Priority Development Project (PDP)
Storm Water Quality Management Plan (SWQMP)

TORREYANA CAMPUS CDP

PRJ-1056938

☐ **Check if electing for offsite alternative compliance**

Engineer of Work:



WILLIAM A. SNIPES R.C.E. 50477

Provide Wet Signature and Stamp Above Line

Prepared For:

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Date:

8/8/24

LJ4584

Approved by: City of San Diego Date

The City of SAN DIEGO

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Acronyms

APN	Assessor's Parcel Number
ASBS	Area of Special Biological Significance
BMP	Best Management Practice
CEQA	California Environmental Quality Act
CGP	Construction General Permit
DCV	Design Capture Volume
DMA	Drainage Management Areas
ESA	Environmentally Sensitive Area
GLU	Geomorphic Landscape Unit
GW	Ground Water
HMP	Hydromodification Management Plan
HSG	Hydrologic Soil Group
HU	Harvest and Use
INF	Infiltration
LID	Low Impact Development
LUP	Linear Underground/Overhead Projects
MS4	Municipal Separate Storm Sewer System
N/A	Not Applicable
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Service
PDP	Priority Development Project
PE	Professional Engineer
POC	Pollutant of Concern
SC	Source Control
SD	Site Design
SDRWQCB	San Diego Regional Water Quality Control Board
SIC	Standard Industrial Classification
SWPPP	Stormwater Pollutant Protection Plan
SWQMP	Storm Water Quality Management Plan
TMDL	Total Maximum Daily Load
WMAA	Watershed Management Area Analysis
WPCP	Water Pollution Control Program
WQIP	Water Quality Improvement Plan

Certification Page

Project Name: TORREYANA CAMPUS CDP
Permit Application PRJ-1056938

I hereby declare that I am the Engineer in Responsible Charge of design of storm water BMPs for this project, and 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 the requirements of the Storm Water Standards, which is based on the requirements of SDRWQCB Order No. R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100 (MS4 Permit).

I have read and understand that the City Engineer has adopted minimum requirements for managing urban runoff, including storm water, from land development activities, as described in the Storm Water Standards. 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 source control and site design 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 the City Engineer is confined to a review and does not relieve me, as the Engineer in Responsible Charge of design of storm water BMPs for this project, of my responsibilities for project design.

Engineer of Work's Signature

50477 — PE#

6/30/2025 — Expiration Date

William A. Snipes

Print Name

Snipes-Dye associates

Company

8/8/24

Date



Engineer's Stamp

Project Name: TORREYANA CAMPUS CDP

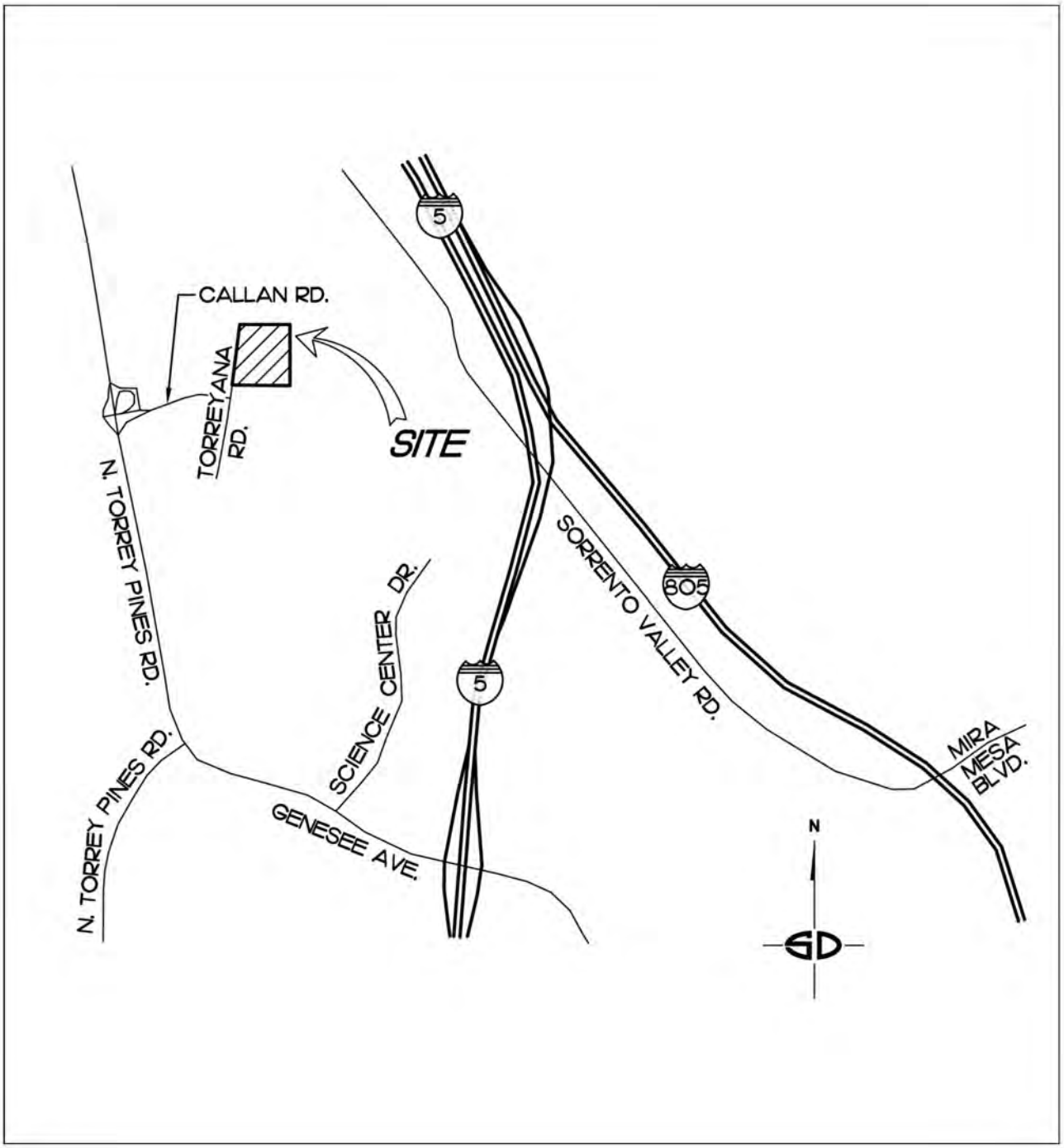
Submittal Record

Use this Table to keep a record of submittals of this PDP SWQMP. Each time the PDP SWQMP is re-submitted, provide the date and status of the project. In last column indicate changes that have been made or indicate if response to plancheck comments is included. When applicable, insert response to plancheck comments.

Submittal Number	Date	Project Status	Changes
1	6/27/22	☑ Preliminary Design/Planning/CEQA ☐ Final Design	Initial Submittal
2	10/02/23	☑ Preliminary Design/Planning/CEQA ☐ Final Design	resubmittal
3	8/8/24	☑ Preliminary Design/Planning/CEQA ☐ Final Design	resubmittal
4		☐ Preliminary Design/Planning/CEQA ☐ Final Design	

Project Vicinity Map

Project Name: TORREYANA CAMPUS CDP
Permit Application PRJ-1056938



City of San Diego Form DS-560 Storm Water Requirements Applicability Checklist

Attach DS-560 form.

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Development Services

DIEGO

FORM
DS-560
September 2021

Stormwater Requirements Applicability Checklist

Project Address: 11095 Torreyana Rd, San Diego, CA 92121 **Project Number:** PRJ-1056938

SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements

All construction sites are required to implement construction BMPs per the performance standards in the Stormwater Standards Manual. Some sites are also required to obtain coverage under the State Construction General Permit (CGP)[1], administered by the California State Water Resources Control Board.

For all projects, complete Part A - If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B.

PART A – Determine Construction Phase Stormwater Requirements

1. Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)

   ◉ Yes, SWPPP is required; skip questions 2-4. ○ No; proceed to the next question.

2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with stormwater?

   ○ Yes, WPCP is required; skip questions 3-4. ○ No; proceed to the next question.

3. Does the project propose routine maintenance to maintain the original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)

   ○ Yes, WPCP is required; skip question 4. ○ No; proceed to the next question.

4. Does the project only include the following Permit types listed below?

   - Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.
   - Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
   - Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, potholing, curb and gutter replacement, and retaining wall encroachments.

   ☐ Yes, no document is required.

Check one of the boxes below and continue to Part B

◉ **If you checked "Yes" for question 1**, an SWPPP is REQUIRED – **continue to Part B**

○ **If you checked "No" for question 1 and checked "Yes" for question 2 or 3**, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. **Continue to Part B**

○ **If you check "No" for all questions 1-3 and checked "Yes" for question 4,** Part B does not apply, and no document is required. **Continue to Section 2.**

[1] More information on the City's construction BMP requirements as well as CGP requirements can be found at http://www.sandiego.gov/stormwater/regulations/index.shtml

CLEAR FORM

PART B – Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. **NOTE:** The construction priority does **NOT** change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete Part B and continue to Section 2

☐ **1. ASBS**

A. Projects located in the ASBS watershed.

☑ **2. High Priority**

A. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and are not located in the ASBS watershed.
B. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and are not located in the ASBS watershed.

☐ **3. Medium Priority**

A. Projects that are not located in an ASBS watershed or designated as a High priority site.
B. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and are not located in an ASBS watershed.
C. WPCP projects (>5,000 square feet of ground disturbance) located within the Los Peñasquitos watershed management area.

