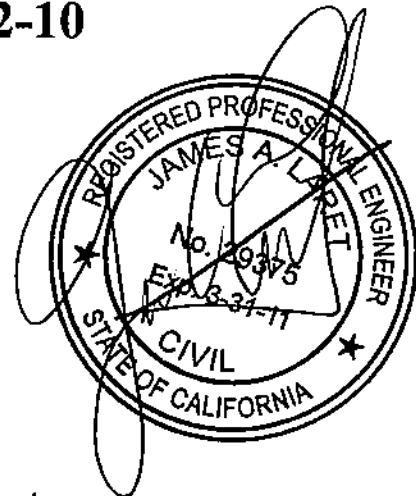


STORM WATER MANAGEMENT PLAN

**TPM 21065
EIR 07-08-005**

**For:
Bernice Levie, Trustee
P.O. Box 1442
Rancho Santa Fe, CA 92067
APN 267-132-10**



Prepared by
Pasco Laret Suiter & Associates, Inc.
535 No. Coast Highway 101
Solana Beach, CA 92075

June 24, 2008

**REVISED January 5, 2009
REVISED March 19, 2009**

**Storm Water Management Plan
For Priority Projects
(Major SWMP)
Job #922**

The Major Stormwater Management Plan (Major SWMP) must be completed in its entirety and accompany applications to the County for a permit or approval associated with certain types of development projects. To determine whether your project is required to submit a Major or Minor SWMP, please reference the County's Stormwater Intake Form for Development Projects.

Project Name:	Tentative Parcel Map
Permit Number (Land Development Projects):	TPM 21065
Work Authorization Number (CIP only):	N/A
Applicant:	Bernice Levie, Trustee
Applicant's Address:	P.O. Box 1442 Rancho Santa Fe, CA 92067
Plan Prepare By (<i>Leave blank if same as applicant</i>):	Pasco Laret Suiter & Assoc., Inc.
Date:	March 12, 2008
Revision Date (If applicable):	January 5, 2009

The County of San Diego Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ordinance No. 9424) requires all applications for a permit or approval associated with a Land Disturbance Activity to be accompanied by a Storm Water Management Plan (SWMP) (section 67.806.b). The purpose of the SWMP is to describe how the project will minimize the short and long-term impacts on receiving water quality. Projects that meet the criteria for a priority development project are required to prepare a Major SWMP.

Since the SWMP is a living document, revisions may be necessary during various stages of approval by the County. Please provide the approval information requested below.

Project Stages	Does the SWMP need revisions?		If YES, Provide Revision Date
	YES	NO	
Initial Permitting		X	

Instructions for a Major SWMP can be downloaded at <http://www.co.sandiego.ca.us/dpw/stormwater/susmp.html>.

Completion of the following checklists and attachments will fulfill the requirements of a Major SWMP for the project listed above.

PROJECT DESCRIPTION

Please provide a brief description of the project in the following box. Please include:

Project Location

Project Description

Physical Features (Topography)

Surrounding Land Use

Proposed Project Land Use

Location of dry weather flows (year-round flows in streams, or creeks) within project limits, if applicable.

Tentative Parcel Map 17403 (TPM 17403) is a request to subdivide a 5.9 acre lot into 2 parcels consisting of Parcel 1 at 2.65 acres gross and Parcel 2 at 3.25 acres gross. This TPM is under review by D.P.L.U. at this time and has been conditioned with a requirement to prepare a Preliminary Grading Study, Drainage Study and Storm Water Management Plan to address the projects potential impacts to the property from storm runoff and erosion prevention. This property is located at the southern terminus of the private street Rancho del Rio in Rancho Santa Fe. The site consists of 5.9 acres of land with an existing residence on the northerly 1/3 of the land and an existing tennis court near the middle of the property. Parcel 1 is to include the main residence and pool/patio area and parcel 2 is to include the tennis court. During the October 2007 fires the residence within proposed Parcel 1 was completely destroyed by fire. A new smaller home is in the planning stages at this time and is shown on the Preliminary Grading Study. The tennis court within Parcel 2 will some day be removed and a moderate home constructed. A feasible house foot print for this Parcel is shown for study purposes. Over 50% of the property is proposed as open space and will not be impacted by this project. This property is bisected by a ridge line running north to south from a high elevation of 188 AMSL to approximately 150AMSL. Storm water runoff generally runs east to west away from the ridge. The impacted basins are very small (i.e. 1 acre or less) and no significant impacts from storm water runoff is anticipated due to the small basins and the small areas of proposed development.

PRIORITY DEVELOPMENT PROJECT DETERMINATION

Please check the box that best describes the project. Does the project meet one of the following criteria?

Table 1

PRIORITY DEVELOPMENT PROJECT	YES	NO
Redevelopment that creates or adds at least 5,000 net square feet of additional impervious surface area	X	
Residential development of more than 10 units		X
Commercial developments with a land area for development of greater than 1 acre		X
Heavy industrial development with a land area for development of greater than 1 acre		X
Automotive repair shop(s)		X
Restaurants, where the land area for development is greater than 5,000 square feet		X
Hillside development, in an area with known erosive soil conditions, where there will be grading on any natural slope that is twenty-five percent or greater, if the development creates 5,000 square feet or more of impervious surface		X
Environmentally Sensitive Areas (ESA): All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		X
Parking Lots 5,000 square feet or more or with 15 parking spaces or more and potentially exposed to urban runoff		X
Streets, roads, highways, and freeways which would create a new paved surface that is 5,000 square feet or greater		X
Retail Gasoline Outlets (RGO) that meet the following criteria: (a) 5,000 square feet or more or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.		X

Limited Exclusion: Trenching and resurfacing work associated with utility projects are not considered Priority Development Projects. Parking lots, buildings and other structures associated with utility projects are subject to the WPO requirements if one or more of the criteria above are met.

If you answered **NO** to all the questions, then **STOP**. Please complete a Minor SWMP for your project.

If you answered YES to any of the questions, please continue.

HYDROMODIFICATION DETERMINATION

The following questions provide a guide to collecting information relevant to hydromodification management issues.

Table 2

	QUESTIONS	YES	NO	Information
1.	Will the proposed project disturb 50 or more acres of land? (Including all phases of development)		X	If YES, continue to 2. If NO, go to 6.
2.	Would the project site discharge directly into channels that are concrete-lined or significantly hardened such as with riprap, sackcrete, etc, downstream to their outfall into bays or the ocean?			If NO, continue to 3. If YES, go to 6.
3.	Would the project site discharge directly into underground storm drains discharging directly to bays or the ocean?			If NO, continue to 4. If YES, go to 6.
4.	Would the project site discharge directly to a channel (lined or un-lined) and the combined impervious surfaces downstream from the project site to discharge at the ocean or bay are 70% or greater?			If NO, continue to 5. If YES, go to 6.
5.	Project is required to manage hydromodification impacts.			Hydromodification Management Required as described in Section 67.812 b(4) of the WPO.
6.	Project is not required to manage hydromodification impacts.			Hydromodification Exempt. Keep on file.

An exemption is potentially available for projects that are required (No. 5. in Table 2 above) to manage hydromodification impacts: The project proponent may conduct an independent geomorphic study to determine the project’s full hydromodification impact. The study must incorporate sediment transport modeling across the range of geomorphically-significant flows and demonstrate to the County’s satisfaction that the project flows and sediment reductions will not detrimentally affect the receiving water to qualify for the exemption.

STORMWATER QUALITY DETERMINATION

The following questions provide a guide to collecting information relevant to project stormwater quality issues. Please provide the following information in a printed report accompanying this form.

Table 3

	QUESTIONS	COMPLETED	NA
1.	Describe the topography of the project area.	X	
2.	Describe the local land use within the project area and adjacent areas.	X	
3.	Evaluate the presence of dry weather flow.	X	
4.	Determine the receiving waters that may be affected by the project throughout all phases of development (i.e., construction, maintenance and operation).	X	
5.	For the project limits, list the 303(d) impaired receiving water bodies and their constituents of concern.		X
6.	Determine if there are any High Risk Areas (which is defined by the presence of municipal or domestic water supply reservoirs or groundwater percolation facilities) within the project limits.		X
7.	Determine the Regional Board special requirements, including TMDLs, effluent limits, etc.		X
8.	Determine the general climate of the project area. Identify annual rainfall and rainfall intensity curves.	X	
9.	If considering Treatment BMPs, determine the soil classification, permeability, erodibility, and depth to groundwater.		X
10.	Determine contaminated or hazardous soils within the project area.		X

Complete the checklist below to determine if Treatment Best Management Practices (BMPs) are required for the project.

TREATMENT BMPs DETERMINATION

Table 4

No.	CRITERIA	YES	NO	INFORMATION
1.	Is this an emergency project		X	If YES, go to 6. If NO, continue to 2.
2.	Have TMDLs been established for surface waters within the project limit?		X	If YES, go to 5. If NO, continue to 3.
3.	Will the project directly discharge to a 303(d) impaired receiving water body?		X	If YES, go to 5. If NO, continue to 4.
4.	Is this project within the environmentally sensitive areas as defined on the maps in Appendix A of the <i>County of San Diego Standard Urban Storm Water Mitigation Plan for Land Development and Public Improvement Projects</i> ?		X	If YES, continue to 5. If NO, go to 6.
5.	Provide Treatment BMPs for the project.		X	If YES, go to 7.
6.	Project is not required to provide Treatment BMPs	X		Document for Project Files by referencing this checklist.
7.	End			

Now that the need for a treatment BMPs has been determined, other information is required to complete the SWMP.

