the potentially negative impacts of this project's land development activities on water quality. I understand and acknowledge that the plan check review of this SWQMP by County staff is confined to a review and does not relieve me as the person in charge of overseeing the selection and design of storm water BMPs for this project, of my responsibilities for project design.

Signature Date 2/23/2023

COUNTY ACCEPTED SWQMP Approved By:

Approval Date:

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

SDC PDS RCVD 03-06-23 STP18-009

Preparation Date: 2/23/2023

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

General Directions

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

Attachment 1: Stormwater Intake Form (Required)

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

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

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

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

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

Table 2: Source Control BMPs for Pollutant-generating Sources

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

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

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

Table 3: Temporary Construction Phase BMPs

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

Table 4: Required Explanations

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

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

Table 5: Construction Plan Set Requirements

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

Template Date: January 28, 2019 Preparation Date: 2/23/2023

Table 1 – Baseline BMPs for Existing and Proposed Site Features

	Features	BMP Implementation						
	ct each feature that applies.		Describe BMP i				eature.	
	up 1: Existing Natural Site Fea	tures [S		The second second second second				
		Ma conse featu	aintain & erve natural ıres (SD-G)	Establ for wa	ish buffers aterbodies SD-H)			
	Natural waterbodies	Full	Partial	Full	Partial			
	Natural storage reservoirs & drainage corridors							
Z	Natural areas, soils, & vegetation (incl. trees)		Ø					
Gro	up 2: Common Impervious Ot	ıtdoor S	ite Features [S	ee BMPDI	M Sections 4.3.	3 and 4.3.5]		
		impe	Disperse rvious areas (SD-B)	ma	ermeable aterials SD-D)	aı	impervious reas SD-I)	
	Streets and roads	Full	Partial	Full	Partial		ere to confirm ious surfaces	
V	Sidewalks & walkways					have been n		
	Parking areas & lots					where applicable and		
V	Driveways					feasible for all outdoor impervious areas. If no		
	Patios, decks, & courtyards					explain in T		
	Hardcourt recreation areas							
							ALS UP AND	
							X-	
Gro	up 3: Other Outdoor Site Feat	ures See	BMPDM Section	ns 4.2.6, 4	1.3.4, 4.3.5, 4.3	.7, and 4.3.8]		
	Rooftop areas	1.0	erse rooftop runoff (SD-B)	Install green roofs (optional; SD-C) Use rain barr capture rur (optional; SI		e runoff		
		Full	Partial	Full	Partial	Full	Partial	
	Landscaped areas	lan	ater-efficient dscaping (SD-J)	Install efficient irrigation systems (SD-K) Minimize ero		nd surfaces		
		Full	Partial	Full	Partial	Full	Partial	
	Water features (pools		rovide a	Droin	footune to	Drain fo	otumo to o	
J	Water features (pools, spas, etc.)	designa are	ated washing ea (SC-A)	the san (if allow	feature to itary sewer wed) (SC-B)	stormw	eature to a ater BMP C-C)	
		Full	Partial	Full	Partial	Full	Partial	

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

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LUEG: SW Standard SWQMP

Table 2 – Baseline BMPs for Poll	utant-genera	ating Source	es (Group 4)				
A. Requirements for Documentation Select either or both as applicable.	☐ This is a S	Part B is <u>not</u> requinall Residential nese sources or fe	Project, OR	E.1-1 (S included	e Control BMF C in Appendix E d as Attachmen ty staff).	of the BMP Desig	gn Manual) is
B. Sources and BMPs Select all proposed sources and features below. Then select the BMPs on the right to be implemented for each.	SC-B Plumb to sanitary sewer	SC-C Drain feature to a pervious area	SC-D Provide containment for spills and discharges	SC-E Prevent contact with rainfall	SC-F Isolate flows from adjacent areas	SC-G Prevent wind dispersal	SC-H Label with stencils or signs
Common Source Areas					144		
☑ Trash & Refuse Storage				Ø			
☑ Materials & Equipment Storage							
☑ Loading & Unloading							
☑ Fueling							
☑ Maintenance & Repair							
☑ Vehicle & Equipment Cleaning					Ø		
☐ Food Preparation or Service							
Distributed Features		4		12			
Storm drain inlets & catch basins							Ø
☐ Interior floor drains and sumps							V
☐ Drain lines (air conditioning, etc.)		Ø					
☑ Fire test sprinkler discharges		Ø					

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

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

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Table 3 - Minimum Construction Stormwater BMPs