☐ **4. Low Priority**

A. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

Section 2: Construction Stormwater BMP Requirements

Additional information for determining the requirements is found in the Stormwater Standards Manual.

PART C – Determine if Not Subject to Permanent Stormwater Requirements

Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Stormwater Standards Manual are not subject to Permanent Stormwater BMPs.

- **If "yes" is checked for any number in Part C:** Proceed to Part F and check "Not Subject to Permanent Stormwater BMP Requirements."
- **If "no" is checked for all the numbers in Part C:** Continue to Part D.

1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact stormwater?

   ○ Yes ◉ No

2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?

   ○ Yes ◉ No

3. Does the project fall under routine maintenance? Examples include but are not limited to roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay and pothole repair).

   ○ Yes ◉ No

CLEAR FORM

PART D – PDP Exempt Requirements

PDP Exempt projects are required to implement site design and source control BMPs.

- **If "yes" is checked for any questions in Part D**, continue to Part F and check the box labeled "PDP Exempt."
- **If "no" is checked for all questions in Part D**, continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
   - Are designed and constructed to direct stormwater runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
   - Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
   - Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Stormwater Standards manual?

   ○ Yes, PDP exempt requirements apply ◉ No, proceed to next question

2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Stormwater Standards Manual?

   ○ Yes, PDP exempt requirements apply ◉ No, proceed to next question

PART E – Determine if Project is a Priority Development Project (PDP)

Projects that match one of the definitions below are subject to additional requirements, including preparation of a Stormwater Quality Management Plan (SWQMP).

- **If "yes" is checked for any number in Part E**, continue to Part F and check the box labeled "Priority Development Project."
- **If "no" is checked for every number in Part E**, continue to Part F and check the box labeled "Standard Development Project."

1. **New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ○ Yes ◉ No

2. **Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ◉ Yes ○ No

3. **New development or redevelopment of a restaurant.** Facilities that sell prepared foods and beverages for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. ○ Yes ○ No

4. **New development or redevelopment on a hillside.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. ○ Yes ○ No

5. **New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).** ○ Yes ○ No

6. **New development or redevelopment of streets, roads, highways, freeways, and driveways.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ○ Yes ○ No

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7. **New development or redevelopment discharging directly to an environmentally sensitive area.** The project creates and/or replaces 2,500 square feet of impervious surface (collectively over the project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). ○ Yes ○ No

8. **New development or redevelopment projects of retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.** The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. ○ Yes ○ No

9. **New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces.** Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534 or 7536-7539. ○ Yes ○ No

10. **Other Pollutant Generating Project.** These projects are not covered in any of the categories above but involve the disturbance of one or more acres of land and are expected to generate post-construction phase pollutants, including fertilizers and pesticides. This category does not include projects creating less than 5,000 square feet of impervious area and projects containing landscaping without a requirement for the regular use of fertilizers and pesticides (such as a slope stabilization project using native plants). Impervious area calculations need not include linear pathways for infrequent vehicle use, such as emergency maintenance access or bicycle and pedestrian paths if the linear pathways are built with pervious surfaces or if runoff from the pathway sheet flows to adjacent pervious areas. ○ Yes ○ No

PART F – Select the appropriate category based on the outcomes of Part C through Part E

1. The project is **NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS** ○ Yes ◉ No

2. The project is a **STANDARD DEVELOPMENT PROJECT.** Site design and source control BMP requirements apply. See the Stormwater Standards Manual for guidance. ○ Yes ◉ No

3. The Project is **PDP EXEMPT.** Site design and source control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance. ○ Yes ◉ No

4. The project is a **PRIORITY DEVELOPMENT PROJECT.** Site design, source control and structural pollutant control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance on determining if the project requires hydromodification plan management. ◉ Yes ○ No

Trevor Snipes
Name of Owner or Agent


Signature

Design Engineer
Title

8/6/24
Date

CLEAR FORM

Applicability of Permanent, Post-Construction Storm Water BMP Requirements	Form I-1

Project Identification

Project Name: HCP TORREYANA

Permit Application Number: PRJ-1056938 | Date: 6/27/2022

Determination of Requirements

The purpose of this form is to identify permanent, post-construction requirements that apply to the project. This form serves as a short summary of applicable requirements, in some cases referencing separate forms that will serve as the backup for the determination of requirements.

Answer each step below, starting with **Step 1** and progressing through each step until reaching "Stop". Refer to the manual sections and/or separate forms referenced in each step below.

Step	Answer	Progression
Step 1: Is the project a "development project"? See Section 1.3 of the manual (Part 1 of Storm Water Standards) for guidance.	☑ Yes	Go to **Step 2**.
	☐ No	**Stop**. Permanent BMP requirements do not apply. No SWQMP will be required. Provide discussion below.

Discussion / justification if the project is not a "development project" (e.g., the project includes *only* interior remodels within an existing building):

Step 2: Is the project a Standard Project, PDP, or PDP Exempt? To answer this item, see Section 1.4 of the manual in its entirety for guidance AND complete Form DS-560, Storm Water Requirements Applicability Checklist.	☐ Standard Project	**Stop.** Standard Project requirements apply
	☑ PDP	PDP requirements apply, including PDP SWQMP. Go to **Step 3**.
	☐ PDP Exempt	**Stop.** Standard Project requirements apply. Provide discussion and list any additional requirements below.

Discussion / justification, and additional requirements for exceptions to PDP definitions, if applicable:

Form I-1 Page 2 of 2		
Step	**Answer**	**Progression**
Step 3. Is the project subject to earlier PDP requirements due to a prior lawful approval? See Section 1.10 of the manual (Part 1 of Storm Water Standards) for guidance.	☐ Yes	Consult the City Engineer to determine requirements. Provide discussion and identify requirements below. Go to **Step 4**.
	☑ No	BMP Design Manual PDP requirements apply. Go to **Step 4**.
Discussion / justification of prior lawful approval, and identify requirements (not required if prior lawful approval does not apply):		
Step 4. Do hydromodification control requirements apply? See Section 1.6 of the manual (Part 1 of Storm Water Standards) for guidance.	☑ Yes	PDP structural BMPs required for pollutant control (Chapter 5) and hydromodification control (Chapter 6). Go to **Step 5**.
	☐ No	**Stop**. PDP structural BMPs required for pollutant control (Chapter 5) only. Provide brief discussion of exemption to hydromodification control below.
Discussion / justification if hydromodification control requirements do not apply:		
Step 5. Does protection of critical coarse sediment yield areas apply? See Section 6.2 of the manual (Part 1 of Storm Water Standards) for guidance.	☐ Yes	Management measures required for protection of critical coarse sediment yield areas (Chapter 6.2). **Stop**.
	☑ No	Management measures not required for protection of critical coarse sediment yield areas. Provide brief discussion below. **Stop**.
Discussion / justification if protection of critical coarse sediment yield areas does not apply: Based on WMAA maps, there are no Critical Coarse Sediment Yield Area located within or upstream area draining through the project footprint. See Attachment 2 of this report for a copy of the WMAA map for this site.		

HMP Exemption Exhibit

Attach a HMP Exemption Exhibit that shows direct storm water runoff discharge from the project site to HMP exempt area. Include project area, applicable underground storm drain line and/or concrete lined channels, outfall information and exempt waterbody.
Reference applicable drawing number(s).

Exhibit must be provided on 11"x17" or larger paper.

NOT APPLICAPLE

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Site Information Checklist For PDPs	Form I-3B

Project Summary Information

Project Name	TORREYANA CAMPUS CDP
Project Address	11095 Torreyana Rd, San Diego, CA 92121
Assessor's Parcel Number(s) (APN(s))	340 010 30 00
Permit Application Number	PRJ-1056938
Project Watershed	Select One: ☐ San Dieguito River ☑ Penasquitos ☐ Mission Bay ☐ San Diego River ☐ San Diego Bay ☐ Tijuana River
Hydrologic subarea name with Numeric Identifier up to two decimal places (9XX.XX)	Miramar Reservoir (906.10)
Project Area (total area of Assessor's Parcel(s) associated with the project or total area of the right-of-way)	6.15 Acres (267,847 Square Feet)
Area to be disturbed by the project (Project Footprint)	3.55 Acres (154,563 Square Feet)
Project Proposed Impervious Area (subset of Project Footprint)	3.06 Acres (133,210 Square Feet)
Project Proposed Pervious Area (subset of Project Footprint)	0.49 Acres (21,353 Square Feet)
Note: Proposed Impervious Area + Proposed Pervious Area = Area to be Disturbed by the Project. This may be less than the Project Area.	
The proposed increase or decrease in impervious area in the proposed condition as compared to the pre-project condition	-0.73 %

Form I-3B Page 2 of 11

Description of Existing Site Condition and Drainage Patterns

Current Status of the Site (select all that apply):

- [x] Existing development
- [ ] Previously graded but not built out
- [ ] Agricultural or other non-impervious use
- [ ] Vacant, undeveloped/natural

Description / Additional Information:

Current site is a commercial property that sits atop a mesa that has been previously graded, and contains two office/lab buildings and a parking lot.

Existing Land Cover Includes (select all that apply):

- [x] Vegetative Cover
- [ ] Non-Vegetated Pervious Areas
- [x] Impervious Areas

Description / Additional Information:

Mixture of asphalt driveways/parking lots, sidewalks, and building rooftops. There are several trees in the parking lot as well as a mix of planters behind curbs and around the existing buildings.