WATERSHED

Please check the watershed(s) for the project.

	San Juan 901	Santa Margarita 902	San Luis Rey 903	Carlsbad 904
X	San Dieguito 905	Penasquitos 906	San Diego 907	Sweetwater 909
	Otay 910	Tijuana 911	Whitewater 719	Clark 720
	West Salton 721	Anza Borrego 722	Imperial 723	

Please provide the hydrologic sub-area and number(s)

Number	Name
905.11	Rancho Santa Fe

Please provide the beneficial uses for Inland Surface Waters and Ground Waters. Beneficial Uses can be obtained from the Water Quality Control Plan for the San Diego Basin, which is available at the Regional Board office or at <http://www.swrcb.ca.gov/rwqcb9/programs/basinplan.html>.

SURFACE WATERS	Hydrologic Unit Basin Number	MUN	AGR	IND	PROC	GWR	FRESH	POW	REC1	REC2	BIOL	WARM	COLD	WILD	RARE	SPWN
Inland Surface Waters	5.11	*	O	O					X	X		X		X		
Ground Waters	5.10	X	X	X												

* Excepted from Municipal

X Existing Beneficial Use

O Potential Beneficial Use

POLLUTANTS OF CONCERN

Using Table 5, identify pollutants that are anticipated to be generated from the proposed priority project categories. Pollutants associated with any hazardous material sites that have been remediated or are not threatened by the proposed project are not considered a pollutant of concern.

Table 5. Anticipated and Potential Pollutants Generated by Land Use Type

<i>PDP Categories</i>	<i>General Pollutant Categories</i>								
	Sediments	Nutrients	Heavy Metals	Organic Compounds	Trash & Debris	Oxygen Demanding Substances	Oil & Grease	Bacteria & Viruses	Pesticides
Detached Residential Development	X	X			X	X	X	X	X
Attached Residential Development	X	X			X	P(1)	P(2)	P	X
Commercial Development 1 acre or greater	P(1)	P(1)		P(2)	X	P(5)	X	P(3)	P(5)
Heavy industry /industrial development	X		X	X	X	X	X		
Automotive Repair Shops			X	X(4)(5)	X		X		
Restaurants					X	X	X	X	
Hillside Development >5,000 ft ²	X	X			X	X	X		X
Parking Lots	P(1)	P(1)	X		X	P(1)	X		P(1)
Retail Gasoline Outlets			X	X	X	X	X		
Streets, Highways & Freeways	X	P(1)	X	X(4)	X	P(5)	X		

X = anticipated
P = potential
(1) A potential pollutant if landscaping exists on-site.
(2) A potential pollutant if the project includes uncovered parking areas.
(3) A potential pollutant if land use involves food or animal waste products.
(4) Including petroleum hydrocarbons.
(5) Including solvents.

Note: If other monitoring data that is relevant to the project is available. Please include as Attachment C.

CONSTRUCTION BMPs

Please check the construction BMPs that may be implemented during construction of the project. The applicant will be responsible for the placement and maintenance of the BMPs incorporated into the final project design.

X	Silt Fence	X	Desilting Basin	X	Fiber Rolls	X	Gravel Bag Berm
	Street Sweeping & Vacuuming	X	Sandbag Barrier	X	Storm Drain Inlet Protection	X	Material Delivery & Storage
X	Stockpile Management	X	Spill Prevention & Control	X	Solid Waste Management	X	Concrete Waste Management
X	Stabilized Construction Entrance/Exit	X	Water Conservation Practices		Dewatering Operations	X	Paving & Grinding Operations
X	Vehicle & Equipment Maintenance	X	Any minor slopes created incidental to construction and not subject to a major or minor grading permit shall be protected by covering with plastic or tarp prior to a rain event, and shall have vegetative cover reestablished within 180 days of completion of the slope and prior to final building approval.				

EXCEPTIONAL THREAT TO WATER QUALITY DETERMINATION

Complete the checklist below to determine if a proposed project will pose an “exceptional threat to water quality,” and therefore require Advanced Treatment Best Management Practices.

Table 6

No.	CRITERIA	YES	NO	INFORMATION
1.	Is all or part of the proposed project site within 200 feet of waters named on the Clean Water Act (CWA) Section 303(d) list of Water Quality Limited Segments as impaired for sedimentation and/or turbidity? Current 303d list may be obtained from the following site: http://www.swrcb.ca.gov/tmdl/docs/303dlists2006/approved/r9_06_303d_req_tmdls.pdf		X	If YES, continue to 2. If NO, go to 5.
2.	Will the project disturb more than 5 acres, including all phases of the development?			If YES, continue to 3. If NO, go to 5.
3.	Will the project disturb slopes that are steeper than 4:1 (horizontal: vertical) with at least 10 feet of relief, and that drain toward the 303(d) listed receiving water for sedimentation and/or turbidity?			If YES, continue to 4. If NO, go to 5.
4.	Will the project disturb soils with a predominance of USDA-NRCS Erosion factors k_f greater than or equal to 0.4?			If YES, continue to 6. If NO, go to 5.
5.	Project is not required to use Advanced Treatment BMPs.		X	Document for Project Files by referencing this checklist.
6.	Project poses an “exceptional threat to water quality” and is required to use Advanced Treatment BMPs.		X	Advanced Treatment BMPs must be consistent with WPO section 67.811(b)(20)(D) performance criteria

Exemption potentially available for projects that require advanced treatment:

Project proponent may perform a Revised Universal Soil Loss Equation, Version 2 (RUSLE 2), Modified Universal Soil Loss Equation (MUSLE), or similar analysis that shows to the County official’s satisfaction that advanced treatment is not required

Now that the need for treatment BMPs has been determined, other information is needed to complete the SWMP.

SITE DESIGN

To minimize stormwater impacts, site design measures must be addressed. The following checklist provides options for avoiding or reducing potential impacts during project planning. If YES is checked, it is assumed that the measure was used for this project.

Table 7

	OPTIONS	YES	NO	N/A
1.	Has the project been located and road improvements aligned to avoid or minimize impacts to receiving waters or to increase the preservation of critical (or problematic) areas such as floodplains, steep slopes, wetlands, and areas with erosive or unstable soil conditions?	X		
2.	Is the project designed to minimize impervious footprint?	X		
3.	Is the project conserving natural areas where feasible?	X		
4.	Where landscape is proposed, are rooftops, impervious sidewalks, walkways, trails and patios be drained into adjacent landscaping?	X		
5.	For roadway projects, are structures and bridges be designed or located to reduce work in live streams and minimize construction impacts?			X
6.	Can any of the following methods be utilized to minimize erosion from slopes:			
	6.a. Disturbing existing slopes only when necessary?	X		
	6.b. Minimize cut and fill areas to reduce slope lengths?	X		
	6.c. Incorporating retaining walls to reduce steepness of slopes or to shorten slopes?	X		
	6.d. Providing benches or terraces on high cut and fill slopes to reduce concentration of flows?	X		
	6.e. Rounding and shaping slopes to reduce concentrated flow?	X		
	6.f. Collecting concentrated flows in stabilized drains and channels?	X		

LOW IMPACT DEVELOPMENT (LID)

Each numbered item below is a LID requirement of the WPO. Please check the box(s) under each number that best describes the Low Impact Development BMP(s) selected for this project.

Table 8

1. Conserve natural Areas, Soils, and Vegetation-County LID Handbook 2.2.1	
X	Preserve well draining soils (Type A or B)
X	Preserve Significant Trees
	Other. Description:
	1. Not feasible. State Reason:
2. Minimize Disturbance to Natural Drainages-County LID Handbook 2.2.2	
X	Set-back development envelope from drainages
X	Restrict heavy construction equipment access to planned green/open space areas
	Other. Description:
	2. Not feasible. State Reason:
3. Minimize and Disconnect Impervious Surfaces (see 5) -County LID Handbook 2.2.3	
	Clustered Lot Design
X	Items checked in 5?
X	Other. Description: Impervious areas shall drain to private BMP areas/
	3. Not feasible. State Reason:
4. Minimize Soil Compaction-County LID Handbook 2.2.4	
X	Restrict heavy construction equipment access to planned green/open space areas
X	Re-till soils compacted by construction vehicles/equipment
	Collect & re-use upper soil layers of development site containing organic materials
	Other. Description:
	4. Not feasible. State Reason:

5. Drain Runoff from Impervious Surfaces to Pervious Areas-County LID Handbook	
LID Street & Road Design	
	Curb-cuts to landscaping
X	Rural Swales
	Concave Median
X	Cul-de-sac Landscaping Design
	Other. Description:
LID Parking Lot Design	
	Permeable Pavements
	Curb-cuts to landscaping
	Other. Description:
LID Driveway, Sidewalk, Bike-path Design	
X	Permeable Pavements
X	Pitch pavements toward landscaping
	Other. Description:
LID Building Design	
	Cisterns & Rain Barrels
X	Downspout to swale
	Vegetated Roofs
	Other. Description:
LID Landscaping Design	
X	Soil Amendments
X	Reuse of Native Soils
X	Smart Irrigation Systems
	Street Trees
	Other. Description:
	5. Not feasible. State Reason:

CHANNELS & DRAINAGES

Complete the following checklist to determine if the project includes work in channels.