Minimum Required BMPs by Activity Type	Refer	
Select all applicable activities and at least one BMP for each		County of San
	Caltrans ¹	Diego
Erosion Control for Disturbed Slopes (choose at least 1 per		
☐ Vegetation Stabilization Planting ² (Summer)	SS-2, SS-4	
☐ Hydraulic Stabilization Hydroseeding ⁶ (Summer)	SS-4	
☐ Bonded Fiber Matrix or Stabilized Fiber Matrix³ (Winter)	SS-3	
☐ Physical Stabilization Erosion Control Blanket ⁷ (Winter)	SS-7	
\square Erosion control for disturbed flat areas (slope < 5%)		
☐ County Standard Lot Perimeter Protection Detail	SC-2	PDS 6594
☐ Use of Item A erosion control measures on flat areas	SS-3, SS-4, SS-7	
☐ County Standard Desilting Basin (must treat all site runoff)	SC-2	PDS 660 ⁵
☑ Mulch, straw, wood chips, soil application	SS-6, SS-8	
☑ Energy dissipation (required to control velocity for conc	entrated runoff or dewa	atering discharge
☑ Energy Dissipater Outlet Protection	SS-10	RSD D-40 ⁶
Sediment control for all disturbed areas		
☑ Silt Fence	SC-1	
☐ Fiber Rolls (Straw Wattles)	SC-5	
☐ Gravel & Sand Bags	SC-6, SC-8	
☐ Dewatering Filtration	NS-2	
☑ Storm Drain Inlet Protection	SC-10	
☐ Engineered Desilting Basin (sized for 10-year flow)	SC-2	
☑ Preventing offsite tracking of sediment		
☑ Stabilized Construction Entrance	TC-1	
☐ Construction Road Stabilization	TC-2	
☐ Entrance/Exit Tire Wash	TC-3	
☐ Entrance/Exit Inspection & Cleaning Facility	TC-1	
☐ Street Sweeping and Vacuuming	SC-7	
☐ Materials Management		
☐ Material Delivery & Storage	WM-1	
☐ Spill Prevention and Control	WM-4	
☑ Waste Management ⁷		
☐ Waste Management Concrete Waste Management	WM-8	
☐ Solid Waste Management	WM-5	
☐ Sanitary Waste Management	WM-9	
☐ Hazardous Waste Management	WM-6	
LI TIAZATUUUS WASTE MATIAGETTIETIL	VV IVI-O	

¹ See Caltrans 2017 Storm Water Quality Handbooks, Construction Site BMP Manual, available at:

Prepar at iorDat e: 2/23/2023

⁽http://www.dot.ca.gov/hq/construc/stormwater/manuals.htm)

Planting or Hydroseeding may be installed between May 1st and August 15th. Slope irrigation must be in place and operable for slopes >3 feet. Vegetation must be watered and established prior to October 1st. A contingency physical BMP must be implemented by August 15th if vegetation is not established by that date. If landscaping is proposed, erosion control measures must also be used while landscaping is being established. Established vegetation must have a subsurface mat of intertwined mature roots with a uniform vegetative coverage of 70 percent of the natural vegetative coverage or more on all disturbed areas.

³ All slopes over three feet must have established vegetative cover prior to final permit approval.

⁴ County PDS 659. Standard Lot Perimeter Protection Design System (Bldg. Division)

⁵ County PDS 660. County Standard Desilting Basin for Disturbed Areas of 1 Acre or Less Bldg. Division 6 Regional Standard Drawing D-40 - Rip Rap Energy Dissipater (also acceptable for velocity reduction)

⁷ Applicants are responsible to apply appropriate BMPs for specific wastes (e.g., BMP WM-8 for concrete).

Table 4 - Required Explanations

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

- **Required Justifications**: If NO BMPs are selected for a source or feature, justify why <u>all</u> BMPs are either not applicable or are infeasible. For Group 2 features NO BMPs means not selecting either SD-B or SD-D.
- If Requested: Justify why individual BMPs will not be implemented or will only be partially implemented.
- Additional Explanation: Describe any proposed features and/or BMPs not listed in Tables 1 or 2.

BMP-reature Combination	Explanation
Feature	
ВМР	
Feature	
ВМР	
Feature	
ВМР	40 Level 1 at 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	nporary Construction Phase BMPs (from Table 3)
Part 2: Justifications for Ten Required Justifications: If Requested: Justify why s	nporary Construction Phase BMPs (from Table 3) Justify all construction activity types for which NO BMPs were selected. pecific individual BMPs were not selected. Describe any proposed features and/or BMPs not listed in Table 3.
Part 2: Justifications for Ten Required Justifications: If Requested: Justify why s	Justify all construction activity types for which NO BMPs were selected. pecific individual BMPs were not selected.
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Part 2: Justifications for Ten Required Justifications: If Requested: Justify why s Additional Explanation: BMP-Activity Combination Activity	Justify all construction activity types for which NO BMPs were selected. pecific individual BMPs were not selected. Describe any proposed features and/or BMPs not listed in Table 3.
Part 2: Justifications for Ten Required Justifications: If Requested: Justify why s Additional Explanation: BMP-Activity Combination Activity Type	Justify all construction activity types for which NO BMPs were selected. pecific individual BMPs were not selected. Describe any proposed features and/or BMPs not listed in Table 3.

Table 5 - Construction Plan Set Requirements8

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

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