Underlying Soil belongs to Hydrologic Soil Group (select all that apply):

- [ ] NRCS Type A
- [ ] NRCS Type B
- [ ] NRCS Type C
- [x] NRCS Type D

Approximate Depth to Groundwater:

- [ ] Groundwater Depth < 5 feet
- [ ] 5 feet < Groundwater Depth < 10 feet
- [ ] 10 feet < Groundwater Depth < 20 feet
- [x] Groundwater Depth > 20 feet

Existing Natural Hydrologic Features (select all that apply):

- [ ] Watercourses
- [ ] Seeps
- [ ] Springs
- [ ] Wetlands
- [x] None

Description / Additional Information:

Form I-3B Page 3 of 11

Description of Existing Site Topography and Drainage

How is storm water runoff conveyed from the site? At a minimum, this description should answer:

1. Whether existing drainage conveyance is natural or urban;
2. If runoff from offsite is conveyed through the site? If yes, quantification of all offsite drainage areas, design flows, and locations where offsite flows enter the project site and summarize how such flows are conveyed through the site;
3. Provide details regarding existing project site drainage conveyance network, including storm drains, concrete channels, swales, detention facilities, storm water treatment facilities, and natural and constructed channels;
4. Identify all discharge locations from the existing project along with a summary of the conveyance system size and capacity for each of the discharge locations. Provide summary of the pre-project drainage areas and design flows to each of the existing runoff discharge locations.

Descriptions/Additional Information

The existing site topography is relatively flat, as it sits atop a graded mesa. The drainage conveyance on the site is mostly urban. The site has existing downward slopes along the north and south property boundaries and an upward slope to the east. The drainage area includes approximately 4.5 acres which consists several basins that sheet-flow, and collect in a storm drain system on the site. The existing storm drain system confluences at a single point in an existing storm drain cleanout on the adjacent property to the north, which the flows down the hill towards Peñasquitos Creek. There are eight basins that make up the pre-development site. The runoff coefficient of the pre-construction site varies per basin and has been weighted per the City of San Diego Drainage Design Manual (2017 Edition) for an Industrial site. The calculated peak discharge for the pre-construction site in the 100-year storm is approximately 13.07 cubic feet per second (cfs).

Form I-3B Page 4 of 11

Description of Proposed Site Development and Drainage Patterns

Project Description / Proposed Land Use and/or Activities:

The proposed project consists of the construction of two two-story offices/laboratory facilities, driveway, and a subsurface parking structure.

List/describe proposed impervious features of the project (e.g., buildings, roadways, parking lots, courtyards, athletic courts, other impervious features):

The proposed project consists of the construction of two two-story offices/laboratory facilities, driveway, and a subsurface parking structure.

List/describe proposed pervious features of the project (e.g., landscape areas):

Proposed landscape areas consist of planter areas and required tree planters for parking space shading.

Does the project include grading and changes to site topography?

☐ Yes

☑ No

Description / Additional Information:

Grading will be kept to a minimum and will not alter existing site topography.

Form I-3B Page 5 of 11

Does the project include changes to site drainage (e.g., installation of new storm water conveyance systems)?

☑ Yes

☐ No

If yes, provide details regarding the proposed project site drainage conveyance network, including storm drains, concrete channels, swales, detention facilities, storm water treatment facilities, natural and constructed channels, and the method for conveying offsite flows through or around the proposed project site. Identify all discharge locations from the proposed project site along with a summary of the conveyance system size and capacity for each of the discharge locations. Provide a summary of pre and post-project drainage areas and design flows to each of the runoff discharge locations. Reference the drainage study for detailed calculations.

Description / Additional Information:

The proposed improvements consist of constructing two new buildings, parking lot, and a subsurface parking structure. The post-development site is divided into 5 basins. Basin A consists of undisturbed slopes to the east that flows downhill from the east towards the site, and is collected into an existing drainage ditch. A Type F Catch Basin will be constructed at the termination point of the ditch where it meets the proposed site to prevent run-on. Basin B consists of the upper easterly portion of the new site. Basin C consists of the lower easterly portion. Basin D is the upper westerly portion, while Basin E is the lower easterly portion. Basins B-E will each contain a Modular Wetlands System and an underground detention basin for hydromodification. All five basins will then connect to a main storm drain system in the driveway, which will connect to the existing storm drain system on the site that runs down the northerly slope towards Peñasquitos Creek. The runoff coefficient of the post-construction site varies per basin and has been weighted per the City of San Diego Drainage Design Manual (2017 Edition) for an Industrial site. The total peak discharge from post-construction site in the 100-year storm is 12.45 cfs, a decrease of 0.62 cfs from the pre-development condition.

The project proposes Modular Wetlands Systems for stormwater mitigation requirements as infiltration was determined to be infeasible per Appendix C of the Geotechnical Report (included in Attachment 6 of this report) and per Worksheet C.4-1.

Form I-3B Page 6 of 11

Identify whether any of the following features, activities, and/or pollutant source areas will be present (select all that apply):

- [x] Onsite storm drain inlets
- [x] Interior floor drains and elevator shaft sump pumps
- [x] Interior parking garages
- [x] Need for future indoor & structural pest control
- [x] Landscape/outdoor pesticide use
- [ ] Pools, spas, ponds, decorative fountains, and other water features
- [ ] Food service
- [x] Refuse areas
- [ ] Industrial processes
- [ ] Outdoor storage of equipment or materials
- [ ] Vehicle and equipment cleaning
- [ ] Vehicle/equipment repair and maintenance
- [ ] Fuel dispensing areas
- [x] Loading docks
- [x] Fire sprinkler test water
- [x] Miscellaneous drain or wash water
- [x] Plazas, sidewalks, and parking lots

Description/Additional Information:

Form I-3B Page 7 of 11

Identification and Narrative of Receiving Water

Narrative describing flow path from discharge location(s), through urban storm conveyance system, to receiving creeks, rivers, and lagoons and ultimate discharge location to Pacific Ocean (or bay, lagoon, lake or reservoir, as applicable)

Site discharge enters the existing public storm drain system on the northerly boundary of the site. The existing public storm drain discharges north/northeast of the property into the Los Peñasquitos Lagoon, thence into the Pacific Ocean.

Provide a summary of all beneficial uses of receiving waters downstream of the project discharge locations

Peñasquitos Lagoon: REC1, REC2, BIOL, EST, WILD, RARE. MAR, MIGR, SPWN, SHELL

Identify all ASBS (areas of special biological significance) receiving waters downstream of the project discharge locations

The subject site does not discharge into an area of special biological significance.

Provide distance from project outfall location to impaired or sensitive receiving waters

The project is approximately 0.42 miles south of Peñasquitos Lagoon.

Summarize information regarding the proximity of the permanent, post-construction storm water BMPs to the City's Multi-Habitat Planning Area and environmentally sensitive lands

The proposed modular wetlands system is located outside the City of San Diego's Multi-Habitat Planning Area and environmentally sensitive lands.

Form I-3B Page 8 of 11

Identification of Receiving Water Pollutants of Concern

List any 303(d) impaired water bodies 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:

303(d) Impaired Water Body (Refer to Appendix K)	Pollutant(s)/Stressor(s) (Refer to Appendix K)	TMDLs/WQIP Highest Priority Pollutant (Refer to Table 1-4 in Chapter 1)
Peñasquitos Lagoon	Sediment	Hydromodification, Siltation/
		Sedimentation; Freshwater
		Discharges; and Indicator
		Bacteria

Identification of Project Site Pollutants*

*Identification of project site pollutants is only required if flow-thru treatment BMPs are implemented onsite in lieu of retention or biofiltration BMPs (note the project must also participate in an alternative compliance program unless prior lawful approval to meet earlier PDP requirements is demonstrated)

Identify pollutants anticipated from the project site based on all proposed use(s) of the site (see Appendix B.6):

Pollutant	Not Applicable to the Project Site	Anticipated from the Project Site	Also a Receiving Water Pollutant of Concern
Sediment	☐	☐	☐
Nutrients	☐	☐	☐
Heavy Metals	☐	☐	☐
Organic Compounds	☐	☐	☐
Trash & Debris	☐	☐	☐
Oxygen Demanding Substances	☐	☐	☐
Oil & Grease	☐	☐	☐
Bacteria & Viruses	☐	☐	☐
Pesticides	☐	☐	☐

Form I-3B Page 9 of 11

Hydromodification Management Requirements

Do hydromodification management requirements apply (see Section 1.6)?

- [x] Yes, hydromodification management flow control structural BMPs required.
- [ ] No, the project will discharge runoff directly to existing underground storm drains discharging directly to water storage reservoirs, lakes, enclosed embayments, or the Pacific Ocean.
- [ ] No, the project will discharge runoff directly to conveyance channels whose bed and bank are concrete-lined all the way from the point of discharge to water storage reservoirs, lakes, enclosed embayments, or the Pacific Ocean.
- [ ] No, the project will discharge runoff directly to an area identified as appropriate for an exemption by the WMAA for the watershed in which the project resides.

Description / Additional Information (to be provided if a 'No' answer has been selected above):

Note: If “No” answer has been selected the SWQMP must include an exhibit that shows the storm water conveyance system from the project site to an exempt water body. The exhibit should include details about the conveyance system and the outfall to the exempt water body.

Critical Coarse Sediment Yield Areas*
*This Section only required if hydromodification management requirements apply

Based on Section 6.2 and Appendix H does CCSYA exist on the project footprint or in the upstream area draining through the project footprint?

- [ ] Yes
- [x] No

Discussion / Additional Information:

There are no Critical Coarse Sediment Yield Areas on the existing project footprint nor upstream of the area draining through the project. See Attachment 2 of this report for a copy of the WMAA map for this project site.