Table 9

No.	CRITERIA	YES	NO	N/A	COMMENTS
1.	Will the project include work in channels?		X		If YES go to 2 If NO go to 13.
2.	Will the project increase velocity or volume of downstream flow?				If YES go to 6.
3.	Will the project discharge to unlined channels?				If YES go to 6.
4.	Will the project increase potential sediment load of downstream flow?				If YES go to 6.
5.	Will the project encroach, cross, realign, or cause other hydraulic changes to a stream that may affect downstream channel stability?				If YES go to 8.
6.	Review channel lining materials and design for stream bank erosion.				Continue to 7.
7.	Consider channel erosion control measures within the project limits as well as downstream. Consider scour velocity.				Continue to 8.
8.	Include, where appropriate, energy dissipation devices at culverts.				Continue to 9.
9.	Ensure all transitions between culvert outlets/headwalls/wingwalls and channels are smooth to reduce turbulence and scour.				Continue to 10.
10.	Include, if appropriate, detention facilities to reduce peak discharges.				
11.	"Hardening" natural downstream areas to prevent erosion is not an acceptable technique for protecting channel slopes, unless pre-development conditions are determined to be so erosive that hardening would be required even in the absence of the proposed development.				Continue to 12.
12.	Provide other design principles that are comparable and equally effective.				Continue to 13.
13.	End				

SOURCE CONTROL

Please complete the following checklist for Source Control BMPs. If the BMP is not applicable for this project, then check N/A only at the main category.

Table 10

BMP		YES	NO	N/A
1.	Provide Storm Drain System Stenciling and Signage			X
	1.a. All storm drain inlets and catch basins within the project area shall have a stencil or tile placed with prohibitive language (such as: "NO DUMPING – DRAINS TO _____") and/or graphical icons to discourage illegal dumping.			
	1.b. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.			
2.	Design Outdoors Material Storage Areas to Reduce Pollution Introduction			
	2.a. This is a detached single-family residential project. Therefore, personal storage areas are exempt from this requirement.	X		
	2.b. Hazardous materials with the potential to contaminate urban runoff shall either be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the storm water conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.	X		
	2.c. The storage area shall be paved and sufficiently impervious to contain leaks and spills.	X		
	2.d. The storage area shall have a roof or awning to minimize direct precipitation within the secondary containment area.			X
3.	Design Trash Storage Areas to Reduce Pollution Introduction			
	3.a. Paved with an impervious surface, designed not to allow run-on from adjoining areas, screened or walled to prevent off-site transport of trash; or,			X
	3.b. Provide attached lids on all trash containers that exclude rain, or roof or awning to minimize direct precipitation.	X		
4.	Use Efficient Irrigation Systems & Landscape Design			
	The following methods to reduce excessive irrigation runoff shall be considered, and incorporated and implemented where determined applicable and feasible.			
	4.a. Employing rain shutoff devices to prevent irrigation after precipitation.	X		
	4.b. Designing irrigation systems to each landscape area's specific water requirements.	X		

4.c.	Using flow reducers or shutoff valves triggered by a pressure drop to control water loss in the event of broken sprinkler heads or lines.	X		
4.d.	Employing other comparable, equally effective, methods to reduce irrigation water runoff.	X		
5.	Private Roads			

BMP		YES	NO	N/A
	The design of private roadway drainage shall use at least one of the following			
5.a.	Rural swale system: street sheet flows to vegetated swale or gravel shoulder, curbs at street corners, culverts under driveways and street crossings.			X
5.b.	Urban curb/swale system: street slopes to curb, periodic swale inlets drain to vegetated swale/biofilter.			X
5.c.	Dual drainage system: First flush captured in street catch basins and discharged to adjacent vegetated swale or gravel shoulder, high flows connect directly to storm water conveyance system.			X
5.d.	Other methods that are comparable and equally effective within the project.			X
6.	Residential Driveways & Guest Parking			
	The design of driveways and private residential parking areas shall use one at least of the following features.			
6.a.	Design driveways with shared access, flared (single lane at street) or wheelstrips (paving only under tires); or, drain into landscaping prior to discharging to the storm water conveyance system.	X		
6.b.	Uncovered temporary or guest parking on private residential lots may be: paved with a permeable surface; or, designed to drain into landscaping prior to discharging to the storm water conveyance system.	X		
6.c.	Other features which are comparable and equally effective.	X		
7.	Dock Areas			
	Loading/unloading dock areas shall include the following.			
7.a.	Cover loading dock areas, or design drainage to preclude urban run-on and runoff.			X
7.b.	Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.			X
7.c.	Other features which are comparable and equally effective.			X
8.	Maintenance Bays			
	Maintenance bays shall include the following.			
8.a.	Repair/maintenance bays shall be indoors; or, designed to preclude urban run-on and runoff.			X
8.b.	Design a repair/maintenance bay drainage system to capture all wash water, leaks and spills. Connect drains to a sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required by local jurisdiction, obtain an Industrial Waste Discharge Permit.			X
8.c.	Other features which are comparable and equally effective.			X

9.	Vehicle Wash Areas			
	Priority projects that include areas for washing/steam cleaning of vehicles shall use the following.			
9.a.	Self-contained; or covered with a roof or overhang.			X
9.b.	Equipped with a clarifier or other pretreatment facility.			X
9.c.	Properly connected to a sanitary sewer.			X
9.d.	Other features which are comparable and equally effective.			X

BMP		YES	NO	N/A
10.	Outdoor Processing Areas			
	Outdoor process equipment operations, such as rock grinding or crushing, painting or coating, grinding or sanding, degreasing or parts cleaning, waste piles, and wastewater and solid waste treatment and disposal, and other operations determined to be a potential threat to water quality by the County shall adhere to the following requirements.			
10.a.	Cover or enclose areas that would be the most significant source of pollutants; or, slope the area toward a dead-end sump; or, discharge to the sanitary sewer system following appropriate treatment in accordance with conditions established by the applicable sewer agency.			X
10.b.	Grade or berm area to prevent run-on from surrounding areas.			X
10.c.	Installation of storm drains in areas of equipment repair is prohibited.			X
10.d.	Other features which are comparable or equally effective.			X
11.	Equipment Wash Areas			
	Outdoor equipment/accessory washing and steam cleaning activities shall be.			
11.a.	Be self-contained; or covered with a roof or overhang.			X
11.b.	Be equipped with a clarifier, grease trap or other pretreatment facility, as appropriate			X
11.c.	Be properly connected to a sanitary sewer.			X
11.d.	Other features which are comparable or equally effective.			X
12.	Parking Areas			
	The following design concepts shall be considered, and incorporated and implemented where determined applicable and feasible by the County.			
12.a.	Where landscaping is proposed in parking areas, incorporate landscape areas into the drainage design.	X		
12.b.	Overflow parking (parking stalls provided in excess of the County's minimum parking requirements) may be constructed with permeable paving.			X
12.c.	Other design concepts that are comparable and equally effective.			X
13.	Fueling Area			
	Non-retail fuel dispensing areas shall contain the following.			

	13.a.	Overhanging roof structure or canopy. The cover's minimum dimensions must be equal to or greater than the area within the grade break. The cover must not drain onto the fuel dispensing area and the downspouts must be routed to prevent drainage across the fueling area. The fueling area shall drain to the project's treatment control BMP(s) prior to discharging to the storm water conveyance system.			X
	13.b.	Paved with Portland cement concrete (or equivalent smooth impervious surface). The use of asphalt concrete shall be prohibited.			X
	13.c.	Have an appropriate slope to prevent ponding, and must be separated from the rest of the site by a grade break that prevents run-on of urban runoff.			X

BMP			YES	NO	N/A
	13.d.	At a minimum, the concrete fuel dispensing area must extend 6.5 feet (2.0 meters) from the corner of each fuel dispenser, or the length at which the hose and nozzle assembly may be operated plus 1 foot (0.3 meter), whichever is less.			X

Please list other project specific Source Control BMPs in the following box. Write N/A if there are none.

Utilizing existing natural channels as primary conveyance system within project site will provide additional filtration by vegetation and will also help to reduce velocities.

TREATMENT CONTROL

To select a structural treatment BMP using Treatment Control BMP Selection Matrix (Table 11), each priority project shall compare the list of pollutants for which the downstream receiving waters are impaired (if any), with the pollutants anticipated to be generated by the project (as identified in Table 5). Any pollutants identified by Table 5, which are also causing a Clean Water Act section 303(d) impairment of the receiving waters of the project, shall be considered primary pollutants of concern. Priority projects that are anticipated to generate a primary pollutant of concern shall select a single or combination of stormwater BMPs from Table 11, which **maximizes pollutant removal** for the particular primary pollutant(s) of concern.