Form I-3B Page 10 of 11

Flow Control for Post-Project Runoff*

***This Section only required if hydromodification management requirements apply**

List and describe point(s) of compliance (POCs) for flow control for hydromodification management (see Section 6.3.1). For each POC, provide a POC identification name or number correlating to the project's HMP Exhibit and a receiving channel identification name or number correlating to the project's HMP Exhibit.

There are four POCs for this site, one for each of the 4 DMAs. Each POC is located at the storm drain cleanout following the underground detention basin for each DMA. The receiving water body is the Los Peñasquitos Lagoon (906.10) which is approximately 0.42 miles north of the project site.

Has a geomorphic assessment been performed for the receiving channel(s)?

- ☑ No, the low flow threshold is $0.1Q_2$ (default low flow threshold)
- ☐ Yes, the result is the low flow threshold is $0.1Q_2$
- ☐ Yes, the result is the low flow threshold is $0.3Q_2$
- ☐ Yes, the result is the low flow threshold is $0.5Q_2$

If a geomorphic assessment has been performed, provide title, date, and preparer:

Discussion / Additional Information: (optional)

Form I-3B Page 11 of 11

Other Site Requirements and Constraints

When applicable, list other site requirements or constraints that will influence storm water management design, such as zoning requirements including setbacks and open space, or local codes governing minimum street width, sidewalk construction, allowable pavement types, and drainage requirements.

The project proposes Modular Wetlands Systems for stormwater mitigation requirements as infiltration was determined to be infeasible per Appendix C of the Geotechnical Report (included in Attachment 6 of this report) and per Worksheet C.4-1.

Optional Additional Information or Continuation of Previous Sections As Needed

This space provided for additional information or continuation of information from previous sections as needed.

Source Control BMP Checklist for PDPs	Form I-4B

Source Control BMPs

All development projects must implement source control BMPs where applicable and feasible. See Chapter 4 and Appendix E of the BMP Design Manual (Part 1 of the Storm Water Standards) for information to implement source control BMPs shown in this checklist.

Answer each category below pursuant to the following.

- "Yes" means the project will implement the source control BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required.
- "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided.
- "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided.

Source Control Requirement	Applied?		
4.2.1 Prevention of Illicit Discharges into the MS4	☑ Yes	☐ No	☐ N/A
Discussion / justification if 4.2.1 not implemented:			
4.2.2 Storm Drain Stenciling or Signage	☑ Yes	☐ No	☐ N/A
Discussion / justification if 4.2.2 not implemented:			
4.2.3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☑ Yes	☐ No	☐ N/A
Discussion / justification if 4.2.3 not implemented:			
4.2.4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☑ Yes	☐ No	☐ N/A
Discussion / justification if 4.2.4 not implemented:			
4.2.5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☑ Yes	☐ No	☐ N/A
Discussion / justification if 4.2.5 not implemented:			

Form I-4B Page 2 of 2			
Source Control Requirement	**Applied?**		
4.2.6 Additional BMPs Based on Potential Sources of Runoff Pollutants (must answer for each source listed below)			
On-site storm drain inlets	☑ Yes	☐ No	☐ N/A
Interior floor drains and elevator shaft sump pumps	☑ Yes	☐ No	☐ N/A
Interior parking garages	☑ Yes	☐ No	☐ N/A
Need for future indoor & structural pest control	☑ Yes	☐ No	☐ N/A
Landscape/Outdoor Pesticide Use	☑ Yes	☐ No	☐ N/A
Pools, spas, ponds, decorative fountains, and other water features	☐ Yes	☐ No	☑ N/A
Food service	☐ Yes	☐ No	☑ N/A
Refuse areas	☑ Yes	☐ No	☐ N/A
Industrial processes	☐ Yes	☐ No	☑ N/A
Outdoor storage of equipment or materials	☐ Yes	☐ No	☑ N/A
Vehicle/Equipment Repair and Maintenance	☐ Yes	☐ No	☑ N/A
Fuel Dispensing Areas	☐ Yes	☐ No	☑ N/A
Loading Docks	☑ Yes	☐ No	☐ N/A
Fire Sprinkler Test Water	☑ Yes	☐ No	☐ N/A
Miscellaneous Drain or Wash Water	☑ Yes	☐ No	☐ N/A
Plazas, sidewalks, and parking lots	☑ Yes	☐ No	☐ N/A
SC-6A: Large Trash Generating Facilities	☐ Yes	☐ No	☑ N/A
SC-6B: Animal Facilities	☐ Yes	☐ No	☑ N/A
SC-6C: Plant Nurseries and Garden Centers	☐ Yes	☐ No	☑ N/A
SC-6D: Automotive Facilities	☐ Yes	☐ No	☑ N/A
Discussion / justification if 4.2.6 not implemented. Clearly identify which sources of runoff pollutants are discussed. Justification must be provided for all "No" answers shown above.			

Site Design BMP Checklist for PDPs	Form I-5B

Site Design BMPs

All development projects must implement site design BMPs where applicable and feasible. See Chapter 4 and Appendix E of the BMP Design Manual (Part 1 of Storm Water Standards) for information to implement site design BMPs shown in this checklist.

Answer each category below pursuant to the following.

- "Yes" means the project will implement the site design BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required.
- "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided.
- "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project site has no existing natural areas to conserve). Discussion / justification may be provided.

A site map with implemented site design BMPs must be included at the end of this checklist.

Site Design Requirement	Applied?		
4.3.1 Maintain Natural Drainage Pathways and Hydrologic Features	☑ Yes	☐ No	☐ N/A
Discussion / justification if 4.3.1 not implemented: Tree wells are implemented and sized per SD-A.			
1-1 Are existing natural drainage pathways and hydrologic features mapped on the site map?	☐ Yes	☐ No	☑ N/A
1-2 Are trees implemented? If yes, are they shown on the site map?	☑ Yes	☐ No	☐ N/A
1-3 Implemented trees meet the design criteria in 4.3.1 Fact Sheet (e.g. soil volume, maximum credit, etc.)?	☑ Yes	☐ No	☐ N/A
1-4 Is tree credit volume calculated using Appendix B.2.2.1 and SD-1 Fact Sheet in Appendix E?	☑ Yes	☐ No	☐ N/A
4.3.2 Have natural areas, soils and vegetation been conserved?	☑ Yes	☐ No	☐ N/A
Discussion / justification if 4.3.2 not implemented: No existing natural vegetation or natural drainage pathways and hydrologic features on proposed site/area of work.			

Form I-5B Page 2 of 4			
Site Design Requirement	**Applied?**		
4.3.3 Minimize Impervious Area	☑ Yes	☐ No	☐ N/A
Discussion / justification if 4.3.3 not implemented:			
4.3.4 Minimize Soil Compaction	☐ Yes	☐ No	☑ N/A
Discussion / justification if 4.3.4 not implemented: Not proposed.			
4.3.5 Impervious Area Dispersion	☑ Yes	☐ No	☐ N/A
Discussion / justification if 4.3.5 not implemented: Tree wells are proposed to satisfy volume reduction requirements and contain amended soils per SD-F. Refer to Attachment 1 for sizing calculations. Additional planters proposed to break up rooftop run-off.			
5-1 Is the pervious area receiving runon from impervious area identified on the site map?	☑ Yes	☐ No	☐ N/A
5-2 Does the pervious area satisfy the design criteria in 4.3.5 Fact Sheet in Appendix E (e.g. maximum slope, minimum length, etc.)	☑ Yes	☐ No	☐ N/A
5-3 Is impervious area dispersion credit volume calculated using Appendix B.2.1.1 and 4.3.5 Fact Sheet in Appendix E?	☐ Yes	☑ No	☐ N/A

Form I-5B Page 3 of 4			
Site Design Requirement	**Applied?**		
4.3.6 Runoff Collection	☐ Yes	☐ No	☑ N/A
Discussion / justification if 4.3.6 not implemented: Not proposed.			
6a-1 Are green roofs implemented in accordance with design criteria in 4.3.6A Fact Sheet? If yes, are they shown on the site map?	☐ Yes	☐ No	☑ N/A
6a-2 Is the green roof credit volume calculated using Appendix B.2.1.2 and 4.3.6A Fact Sheet in Appendix E?	☐ Yes	☐ No	☑ N/A
6b-1 Are permeable pavements implemented in accordance with design criteria in 4.3.6B Fact Sheet? If yes, are they shown on the site map?	☐ Yes	☐ No	☑ N/A
6b-2 Is the permeable pavement credit volume calculated using Appendix B.2.1.3 and 4.3.6B Fact Sheet in Appendix E?	☐ Yes	☐ No	☑ N/A
4.3.7 Landscaping with Native or Drought Tolerant Species	☑ Yes	☐ No	☐ N/A
Discussion / justification if 4.3.7 not implemented:			
4.3.8 Harvest and Use Precipitation	☐ Yes	☑ No	☐ N/A
Discussion / justification if 4.3.8 not implemented: Harvest and reuse not feasible per Worksheet B.3-1: Form I-7.			
8-1 Are rain barrels implemented in accordance with design criteria in 4.3.8 Fact Sheet? If yes, are they shown on the site map?	☐ Yes	☑ No	☐ N/A
8-2 Is the rain barrel credit volume calculated using Appendix B.2.2.2 and 4.3.8 Fact Sheet in Appendix E?	☐ Yes	☑ No	☐ N/A

Form I-5B Page 4 of 4

Insert Site Map with all site design BMPs identified:

See DMA Exhibit in Attachment 1 for location of site design BMPs.