Priority development projects that are **not** anticipated to generate a pollutant for which the receiving water is CWA 303(d) impaired shall select a single or combination of stormwater BMPs from Table 11, which are effective for pollutant removal of the identified secondary pollutants of concern, consistent with the "maximum extent practicable" standard.

Table 11. Treatment Control BMP Selection Matrix

Pollutants of Concern	Bioretention Facilities (LID)*	Settling Basins (Dry Ponds)	Wet Ponds and Wetlands	Infiltration Facilities or Practices (LID)*	Media Filters	High-rate biofilters	High-rate media filters	Trash Racks & Hydro-dynamic Devices
Coarse Sediment and Trash	High	High	High	High	High	High	High	High
Pollutants that tend to associate with fine particles during treatment	High	High	High	High	High	Medium	Medium	Low
Pollutants that tend to be dissolved following treatment	Medium	Low	Medium	High	Low	Low	Low	Low

*Additional information is available in the County of San Diego LID Handbook.

NOTES ON POLLUTANTS OF CONCERN:

In Table 12, Pollutants of Concern are grouped as gross pollutants, pollutants that tend to associate with fine particles, and pollutants that remain dissolved.

Table 12

Pollutant	Coarse Sediment and Trash	Pollutants that tend to associate with fine particles during treatment	Pollutants that tend to be dissolved following treatment
Sediment	X	X	
Nutrients		X	X
Heavy Metals		X	
Organic Compounds		X	
Trash & Debris	X		
Oxygen Demanding		X	
Bacteria		X	
Oil & Grease		X	
Pesticides		X	

A Treatment BMP must address runoff from developed areas. Please provide the post-construction water quality values for the project. Label outfalls on the BMP map. The Water Quality peak rate of discharge flow (Qwq) and the Water Quality storage volume (Vwq) is dependent on the type of treatment BMP selected for the project.

Outfall	Tributary Area (acres)	Q ₁₀₀ (cfs)	Qwq (cfs)
A1	1.0	2.2	0.08
A2	.37	.80	0.03
A3	.09	.30	0.01
A4	.5	1.6	0.04
A5	.3	.90	0.02

(Refer to TPM 21065 Drainage Study for computation of data)

Please check the box(s) that best describes the Treatment BMP(s) selected for this project.

Biofilters	
X	Bioretention swale
X	Vegetated filter strip
	Stormwater Planter Box (open-bottomed)
	Stormwater Flow-Through Planter (sealed bottom)
	Bioretention Area
	Vegetated Roofs/Modules/Walls
Detention Basins	
X	Extended/dry detention basin with grass/vegetated lining
	Extended/dry detention basin with impervious lining
Infiltration Basins	
	Infiltration basin
	Infiltration trench
	Dry well
	Permeable Paving
	Gravel
	Permeable asphalt
	Pervious concrete
	Unit pavers, ungrouted, set on sand or gravel
	Subsurface reservoir bed
Wet Ponds or Wetlands	
	Wet pond/basin (permanent pool)
	Constructed wetland
Filtration	
	Media filtration
	Sand filtration
Hydrodynamic Separator Systems	
	Swirl Concentrator
	Cyclone Separator
Trash Racks and Screens	

Include Treatment Datasheet as Attachment E. The datasheet should include the following:	COMPLETED	NO
1. Description of how treatment BMP was designed. Provide a description for each type of treatment BMP.	X	
2. Engineering calculations for the BMP(s)		X

Please describe why the selected treatment BMP(s) was selected for this project. For projects utilizing a low performing BMP, please provide a detailed explanation.

Biofilter swales were chosen for their removal efficiencies, construction ease, low cost to maintain and construct, and their ability to function properly even with very minimal maintenance and care. Long term and regular maintenance are required.

Slope planting, pad diking, rock rip-rap and vegetated swales were chosen as the primary BMP's because they are adequate for their intended use due to the small storm flows expected to be discharged from this site.

MAINTENANCE

Please check the box that best describes the maintenance mechanism(s) for this project. Guidelines for each category are located in Chapter 5, Section 5.2 of the County SUSMP.

CATEGORY	SELECTED	
	YES	NO
First	X	
Second		
Third		
Fourth		

Note:

- Projects in Category 2 or 3 may choose to establish or be included in a Stormwater Maintenance Assessment District for the long-term maintenance of treatment BMPs.

ATTACHMENTS

Please include the following attachments.

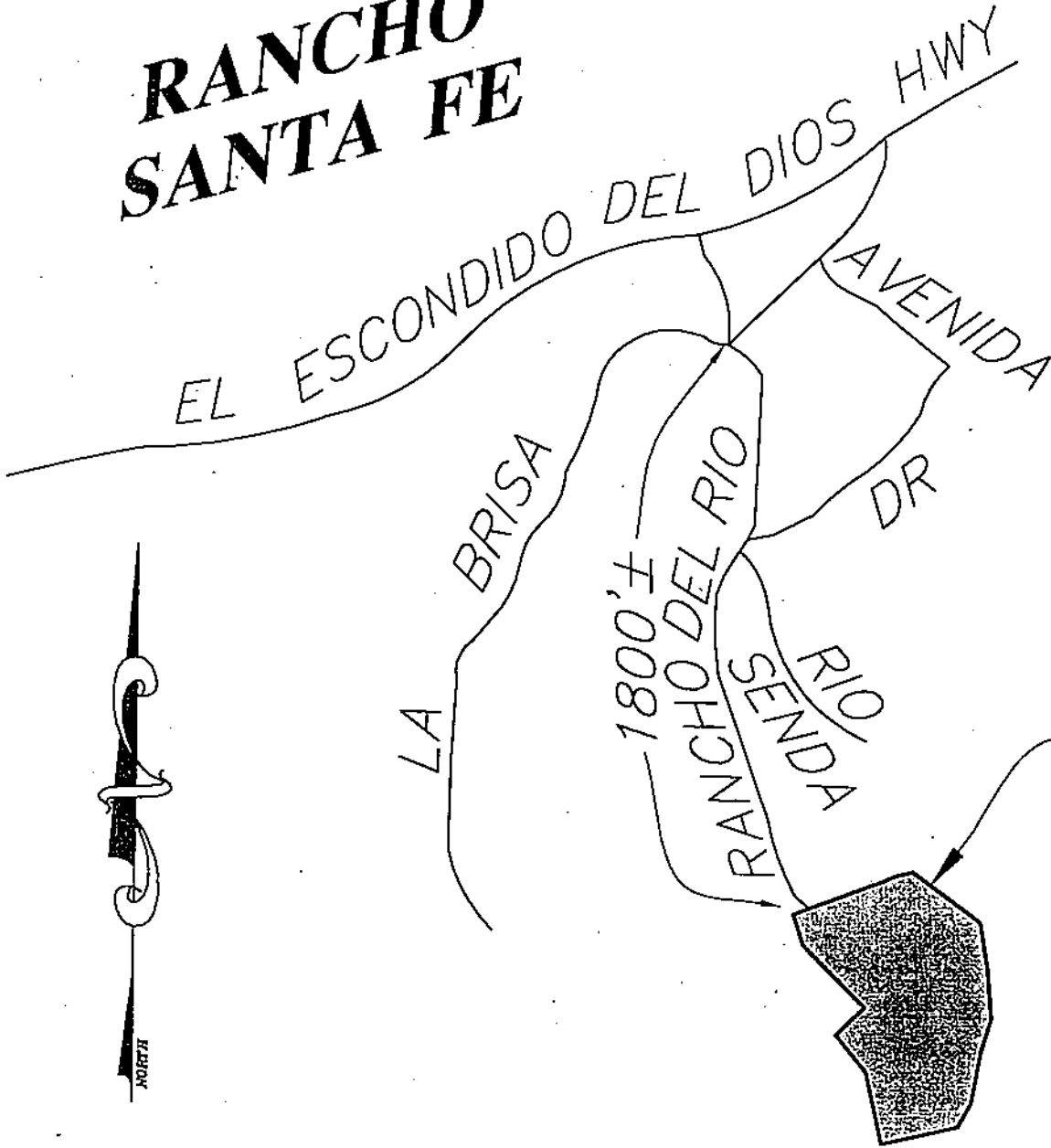
	ATTACHMENT	COMPLETED	N/A
A	Project Location Map	X	
B	Site Map	X	
C	Relevant Monitoring Data		X
D	LID and Treatment BMP Location Map	X	
E	Treatment BMP Datasheets	X	
F	Operation and Maintenance Program for Treatment BMPs	X	
G	Fiscal Resources		X
H	Certification Sheet	X	
I	Addendum	X	

Note: Attachments A and B may be combined.

ATTACHMENT A

PROJECT LOCATION MAP

RANCHO SANTA FE



PROJECT LOCATION MAP

NO SCALE

SITE MAP



ATTACHMENT C

RELEVANT MONITORING DATA

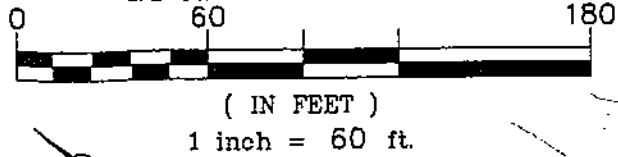
(NOTE: PROVIDE RELEVANT WATER QUALITY MONITORING DATA IF AVAILABLE.)