Summary of PDP Structural BMPs	Form I-6

PDP Structural BMPs

All PDPs must implement structural BMPs for storm water pollutant control (see Chapter 5 of the BMP Design Manual, Part 1 of Storm Water Standards). Selection of PDP structural BMPs for storm water pollutant control must be based on the selection process described in Chapter 5. PDPs subject to hydromodification management requirements must also implement structural BMPs for flow control for hydromodification management (see Chapter 6 of the BMP Design Manual). Both storm water pollutant control and flow control for hydromodification management can be achieved within the same structural BMP(s).

PDP structural BMPs must be verified by the City at the completion of construction. This includes requiring the project owner or project owner's representative to certify construction of the structural BMPs (complete Form DS-563). PDP structural BMPs must be maintained into perpetuity (see Chapter 7 of the BMP Design Manual).

Use this form to provide narrative description of the general strategy for structural BMP implementation at the project site in the box below. Then complete the PDP structural BMP summary information sheet (page 3 of this form) for each structural BMP within the project (copy the BMP summary information page as many times as needed to provide summary information for each individual structural BMP).

Describe the general strategy for structural BMP implementation at the site. This information must describe how the steps for selecting and designing storm water pollutant control BMPs presented in Section 5.1 of the BMP Design Manual were followed, and the results (type of BMPs selected). For projects requiring hydromodification flow control BMPs, indicate whether pollutant control and flow control BMPs are integrated or separate.

Step 1A: DMA-1, DMA-2, DMA-3, and DMA-4 determined tributary to BMP-1, BMP-2, BMP-3, and BMP-4 respectively. All four DMAs propose Modular Wetlands Systems with underground storage tanks for hydromodification.
Step 1B: Design Capture Volume determined for DMA-1 through DMA-4.
Step 2: Harvest and use BMPs were considered infeasible for the project based upon worksheet B.3-1 of the BMP Design Manual.
Step 3: Infiltration considered infeasible due to "No Infiltration Condition" determined by worksheets C.4-1 and C.4-2 of the BMP Design Manual.
Step 4: Selected train system utilizing Modular Wetlands System and subsurface storage tanks. BMP-1 through BMP-4 facilities sized to meet treatment control requirements in accordance with the 2018 City of San Diego Storm Water Standards.

(Continue on page 2 as necessary.)

Form I-6 Page 2 of 18

(Continued from page 1)

Form I-6 Page 3 of 18 (Copy as many as needed)

Structural BMP Summary Information

Structural BMP ID No. BMP-1A

Construction Plan Sheet No. C2.2

Type of Structural BMP:

- ☐ Retention by harvest and use (e.g. HU-1, cistern)
- ☐ Retention by infiltration basin (INF-1)
- ☐ Retention by bioretention (INF-2)
- ☐ Retention by permeable pavement (INF-3)
- ☐ Partial retention by biofiltration with partial retention (PR-1)
- ☐ Biofiltration (BF-1)
- ☐ Flow-thru treatment control with prior lawful approval to meet earlier PDP requirements (provide BMP type/description in discussion section below)
- ☐ Flow-thru treatment control included as pre-treatment/forebay for an onsite retention or biofiltration BMP (provide BMP type/description and indicate which onsite retention or biofiltration BMP it serves in discussion section below)
- ☐ Flow-thru treatment control with alternative compliance (provide BMP type/description in discussion section below)
- ☐ Detention pond or vault for hydromodification management
- ☑ Other (describe in discussion section below)

Purpose:

- ☑ Pollutant control only
- ☐ Hydromodification control only
- ☐ Combined pollutant control and hydromodification control
- ☐ Pre-treatment/forebay for another structural BMP
- ☐ Other (describe in discussion section below)

Who will certify construction of this BMP? Provide name and contact information for the party responsible to sign BMP verification form DS-563	William A. Snipes 8348 Center Drive (619) 697-9234 La Mesa, CA 91942
Who will be the final owner of this BMP?	Slough Torreyana LLC
Who will maintain this BMP into perpetuity?	Slough Torreyana LLC or future property owner
What is the funding mechanism for maintenance?	Property owner to maintain

Form I-6 Page 4 of 18 (Copy as many as needed)

Structural BMP ID No. BMP-1A

Construction Plan Sheet No. C2.2

Discussion (as needed; must include worksheets showing BMP sizing calculations in the SWQMPs):

Train system utilizing a 8' x 12' Modular Wetlands System (BF-3) unit for treatment.

BioClean MWS-L-8-12-V. Internal dimensions of the unit is eight feet by twelve feet.

Form I-6 Page 5 of 18 (Copy as many as needed)

Structural BMP Summary Information

Structural BMP ID No. BMP-1B

Construction Plan Sheet No. C2.2

Type of Structural BMP:

- ☐ Retention by harvest and use (e.g. HU-1, cistern)
- ☐ Retention by infiltration basin (INF-1)
- ☐ Retention by bioretention (INF-2)
- ☐ Retention by permeable pavement (INF-3)
- ☐ Partial retention by biofiltration with partial retention (PR-1)
- ☐ Biofiltration (BF-1)
- ☐ Flow-thru treatment control with prior lawful approval to meet earlier PDP requirements (provide BMP type/description in discussion section below)
- ☐ Flow-thru treatment control included as pre-treatment/forebay for an onsite retention or biofiltration BMP (provide BMP type/description and indicate which onsite retention or biofiltration BMP it serves in discussion section below)
- ☐ Flow-thru treatment control with alternative compliance (provide BMP type/description in discussion section below)
- ☑ Detention pond or vault for hydromodification management
- ☐ Other (describe in discussion section below)

Purpose:

- ☐ Pollutant control only
- ☑ Hydromodification control only
- ☐ Combined pollutant control and hydromodification control
- ☐ Pre-treatment/forebay for another structural BMP
- ☐ Other (describe in discussion section below)

Who will certify construction of this BMP? Provide name and contact information for the party responsible to sign BMP verification form DS-563	William A. Snipes 8348 Center Drive (619) 697-9234 La Mesa, CA 91942
Who will be the final owner of this BMP?	Slough Torreyana LLC
Who will maintain this BMP into perpetuity?	Slough Torreyana LLC or future property owner
What is the funding mechanism for maintenance?	Property owner to maintain

Form I-6 Page 6 of 18 (Copy as many as needed)

Structural BMP ID No. BMP-1B

Construction Plan Sheet No. C2.2

Discussion (as needed; must include worksheets showing BMP sizing calculations in the SWQMPs):

2 subsurface storage tanks each with a total area of 1930 sf. The storage capacity is approximately 5,500 cubic feet.

Form I-6 Page 7 of 18 (Copy as many as needed)

Structural BMP Summary Information

Structural BMP ID No. BMP-2A

Construction Plan Sheet No. C2.1

Type of Structural BMP:

- ☐ Retention by harvest and use (e.g. HU-1, cistern)
- ☐ Retention by infiltration basin (INF-1)
- ☐ Retention by bioretention (INF-2)
- ☐ Retention by permeable pavement (INF-3)
- ☐ Partial retention by biofiltration with partial retention (PR-1)
- ☐ Biofiltration (BF-1)
- ☐ Flow-thru treatment control with prior lawful approval to meet earlier PDP requirements (provide BMP type/description in discussion section below)
- ☐ Flow-thru treatment control included as pre-treatment/forebay for an onsite retention or biofiltration BMP (provide BMP type/description and indicate which onsite retention or biofiltration BMP it serves in discussion section below)
- ☐ Flow-thru treatment control with alternative compliance (provide BMP type/description in discussion section below)
- ☐ Detention pond or vault for hydromodification management
- ☑ Other (describe in discussion section below)

Purpose:

- ☑ Pollutant control only
- ☐ Hydromodification control only
- ☐ Combined pollutant control and hydromodification control
- ☐ Pre-treatment/forebay for another structural BMP
- ☐ Other (describe in discussion section below)

Who will certify construction of this BMP? Provide name and contact information for the party responsible to sign BMP verification form DS-563	William A. Snipes 8348 Center Drive (619) 697-9234 La Mesa, CA 91942
Who will be the final owner of this BMP?	Slough Torreyana LLC
Who will maintain this BMP into perpetuity?	Slough Torreyana LLC or future property owner
What is the funding mechanism for maintenance?	Property owner to maintain

Form I-6 Page 8 of 18 (Copy as many as needed)

Structural BMP ID No. BMP-2A

Construction Plan Sheet No. C2.1

Discussion (as needed; must include worksheets showing BMP sizing calculations in the SWQMPs):

Train system utilizing a 8' x 16' Modular Wetlands System (BF-3) unit for treatment.

BioClean MWS-L-8-16-V. Internal dimensions of the unit is eight feet by sixteen feet.