N/A

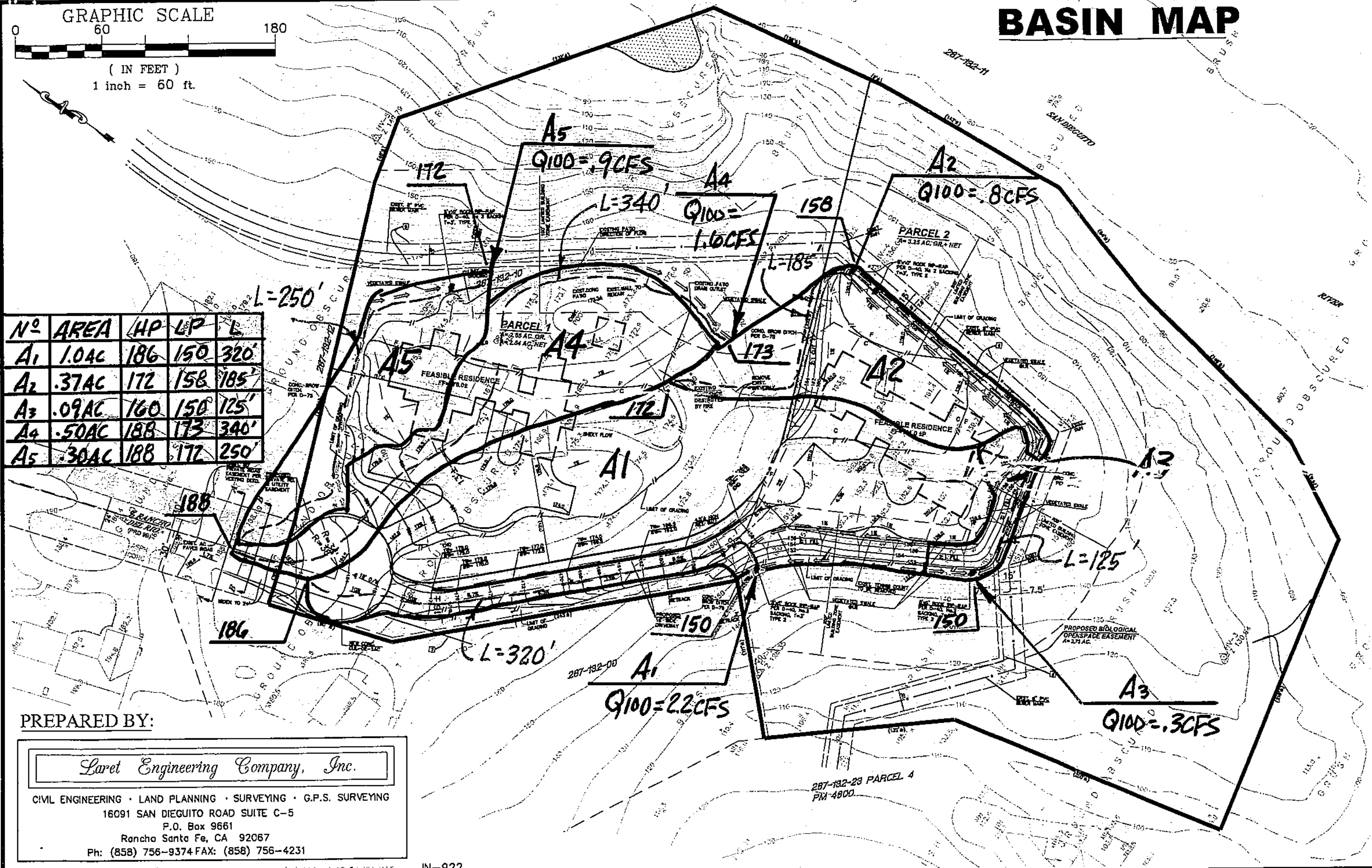
ATTACHMENT D

LID AND TREATMENT BMP LOCATION MAP

GRAPHIC SCALE



BASIN MAP



Nº	AREA	HP	LP	L
A1	1.04C	186	150	320'
A2	.37AC	172	158	185'
A3	.09AC	160	150	125'
A4	.50AC	188	173	340'
A5	.30AC	188	172	250'

PREPARED BY:

Laret Engineering Company, Inc.

CIVIL ENGINEERING • LAND PLANNING • SURVEYING • G.P.S. SURVEYING
 16091 SAN DIEGUITO ROAD SUITE C-5
 P.O. Box 9661
 Rancho Santa Fe, CA 92067
 Ph: (858) 756-9374 FAX: (858) 756-4231

TENTATIVE PARCEL MAP NO. 21065RPL3

GRAPHIC SCALE

SHEET 1 OF 1 SHEET

GENERAL NOTES

SITE INFORMATION	
Site	POR APN NO 267-132-10
Community Plan	SAN DIEGUITO
General Plan Designation	SPA 21
Regional Category	ECA
USE REGULATIONS	
Zone	RR-5
ANIMAL REGULATIONS	
Density	1
Lot Size	2 AC
Building Type	B
Maximum Floor Area	11,000
Floor Area Ratio	0.5
Height	12
Lot Coverage	10
Setback	5
Open Space	0
SPECIAL AREA REGULATIONS	
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17

- TAX ASSESSOR'S PARCEL NO.: 267-132-10
- ZONING: RR5/S80
- COMMUNITY PLANNING AREA: SAN DIEGUITO
- COMMUNITY PLAN DESIGNATION: EST 17
- PROPOSED USE OF THE LAND: RESIDENTIAL
- SOURCE OF POTABLE WATER: O.M.W.D.
- FIRE PROTECTION: RSFFPD
- SEWER: RSFCSO
- GRADING: FOR INFO ONLY
- STATUS OF LEGAL ACCESS: EXIST. 60' PRIVATE ROAD EASEMENT
- SOURCE OF TOPOGRAPHY: AERIAL TOPO FLOW 6/3/04
- TOTAL AREA: 5.9 AC GROSS
- TOTAL NO. OF PARCELS: 2
- SCHOOLS: SOLANA BEACH ELEM., SAN DIEGUITO UNION HIGH SCHOOL
- CAL. COORD.: 314-1719
- ASSOCIATED PERMIT: NONE
- TRA: 87209

SOLAR STATEMENT

EACH LOT HAS UNOBSTRUCTED ACCESS TO SUNLIGHT TO AT LEAST 100 SQ. FT. OF AREA PER SECTION 81401 (n) ORDINANCE NO. 5589.

LAND DIVISION STATEMENT/ OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY A MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING COORDINATION OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

EXECUTED THIS _____ AT _____ DAY OF _____

OWNER'S SIGNATURE:

BY: BERNICE LEVIE, TRUSTEE DATE _____

OWNER:

BERNICE LEVIE, TRUSTEE UNDER THE ANDRE J. LEVIE AND BERNICE LEVIE FAMILY TRUST DATED AUGUST 17, 1993.
PO BOX 1442, RANCHO SANTA FE, CA 92087
PHONE: (788)-798-9530

PREPARED BY:

JAMES A. LAREY R.C.E. 28979 DATE _____

Level Engineering Company, Inc.
CIVIL ENGINEERING - LAND PLANNING - SURVEYING - G.P.E. SURVEYING
3000 San Diego Blvd, Suite C-8
San Diego, CA 92108
P.O. Box 6000
San Diego, CA 92161
Tel: (619) 594-8874 Fax: (619) 594-8888

County of San Diego
DEPARTMENT OF PLANNING AND LAND USE
ZONING INFORMATION

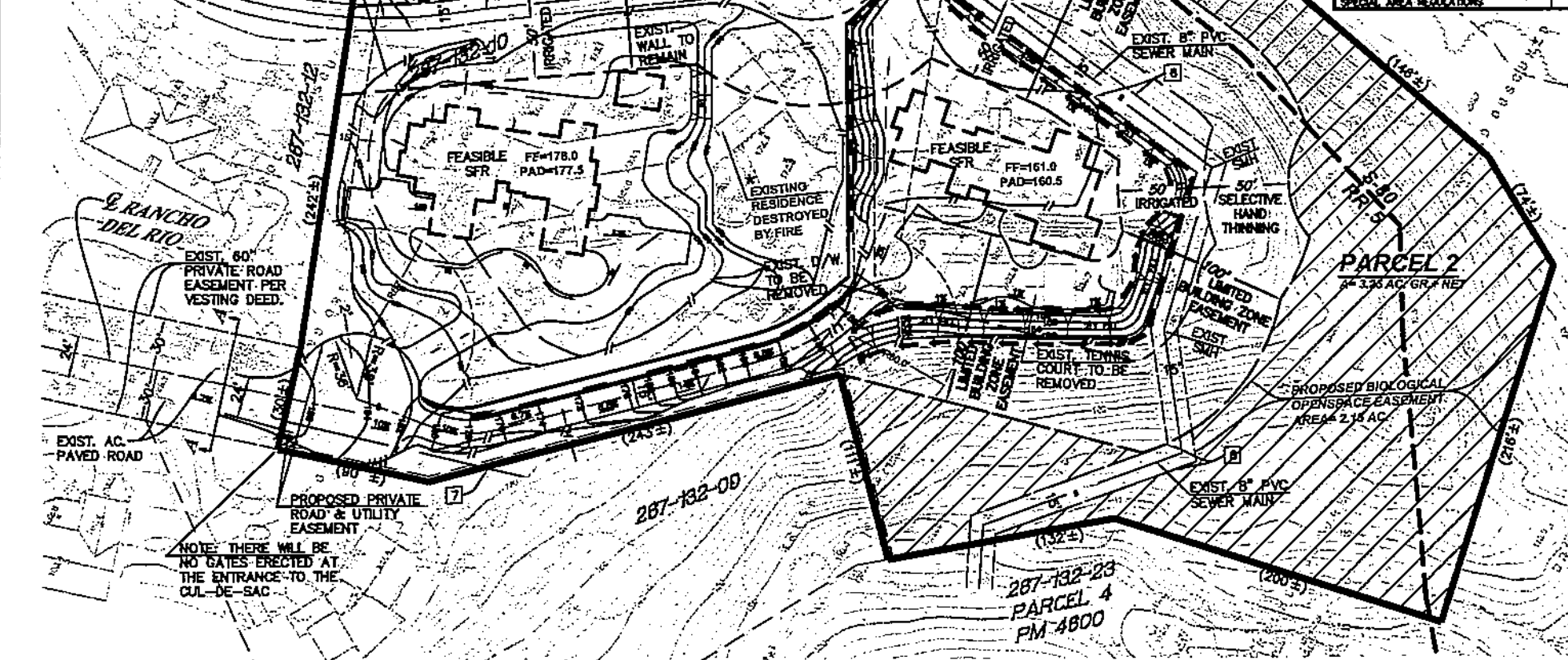
Site: POR APN NO 267-132-10

Community Plan: SAN DIEGUITO

General Plan Designation: EST. 17

Regional Category: EDA

USE REGULATIONS	RR-5
ANIMAL REGULATIONS	
Density	1
Lot Size	2 AC
Building Type	B
Maximum Floor Area	11,000
Floor Area Ratio	0.5
Height	12
Lot Coverage	10
Setback	5
Open Space	0
SPECIAL AREA REGULATIONS	
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17



2. Amend dev. projects 9/22/04 with BLD REV. 10-10-09. 10/20/2009 4:48:39 PM PPT

AVERAGE SLOPE	MIN. LOT SIZE
PARCEL 1 = 15.0%	2.0 AC.
PARCEL 2 = 24.6%	2.0 AC.

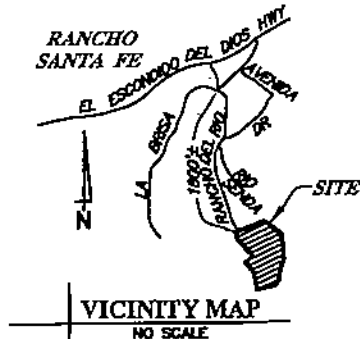
- EASEMENT NOTES:**
- 8 EXIST. 15' SEWER EASEMENT TO RSFCSO PER DOC 1995.0132255 REC 3-30-95
 - 7 EXIST. 4' EASEMENT TO SDG&E PER DOC 1995.0205352, REC 5-16-95

INDICATES AREA OF PROPOSED BIOLOGICAL OPEN SPACE EASEMENT



EXIST. A.C. PRIVATE ROAD
RANCHO DEL RIO PRIVATE ROAD
SECTION A-A
NO SCALE

NOTE: ALL STRUCTURES SHALL HAVE A SETBACK FROM TOP OF SLOPE OF 15' FOR SINGLE STORY ELEMENT AND 30' FOR A 2-STORY ELEMENT



LEGEND:
() INDICATES RECORD DATA PER VESTING DEED.

LEGAL DESCRIPTION:
A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO OFFICIAL PLAT THEREOF

PROJECT REPORT PREPARED BY:
CHICAGO TITLE COMPANY

ORDER #: 43040773-U50 DATED: MAY 15, 2006

ITEMS #: 1,2,3,4,5,8,9,10

ARE NOT DEFINED LOCATIONS AND ARE NOT PLOTTED

ITEMS #: 6,7

ARE DEFINED AND ARE PLOTTED

WORK TO BE DONE

GRADING AND DRAINAGE WORK CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS. THE CURRENT SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1987 EDITION AND PER SAN DIEGO COUNTY GRADING ORDINANCE.

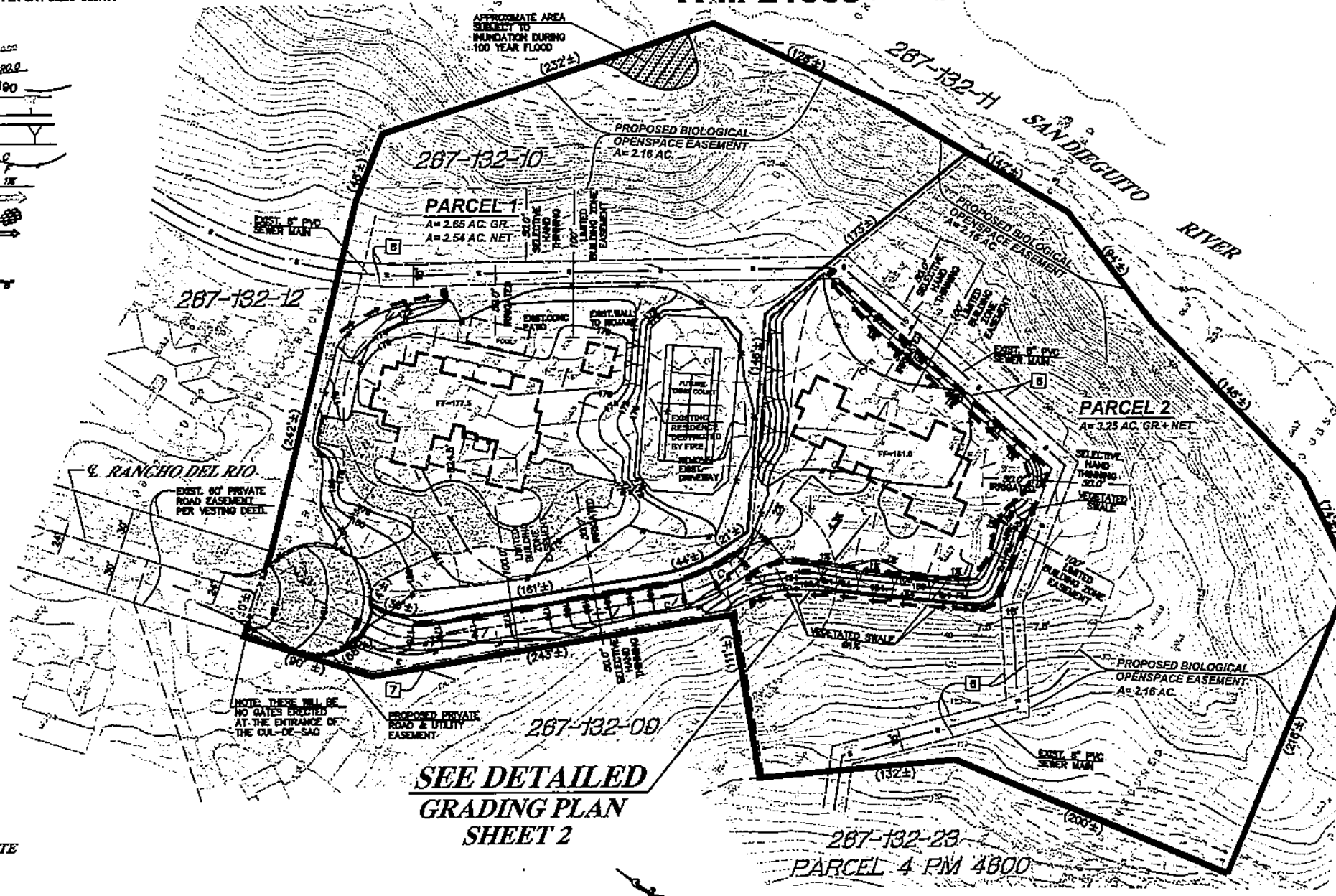
LEGEND

- EXISTING SPOT GRADES
- PROPOSED SPOT GRADES
- FINISHED CONTOURS
- 2:1 FILL SLOPES (UNLESS OTHERWISE SHOWN)
- 2:1 CUT SLOPES (UNLESS OTHERWISE SHOWN)
- CUT/FILL LINE
- SURFACE DRAINAGE
- CONCRETE BROW DITCH D-75
- ROCK RIP-RAP D-40
- VEGETATED SWALE

LEGAL DESCRIPTION:

FOR LOT 1, BLOCK 10, MAP 1742 BEING PARCEL "B" OF CERTIFICATE OF COMPLIANCE REC. 4-21-00 AS INST. NO. 00-0206912 OF C.D.R.