Form I-6 Page 9 of 18 (Copy as many as needed)

Structural BMP Summary Information

Structural BMP ID No. BMP-2B

Construction Plan Sheet No. C2.1

Type of Structural BMP:

- ☐ Retention by harvest and use (e.g. HU-1, cistern)
- ☐ Retention by infiltration basin (INF-1)
- ☐ Retention by bioretention (INF-2)
- ☐ Retention by permeable pavement (INF-3)
- ☐ Partial retention by biofiltration with partial retention (PR-1)
- ☐ Biofiltration (BF-1)
- ☐ Flow-thru treatment control with prior lawful approval to meet earlier PDP requirements (provide BMP type/description in discussion section below)
- ☐ Flow-thru treatment control included as pre-treatment/forebay for an onsite retention or biofiltration BMP (provide BMP type/description and indicate which onsite retention or biofiltration BMP it serves in discussion section below)
- ☐ Flow-thru treatment control with alternative compliance (provide BMP type/description in discussion section below)
- ☑ Detention pond or vault for hydromodification management
- ☐ Other (describe in discussion section below)

Purpose:

- ☐ Pollutant control only
- ☑ Hydromodification control only
- ☐ Combined pollutant control and hydromodification control
- ☐ Pre-treatment/forebay for another structural BMP
- ☐ Other (describe in discussion section below)

Who will certify construction of this BMP? Provide name and contact information for the party responsible to sign BMP verification form DS-563	William A. Snipes 8348 Center Drive (619) 697-9234 La Mesa, CA 91942
Who will be the final owner of this BMP?	Slough Torreyana LLC
Who will maintain this BMP into perpetuity?	Slough Torreyana LLC or future property owner
What is the funding mechanism for maintenance?	Property owner to maintain

Form I-6 Page 10 of 18 (Copy as many as needed)

Structural BMP ID No. BMP-2B

Construction Plan Sheet No. C2.1

Discussion (as needed; must include worksheets showing BMP sizing calculations in the SWQMPs):

1 subsurface storage tank with dimensions of 33.50' x 54.00'. The storage capacity is approximately 8,000 cubic feet.

Form I-6 Page 11 of 18 (Copy as many as needed)

Structural BMP Summary Information

Structural BMP ID No. BMP-3A

Construction Plan Sheet No. C2.1

Type of Structural BMP:

- ☐ Retention by harvest and use (e.g. HU-1, cistern)
- ☐ Retention by infiltration basin (INF-1)
- ☐ Retention by bioretention (INF-2)
- ☐ Retention by permeable pavement (INF-3)
- ☐ Partial retention by biofiltration with partial retention (PR-1)
- ☐ Biofiltration (BF-1)
- ☐ Flow-thru treatment control with prior lawful approval to meet earlier PDP requirements (provide BMP type/description in discussion section below)
- ☐ Flow-thru treatment control included as pre-treatment/forebay for an onsite retention or biofiltration BMP (provide BMP type/description and indicate which onsite retention or biofiltration BMP it serves in discussion section below)
- ☐ Flow-thru treatment control with alternative compliance (provide BMP type/description in discussion section below)
- ☐ Detention pond or vault for hydromodification management
- ☑ Other (describe in discussion section below)

Purpose:

- ☑ Pollutant control only
- ☐ Hydromodification control only
- ☐ Combined pollutant control and hydromodification control
- ☐ Pre-treatment/forebay for another structural BMP
- ☐ Other (describe in discussion section below)

Who will certify construction of this BMP? Provide name and contact information for the party responsible to sign BMP verification form DS-563	William A. Snipes 8348 Center Drive (619) 697-9234 La Mesa, CA 91942
Who will be the final owner of this BMP?	Slough Torreyana LLC
Who will maintain this BMP into perpetuity?	Slough Torreyana LLC or future property owner
What is the funding mechanism for maintenance?	Property owner to maintain

Form I-6 Page 12 of 18 (Copy as many as needed)
Structural BMP ID No. BMP-3A
Construction Plan Sheet No. C2.1
Discussion (as needed; must include worksheets showing BMP sizing calculations in the SWQMPs): Train system utilizing a 8' x 8' Modular Wetlands System (BF-3) unit for treatment. BioClean MWS-L-8-8-V. Internal dimensions of the unit is eight feet by eight feet.

Form I-6 Page 13 of 18 (Copy as many as needed)

Structural BMP Summary Information

Structural BMP ID No. BMP-3B

Construction Plan Sheet No. C2.1

Type of Structural BMP:

- ☐ Retention by harvest and use (e.g. HU-1, cistern)
- ☐ Retention by infiltration basin (INF-1)
- ☐ Retention by bioretention (INF-2)
- ☐ Retention by permeable pavement (INF-3)
- ☐ Partial retention by biofiltration with partial retention (PR-1)
- ☐ Biofiltration (BF-1)
- ☐ Flow-thru treatment control with prior lawful approval to meet earlier PDP requirements (provide BMP type/description in discussion section below)
- ☐ Flow-thru treatment control included as pre-treatment/forebay for an onsite retention or biofiltration BMP (provide BMP type/description and indicate which onsite retention or biofiltration BMP it serves in discussion section below)
- ☐ Flow-thru treatment control with alternative compliance (provide BMP type/description in discussion section below)
- ☑ Detention pond or vault for hydromodification management
- ☐ Other (describe in discussion section below)

Purpose:

- ☐ Pollutant control only
- ☑ Hydromodification control only
- ☐ Combined pollutant control and hydromodification control
- ☐ Pre-treatment/forebay for another structural BMP
- ☐ Other (describe in discussion section below)

Who will certify construction of this BMP? Provide name and contact information for the party responsible to sign BMP verification form DS-563	William A. Snipes 8348 Center Drive (619) 697-9234 La Mesa, CA 91942
Who will be the final owner of this BMP?	Slough Torreyana LLC
Who will maintain this BMP into perpetuity?	Slough Torreyana LLC or future property owner
What is the funding mechanism for maintenance?	Property owner to maintain

Form I-6 Page 14 of 18 (Copy as many as needed)

Structural BMP ID No. BMP-3B

Construction Plan Sheet No. C2.1

Discussion (as needed; must include worksheets showing BMP sizing calculations in the SWQMPs):

Two subsurface storage tanks each with dimensions of 14' x 40'. The storage capacity is approximately 3,400 cubic feet.

Form I-6 Page 15 of 18 (Copy as many as needed)

Structural BMP Summary Information

Structural BMP ID No. BMP-4A

Construction Plan Sheet No. C2.1

Type of Structural BMP:

- ☐ Retention by harvest and use (e.g. HU-1, cistern)
- ☐ Retention by infiltration basin (INF-1)
- ☐ Retention by bioretention (INF-2)
- ☐ Retention by permeable pavement (INF-3)
- ☐ Partial retention by biofiltration with partial retention (PR-1)
- ☐ Biofiltration (BF-1)
- ☐ Flow-thru treatment control with prior lawful approval to meet earlier PDP requirements (provide BMP type/description in discussion section below)
- ☐ Flow-thru treatment control included as pre-treatment/forebay for an onsite retention or biofiltration BMP (provide BMP type/description and indicate which onsite retention or biofiltration BMP it serves in discussion section below)
- ☐ Flow-thru treatment control with alternative compliance (provide BMP type/description in discussion section below)
- ☐ Detention pond or vault for hydromodification management
- ☑ Other (describe in discussion section below)

Purpose:

- ☑ Pollutant control only
- ☐ Hydromodification control only
- ☐ Combined pollutant control and hydromodification control
- ☐ Pre-treatment/forebay for another structural BMP
- ☐ Other (describe in discussion section below)

Who will certify construction of this BMP? Provide name and contact information for the party responsible to sign BMP verification form DS-563	William A. Snipes 8348 Center Drive (619) 697-9234 La Mesa, CA 91942
Who will be the final owner of this BMP?	Slough Torreyana LLC
Who will maintain this BMP into perpetuity?	Slough Torreyana LLC or future property owner
What is the funding mechanism for maintenance?	Property owner to maintain

Form I-6 Page 16 of 18 (Copy as many as needed)

Structural BMP ID No. BMP-4A

Construction Plan Sheet No. C2.1

Discussion (as needed; must include worksheets showing BMP sizing calculations in the SWQMPs):

Train system utilizing a 8' x 8' Modular Wetlands System (BF-3) unit for treatment.

BioClean MWS-L-8-8-V. Internal dimensions of the unit is eight feet by eight feet.

Form I-6 Page 17 of 18 (Copy as many as needed)

Structural BMP Summary Information

Structural BMP ID No. BMP-4B

Construction Plan Sheet No. C2.1

Type of Structural BMP:

- ☐ Retention by harvest and use (e.g. HU-1, cistern)
- ☐ Retention by infiltration basin (INF-1)
- ☐ Retention by bioretention (INF-2)
- ☐ Retention by permeable pavement (INF-3)
- ☐ Partial retention by biofiltration with partial retention (PR-1)
- ☐ Biofiltration (BF-1)
- ☐ Flow-thru treatment control with prior lawful approval to meet earlier PDP requirements (provide BMP type/description in discussion section below)
- ☐ Flow-thru treatment control included as pre-treatment/forebay for an onsite retention or biofiltration BMP (provide BMP type/description and indicate which onsite retention or biofiltration BMP it serves in discussion section below)
- ☐ Flow-thru treatment control with alternative compliance (provide BMP type/description in discussion section below)
- ☑ Detention pond or vault for hydromodification management
- ☐ Other (describe in discussion section below)

Purpose:

- ☐ Pollutant control only
- ☑ Hydromodification control only
- ☐ Combined pollutant control and hydromodification control
- ☐ Pre-treatment/forebay for another structural BMP
- ☐ Other (describe in discussion section below)

Who will certify construction of this BMP? Provide name and contact information for the party responsible to sign BMP verification form DS-563	William A. Snipes 8348 Center Drive (619) 697-9234 La Mesa, CA 91942
Who will be the final owner of this BMP?	Slough Torreyana LLC
Who will maintain this BMP into perpetuity?	Slough Torreyana LLC or future property owner
What is the funding mechanism for maintenance?	Property owner to maintain

Form I-6 Page 18 of 18 (Copy as many as needed)
Structural BMP ID No. BMP-4B
Construction Plan Sheet No. C2.1
Discussion (as needed; must include worksheets showing BMP sizing calculations in the SWQMPs): Four subsurface storage tanks with a storage capacity of approximately 4,100 cubic feet.

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Attachment 1
Backup For PDP Pollutant Control BMPs

This is the cover sheet for Attachment 1.

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Project Name: TORREYANA CAMPUS CDP

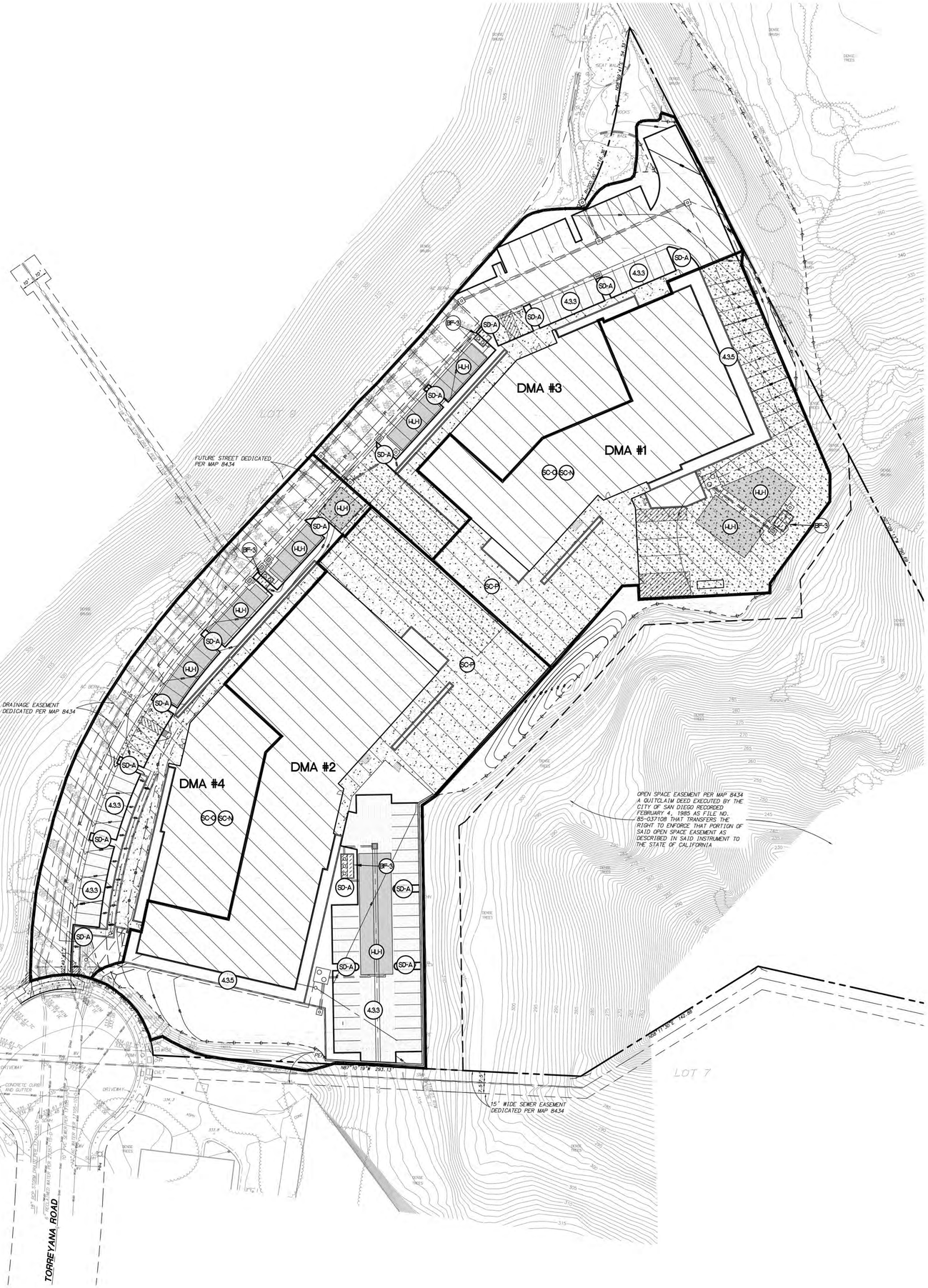
Indicate which Items are Included:

Attachment Sequence	Contents	Checklist
Attachment 1a	DMA Exhibit (Required) See DMA Exhibit Checklist.	☑ Included
Attachment 1b	Tabular Summary of DMAs Showing DMA ID matching DMA Exhibit, DMA Area, and DMA Type (Required)* *Provide table in this Attachment OR on DMA Exhibit in Attachment 1a	☑ Included on DMA Exhibit in Attachment 1a ☐ Included as Attachment 1b, separate from DMA Exhibit
Attachment 1c	Form I-7, Harvest and Use Feasibility Screening Checklist (Required unless the entire project will use infiltration BMPs) Refer to Appendix B.3-1 of the BMP Design Manual to complete Form I-7.	☑ Included ☐ Not included because the entire project will use infiltration BMPs
Attachment 1d	Infiltration Feasibility Information. Contents of Attachment 1d depend on the infiltration condition: • No Infiltration Condition: o Infiltration Feasibility Condition Letter (***Note: must be stamped and signed by licensed geotechnical engineer***) o Form I-8A (optional) o Form I-8B (optional) • Partial Infiltration Condition: o Infiltration Feasibility Condition Letter (***Note: must be stamped and signed by licensed geotechnical engineer***) o Form I-8A o Form I-8B • Full Infiltration Condition: o Form I-8A o Form I-8B o Worksheet C.4-3 o Form I-9 Refer to Appendices C and D of the BMP Design Manual for guidance.	☑ Included ☐ Not included because the entire project will use harvest and use BMPs
Attachment 1e	Pollutant Control BMP Design Worksheets / Calculations (Required) Refer to Appendices B and E of the BMP Design Manual for structural pollutant control BMP design guidelines and site design credit calculations	☑ Included

Use this checklist to ensure the required information has been included on the DMA Exhibit:

The DMA Exhibit must identify:

- ☑ Underlying hydrologic soil group
- ☑ Approximate depth to groundwater
- ☑ Existing natural hydrologic features (watercourses, seeps, springs, wetlands)
- ☑ Critical coarse sediment yield areas to be protected
- ☑ Existing topography and impervious areas
- ☑ Existing and proposed site drainage network and connections to drainage offsite
- ☑ Proposed grading
- ☑ Proposed impervious features
- ☑ Proposed design features and surface treatments used to minimize imperviousness
- ☑ Drainage management area (DMA) boundaries, DMA ID numbers, and DMA areas (square footage or acreage), and DMA type (i.e., drains to BMP, self-retaining, or self-mitigating)
- ☑ Potential pollutant source areas and corresponding required source controls (see Chapter 4, Appendix E.1, and Form I-3B)
- ☑ Structural BMPs (identify location, type of BMP, size/detail, and include cross-section)



NOTES

1. SITE IS LOCATED WITHIN OCEANSIDE RAIN GAUGE BASIN.
2. HYDROLOGIC SOIL GROUP D.
3. SITE HAS FLAT SLOPE.
4. GROUNDWATER DEPTH IS UNKNOWN.
5. BASED ON WMAA MAPS CRITICAL COARSE SEDIMENT YIELD AREAS (CCSYAS) WERE NOT IDENTIFIED WITHIN PROJECT FOOTPRINT OR UPSTREAM AREAS DRAINING THROUGH THE PROJECT FOOTPRINT.
6. CHANNEL ASSESSMENT WAS NOT CONDUCTED. LOW FLOW THRESHOLD ASSUMED 10% OF Q_2 ($0.1Q_2$).
7. PROPOSED STRUCTURAL BMP'S FOR COMBINED TREATMENT & HYDROMODIFICATION MANAGEMENT FLOW CONTROL CONSIST OF A MODULAR WETLANDS SYSTEM WITH UNDERGROUND STORAGE TANKS WITH LOW FLOW ORIFICE.
8. COUNTY OF SAN DIEGO'S 85TH PERCENTILE ISOPLUVIAL MAP WAS UTILIZED FOR SIZING STRUCTURAL BMPS TO COMPLY WITH STORM WATER REQUIREMENTS P_{85TH} = 0.49 INCH.

HYDROMODIFICATION MANAGEMENT

THIS DMA EXHIBIT IS ALSO A HYDROMODIFICATION EXHIBIT AS STRUCTURAL BMPS ACT AS COMBINED TREATMENT CONTROL & FLOW CONTROL BMPS.

LEGEND

- DMA BOUNDARY
- DIRECTION OF FLOW
- SUB-SURFACE STORAGE TANK
- IMPERVIOUS AREA (CONCRETE / ROOFTOPS)
- PERMEABLE PAVERS
- MODULAR WETLANDS SYSTEM
- POINT OF COMPLIANCE (P.O.C.)

PROJECT PERMANENT BMP'S

1. SOURCE CONTROL BMP'S:
   - SC-A STORM DRAIN STENCILS ON ALL STORM DRAIN INLETS (TYP.).
   - SC-N FIRE SPRINKLER TEST WATER WILL BE DRAINED TO THE SANITARY SEWER SYSTEM.
   - SC-C AVOID ROOFING, GUTTERS, & TRIM MADE OF COPPER OR OTHER UNPROTECTED MATERIALS.
   - SC-F PLAZAS, SIDEWALKS & PARKING LOTS MUST BE SWEPT REGULARLY.
2. SITE DESIGN BMP'S:
   - SD-A TREE, SEE DETAIL SHEET 2.
   - 4.3.3 MINIMIZE IMPERVIOUS AREA.
   - 4.3.5 IMPERVIOUS AREA DISPERSION.
   - 4.3.7 LANDSCAPE WITH NATIVE OR DROUGHT TOLERANT SPECIES.
3. STRUCTURAL BMP:
   - BF-3 MODULAR WETLANDS SYSTEM (BF-3), SEE DETAIL SHEET 2.
   - HU-H UNDERGROUND CISTERN (HU-I).