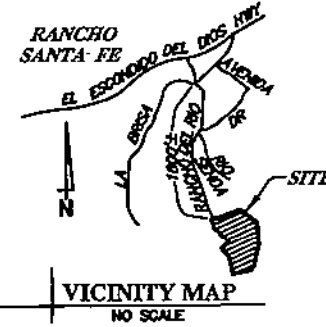
PRELIMINARY GRADING PLAN
TPM 21065



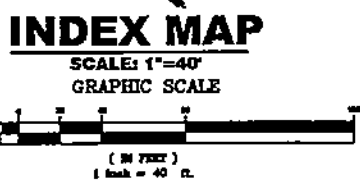
GENERAL NOTES

1. APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.
2. FINAL APPROVAL OF THESE GRADING PLANS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
3. IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
4. A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
5. ALL SLOPES OVER THREE FEET IN HEIGHT WILL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS.
6. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
 SAN DIEGO GAS & ELECTRIC: TELEPHONE NO. 1-800-475-4173
 PACIFIC BELL TELEPHONE: TELEPHONE NO. 1-800-475-4173
 CITY: (NONE) TELEPHONE NO. 1-800-475-4173
 SEWER: S.F.C.S.D. TELEPHONE NO. (760) 478-4100
 WATER: S.F.I.D. TELEPHONE NO. (858) 786-2424
7. A SOILS REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND VALID GRADING PERMIT HAS BEEN ISSUED.
9. THE DIRECTOR OF PUBLIC WORKS' 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 AERIAL COVER OVER EXPOSURE SOIL IS MADE OR IMPLIED (SECTION 87401 & 87410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING AND LAND USE.
10. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, MAINTENANCE, DEPARTURE OR RETURNING OF CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 AM AND 6:00 PM EACH DAY, MONDAY THRU SATURDAY, AND NO EARTH MOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.
11. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTIGUOUS TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ADJUTING CUT OR FILL SURFACES.
12. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJACENT 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, SLIDING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
13. SLOPE RATIOS:
 CUT- 2:1 FOR MINOR SLOPES UNDER 10' HIGH OR IN ROCK; 2:1 FOR MAJOR SLOPES
 FILL- 2:1
 EXCAVATION: 4,500 C.Y.± } COMBINED TOTAL
 FILL: 4,500 C.Y.± } FOR BOTH PARCELS
 EXPORT: 4 C.Y.± }
 (NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR EITHER WASTE OR IMPORT AREAS)
14. SPECIAL CONDITION: IF ANY ARCHEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.
15. ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARD DRAWINGS DS-8, DS-10, DS-11, AND 9-75.
16. THE CONSTRUCTION OF ONE PCC STANDARD RESIDENTIAL DRIVEWAY PER LOT, LOCATION TO BE DETERMINED IN THE FIELD BY ENGINEER OF WORK. PCC SURFACING OF DRIVEWAY TO EXTEND FROM CURB TO PROPERTY LINE. USE STANDARD DRAWINGS 9-14A, 9-14B, 9-14C, 9-15 AND 9-16.
17. FINISHED GRADING SHALL BE CERTIFIED BY A REGISTERED CIVIL ENGINEER AND INSPECTED BY THE COUNTY ENGINEER FOR DRAINAGE CLEARANCE. (APPROVAL OF ROUGH GRADING DOES NOT CERTIFY FINISH BECAUSE OF POTENTIAL SURFACE DRAINAGE PROBLEMS THAT MAY BE CREATED BY LANDSCAPING ACCOMPLISHED AFTER ROUGH GRADING CERTIFICATION).
18. REGARDLESS OF WHICH BMP'S ARE IMPLEMENTED THE FACE OF ALL CUT AND FILL SLOPES IN EXCESS OF 3' VERTICAL HEIGHT SHALL BE PLANTED AND MAINTAINED WITH A GROUND COVER OR OTHER PLANTING TO PROTECT THE SLOPES AGAINST EROSION AND INSTABILITY. PLANTING SHALL COMMENCE AS SOON AS SLOPES ARE COMPLETED. ALL PLANTING MUST HAVE A PERMANENTLY INSTALLED IRRIGATION SYSTEM.

NOTE:
ALL PROPOSED DRIVEWAYS WILL HAVE ADEQUATE UNOBSTRUCTED SIGHT DISTANCE WHEN CONSTRUCTED.



SEE DETAILED GRADING PLAN SHEET 2



OWNER / PERMITTEE

NAME: BERNICE LEVINE TRUSTEE UNDER THE AMORE J. LEVINE AND BERNICE LEVINE FAMILY TRUST DATED AUGUST 17, 1993
 ADDRESS: P.O. BOX 1442
 RANCHO SANTA FE, CA 92087

TELEPHONE NO.: (760)-798-9530

SHORT LEGAL DESCRIPTION: ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO OFFICIAL PLAT THEREOF.

A.P.N. NO.: 267-132-10
 SITE ADDRESS: 17403 RANCHO DEL RIO, SOLANA BEACH, CA 92087

NOTE:
ALL STRUCTURES SHALL HAVE A SETBACK FROM TOP OF SLOPE OF 15' FOR SINGLE STORY ELEMENT AND 30' FOR A 2-STORY ELEMENT

NOTE:
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

COUNTY APPROVED CHANGES

NO.	DESCRIPTION	APPROVED BY	DATE

PERMITS

N.G.L. NO. N/A
 REGIONAL PERMIT NO. N/A
 SPECIAL USE PERMIT NO. N/A
 TENTATIVE MAP NO. TPM 20351

PREPARED BY:
PASCO LARET SUITER
PLANNING & ASSOCIATES
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 238 W Coast Highway 181 Ste A Solana Beach, CA 92075
 76 874.339.4212 | 6 858.339.4612 | plascogmailing.com

PRIVATE CONTRACT

COUNTY OF SAN DIEGO
 DEPARTMENT OF PUBLIC WORKS

PRELIMINARY GRADING PLAN FOR:
TENTATIVE PARCEL MAP 21065

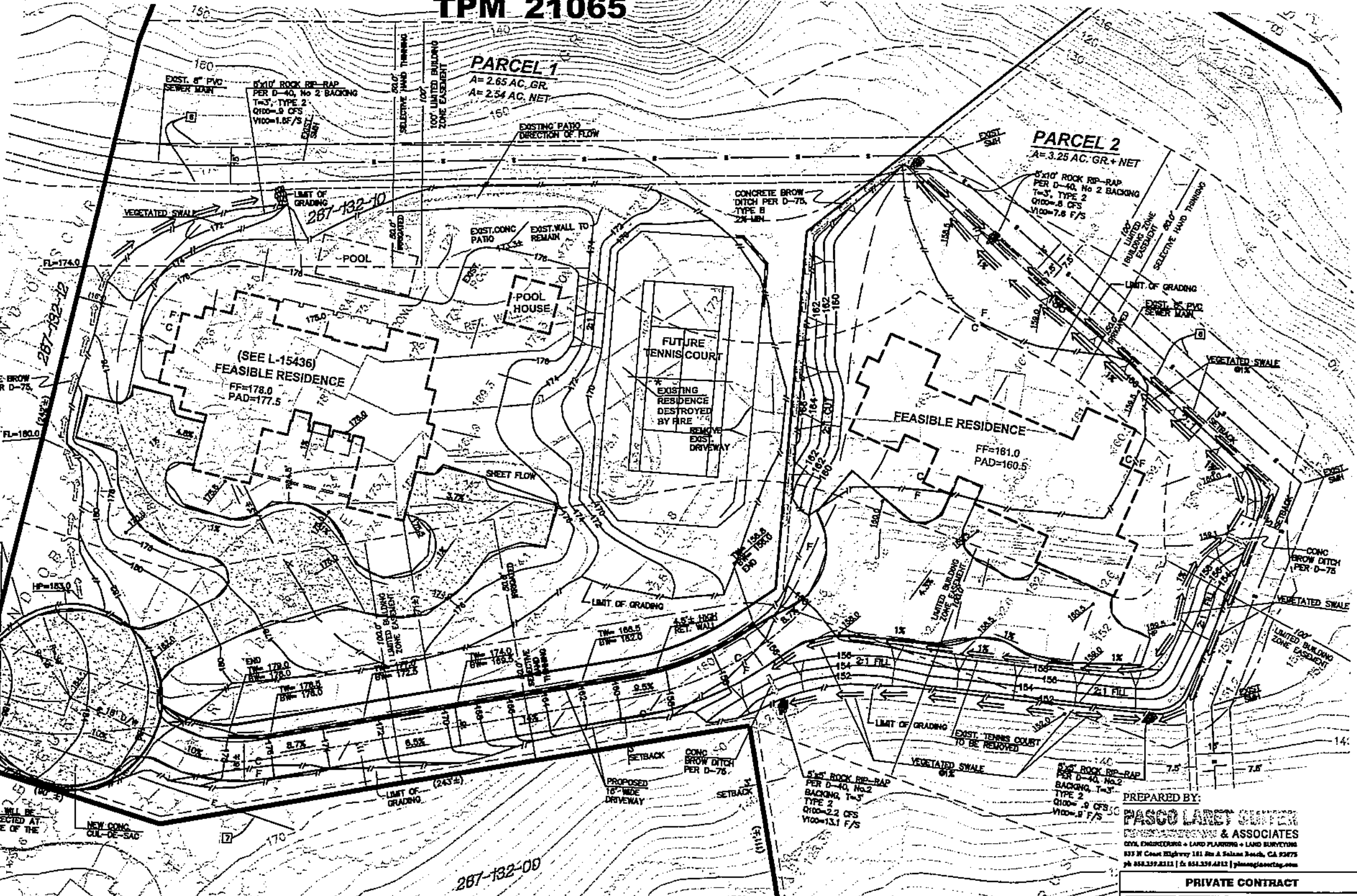
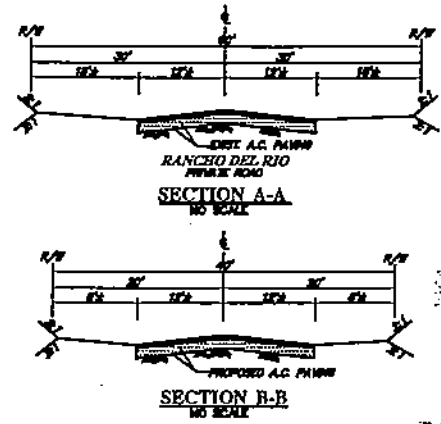
CALIFORNIA COORDINATE NO. 314-1719

APPROVED: [Signature] DATE: [Date]

ENGINEERS NAME: PASCO LARET SUITER & ASSOCIATES, INC.
 PHONE NO. (858)266-8212

PRELIMINARY GRADING PLAN

TPM 21065



NOTE:
ALL STRUCTURES SHALL HAVE A SETBACK FROM TOP OF SLOPE OF 15' FOR SINGLE STORY ELEMENT AND 30' FOR A 2-STORY ELEMENT

EASEMENT NOTES:
 6 EXIST. 15' SEWER EASEMENT TO RSCSD PER DOC 1995.0132235 REC 3-30-95.
 7 EXIST. 4' EASEMENT TO SDG&E PER DOC 1995.0205352, REC 5-16-95.

INDICATES AREA OF PROPOSED BIOLOGICAL OPEN SPACE EASEMENT

PERMITS
 N.O.I. NO. N/A
 REZONE PERMIT NO. N/A
 SPECIAL USE PERMIT NO. N/A
 TENTATIVE MAP NO. TPM

PREPARED BY:
PASCO LARET SUITER & ASSOCIATES
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 833 N Coast Highway 181 Ste A Solana Beach, CA 92675
 ph 858.359.8113 | fx 858.359.8112 | plsu@pascolaret.com

PRIVATE CONTRACT		
SHEET 2	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	2
PRELIMINARY GRADING PLAN FOR: TENTATIVE PARCEL MAP 21065		
CALIFORNIA COORDINATE INDEX: 314-1719		
APPROVED SIGNATURE & IMPRESSION: OFFICIAL OF PUBLIC WORKS	DATE: 1/20/09	PROJECT NO.: 09-0376
DATE: 1/20/09		PROJECT NO.: 09-0376

Le-arner\Projects\and dev projects\922 Law\922 PRELIMINARY GRADING PLAN-SHEET 2 11-24-08.dwg 1/5/2009 10:23:17 AM PST

ENGINEERS NAME: PASCO LARET SUITER & ASSOCIATES, INC.
 PHONE NO. (656)756-8374

ATTACHMENT E

TREATMENT BMP DATASHEET

(NOTE: POSSIBLE SOURCE FOR DATASHEETS CAN BE FOUND AT
WWW.CABMPHANDBOOKS.COM, INCLUDE ENGINEERING CALCULATIONS FOR SIZING
THE TREATMENT BMP.)

Temporary Soil Stabilization

SS-1
SS-2
SS-3
SS-4
SS-6
SS-7
SS-9

Temp Sediment Control

SC-1
SC-2
SC-4
SC-5
SC-6
SC-8
SC-9

Tracking Control

TC-1

Non-Storm Water Management

NS-1
NS-9
NS-10

Waste Management & Material Pollution Control

WM-1
WM-2
WM-3
WM-4
WM-5
WM-6
WM-8
WM-9

ATTACHMENT F

OPERATION AND MAINTENANCE PROGRAM FOR TREATMENT BMPS

*(NOTE: INFORMATION REGARDING OPERATION AND MAINTENANCE CAN BE OBTAINED
FROM THE FOLLOWING WEB SITE: [HTTP://WWW.CO.SAN-
DIEGO.CA.US/DPW/WATERSHEDS/LAND_DEV/SUSMP.HTML](http://www.co.san-diego.ca.us/dpw/watersheds/land_dev/susmp.html).)*

OPERATION AND MAINTENANCE PROGRAM

5.1 Bio-Filters

The operational and maintenance needs of a Bio-filter Swale are:

- Vegetation management to maintain adequate hydraulic functioning and to limit habitat for disease-carrying animals.
- Animal and vector control.
- Periodic sediment removal to optimize performance.
- Trash, debris, grass trimmings, tree pruning, and leaf collection and removal to prevent obstruction of a Swale and monitoring equipment.
- Erosion and structural maintenance to prevent the loss of soil and maintain the performance of the Swale.

Functional Maintenance

Functional maintenance has two components:

- Preventive maintenance
- Corrective maintenance

Preventive Maintenance

Preventive maintenance activities to be instituted at a Bio-filter Swale are:

- **Trash and Debris.** During each inspection and maintenance visit to the site, debris and trash removal will be conducted to reduce the potential for inlet and outlet structures and other components from becoming clogged and inoperable during storm events.
- **Sediment Removal.** Sediment accumulation, as part of the operation and maintenance program at a Swale, will be monitored once a month during the dry season, after every large storm (0.50 inch), and monthly during the wet season. Specifically, if sediment reaches a level at or near plant height, or could interfere with flow or operation, the sediment will be removed. If accumulation of debris or sediment is determined to be the cause of decline in design performance, prompt action (i.e., within ten working days) will be taken to restore the Swale to design performance standards. **Removal of Standing Water.** Standing water must be removed if it contributes to the development of aquatic plant communities or mosquito breeding areas.
- **Fertilization and Irrigation.** The vegetation seed mix has been designed so that fertilization and irrigation is not necessary. Fertilizers and irrigation will not be used to maintain the vegetation.
- **Elimination of Mosquito Breeding Habitats.** The most effective mosquito control program is one that eliminates potential breeding habitats.

Corrective Maintenance

Corrective maintenance is required on an emergency or non-routine basis to correct problems and to restore the intended operation and safe function of a Bio-filter Swale. Corrective maintenance activities include:

- Removal of Debris and Sediment. Sediment, debris, and trash, which impede the hydraulic functioning of a Swale and prevent vegetative growth, will be removed and properly disposed.
- Structural Repairs. Once deemed necessary, repairs to structural components of a Swale and its inlet and outlet structures will be done within 10 working days.
- Embankment and Slope Repairs. Once deemed necessary, damage to the embankments and slopes of Swales will be repaired within 10 working days).
- Erosion Repair. Where a reseeding program has been ineffective, or where other factors have created erosive conditions (i.e., pedestrian traffic, concentrated flow, etc.), corrective steps will be taken to prevent loss of soil and any subsequent danger to the performance of a Swale. There are a number of corrective actions than can be taken. These include erosion control blankets, riprap.

5.2 Annual Cost of Maintenance

ANNUAL COST ESTIMATE:

Grassy swale Bio-filter Bmp maintenance -	\$2972.42
---	-----------

TWO-YEAR COST ESTIMATE:

Grassy swale Bio-filter Bmp maintenance -	\$5944.84
---	-----------

TEN-YEAR COST ESTIMATE:

Grassy swale Bio-filter Bmp maintenance -	\$29724.20
---	------------

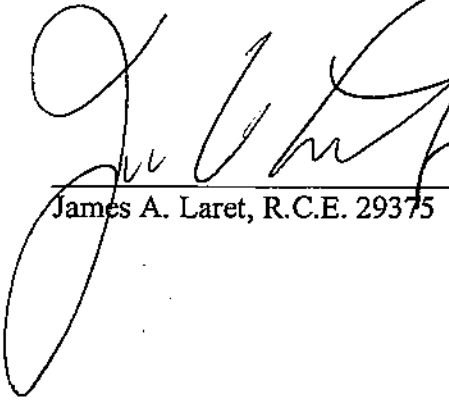
ATTACHMENT G

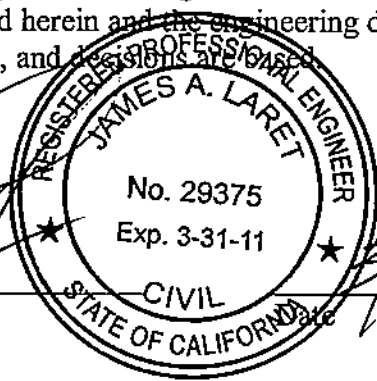
FISCAL RESOURCES

ATTACHMENT H

CERTIFICATION SHEET

This Stormwater Management Plan has been prepared under the direction of the following Registered Civil Engineer. The Registered Civil Engineer attests to the technical information contained herein and the engineering data upon which recommendations, conclusions, and decisions are based.


James A. Laret, R.C.E. 29375



B/20/09

ATTACHMENT I

ADDENDUM