POST-CONSTRUCTION BMP FACILITY SUMMARY TABLE

BMP ID	BMP TYPE	APPROX. DIMENSIONS	REQUIRED TREATMENT (CFS)	PROVIDED TREATMENT (CFS)	MODEL
BMP-1A	PROPRIETARY BIOFILTRATION (BF-3)	8' W X 12' L	0.273	0.346	BIO CLEAN MWS-L-8-12-V
BMP-2A	PROPRIETARY BIOFILTRATION (BF-3)	8' W X 16' L	0.389	0.462	BIO CLEAN MWS-L-8-16-V
BMP-3A	PROPRIETARY BIOFILTRATION (BF-3)	8' W X 8' L	0.159	0.230	BIO CLEAN MWS-L-8-8-V
BMP-4A	PROPRIETARY BIOFILTRATION (BF-3)	8' W X 8' L	0.194	0.230	BIO CLEAN MWS-L-8-8-V
BMP ID	BMP TYPE	REQUIRED STORAGE VOLUME (ft^3)		PROVIDED STORAGE VOLUME (ft^3)	
BMP-1B	CISTERN (HU-1)	5,272		5,500	
BMP-2B	CISTERN (HU-1)	7,528		8,000	
BMP-3B	CISTERN (HU-1)	3,078		3,400	
BMP-4B	CISTERN (HU-1)	3,762		4,100	

DRAINAGE MANAGEMENT AREAS

DESCRIPTION	TRIBUTARY TO BMP	BMP TYPE	SOIL TYPE	DEPTH TO GROUNDWATER	PRE-PROJECT SLOPE	IMPERVIOUS AREAS: POST-PROJECT SURFACE TYPE IMPERVIOUS	IMPERVIOUS AREAS: POST-PROJECT SURFACE AREA IMPERVIOUS (SF)	PERVIOUS AREAS: POST-PROJECT SURFACE TYPE PERVIOUS	PERVIOUS AREAS: POST-PROJECT SURFACE AREA PERVIOUS (SF)
DMA-1	BMP-1	PROPRIETARY BIOFILTRATION (BF-3)	D	> 20 FEET	Flat (0%-5%)	Rooftops, AC Overlay, Concrete	38,930	Landscaping	5,000
DMA-2	BMP-2	PROPRIETARY BIOFILTRATION (BF-3)	D	> 20 FEET	Flat (0%-5%)	Rooftops, AC Overlay, Concrete	46,780	Landscaping	13,950
DMA-3	BMP-3	PROPRIETARY BIOFILTRATION (BF-3)	D	> 20 FEET	Flat (0%-5%)	Rooftops, AC Overlay, Concrete	23,860	Landscaping	1,790
DMA-4	BMP-4	PROPRIETARY BIOFILTRATION (BF-3)	D	> 20 FEET	Flat (0%-5%)	Rooftops, AC Overlay, Concrete	26,950	Landscaping	4,400

N

30 0 30 60 90

SCALE 1"=30'

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

8/8/24
WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-25

REGISTERED PROFESSIONAL ENGINEER — WILLIAM A. SNIPES — No. 50477 — Exp. 06-30-25 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:	SNIPES-DYE ASSOCIATES
ADDRESS:	8348 CENTER DRIVE, SUITE G LA MESA, CA 91942
PHONE NO #:	(619) 697-9234
PROJECT ADDRESS:	11085-11095 TORREYANA RD SAN DIEGO, CA 92121
PROJECT NAME:	TORREYANA CAMPUS
SHEET TITLE:	**DMA Exhibit**

ORIGINAL PREPARATION DATE: 3/28/22

MUP PROJECT #: 1056938

DEP #:

SHEET: 8 OF 10

FERGUSON PAPE BALDWIN ARCHITECTS
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San Diego CA 92123
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www.fpbarch.com

HEALTHPEAK PROPERTIES, INC.
TORREYANA CAMPUS
11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121

Healthpeak™ LIFE SCIENCE PROPERTIES

DESCRIPTION	NO.	DATE
1ST RES.		8/9/22
2ND RES.		10/2/23
3RD RES.		8/8/24

FPBA PROJECT NO. Project Number

DMA Exhibit

C4.0

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Plotted: Monday, August 26, 2024 4:28pm by Yoyo

Project Name: TORREYANA CAMPUS CDP

Tabular Summary of DMAs								Worksheet B-1	
DMA Unique Identifier	Area (acres)	Impervious Area (acres)	% Imp	HSG	Area Weighted Runoff Coefficient	DCV (cubic feet)	Treated By (BMP ID)	Pollutant Control Type	Drains to (POC ID)
DMA-1	1.01	1.01	100	D	0.90	1617	BMP-1	Modular Wetlands	POC-1
DMA-2	1.44	1.44	100	D	0.90	2305	BMP-2	Modular Wetlands	POC-2
DMA-3	0.59	0.59	100	D	0.90	945	BMP-3	Modular Wetlands	POC-3
DMA-4	0.72	0.72	100	D	0.90	1153	BMP-4	Modular Wetlands	POC-4

Summary of DMA Information (Must match project description and SWQMP Narrative)									
No. of DMAs	Total DMA Area (acres)	Total Impervious Area (acres)	% Imp		Area Weighted Runoff Coefficient	Total DCV (cubic feet)	Total Area Treated (acres)		No. of POCs
4	3.76	3.76	100		0.90	6020	3.76		4

Where: DMA = Drainage Management Area; Imp = Imperviousness; HSG = Hydrologic Soil Group; DCV= Design Capture Volume; BMP = Best Management Practice; POC = Point of Compliance; ID = identifier; No. = Number

TORREYANA CAMPUS CDP
DMA #1

Design Capture Volume		Worksheet B.2-1		
1	85th percentile 24-hr storm depth from Figure B.1-1	d=	0.49	inches
2	Area tributary to BMP (s)	A=	1.01	acres
3	Area weighted runoff factor (estimate using Appendix B.1.1 and B.2.1)	C=	0.90	unitless
4	Trees Credit Volume Note: In the SWQMP list the number of trees, size of each tree, amount of soil volume installed for each tree, contributing area to each tree and the inlet opening dimension for each tree.	TCV=	N/A	cubic-feet
5	Rain barrels Credit Volume Note: In the SWQMP list the number of rain barrels, size of each rain barrel and the use of the captured storm water runoff.	RCV=	N/A	cubic-feet
6	Calculate DCV = (3630 x C x d x A) – TCV - RCV	DCV=	1617	cubic-feet

TORREYANA CAMPUS CDP
DMA #2

Design Capture Volume		Worksheet B.2-1		
1	85th percentile 24-hr storm depth from Figure B.1-1	d=	0.49	inches
2	Area tributary to BMP (s)	A=	1.44	acres
3	Area weighted runoff factor (estimate using Appendix B.1.1 and B.2.1)	C=	0.90	unitless
4	Trees Credit Volume Note: In the SWQMP list the number of trees, size of each tree, amount of soil volume installed for each tree, contributing area to each tree and the inlet opening dimension for each tree.	TCV=	N/A	cubic-feet
5	Rain barrels Credit Volume Note: In the SWQMP list the number of rain barrels, size of each rain barrel and the use of the captured storm water runoff.	RCV=	N/A	cubic-feet
6	Calculate DCV = (3630 x C x d x A) – TCV - RCV	DCV=	2305	cubic-feet

TORREYANA CAMPUS CDP
DMA #3

Design Capture Volume		Worksheet B.2-1		
1	85th percentile 24-hr storm depth from Figure B.1-1	d=	0.49	inches
2	Area tributary to BMP (s)	A=	0.59	acres
3	Area weighted runoff factor (estimate using Appendix B.1.1 and B.2.1)	C=	0.90	unitless
4	Trees Credit Volume Note: In the SWQMP list the number of trees, size of each tree, amount of soil volume installed for each tree, contributing area to each tree and the inlet opening dimension for each tree.	TCV=	N/A	cubic-feet
5	Rain barrels Credit Volume Note: In the SWQMP list the number of rain barrels, size of each rain barrel and the use of the captured storm water runoff.	RCV=	N/A	cubic-feet
6	Calculate DCV = (3630 x C x d x A) – TCV - RCV	DCV=	945	cubic-feet

TORREYANA CAMPUS CDP
DMA #4

Design Capture Volume		Worksheet B.2-1		
1	85th percentile 24-hr storm depth from Figure B.1-1	d=	0.49	inches
2	Area tributary to BMP (s)	A=	0.72	acres
3	Area weighted runoff factor (estimate using Appendix B.1.1 and B.2.1)	C=	0.90	unitless
4	Trees Credit Volume Note: In the SWQMP list the number of trees, size of each tree, amount of soil volume installed for each tree, contributing area to each tree and the inlet opening dimension for each tree.	TCV=	N/A	cubic-feet
5	Rain barrels Credit Volume Note: In the SWQMP list the number of rain barrels, size of each rain barrel and the use of the captured storm water runoff.	RCV=	N/A	cubic-feet
6	Calculate DCV = (3630 x C x d x A) – TCV - RCV	DCV=	1153	cubic-feet

Harvest and Use Feasibility Checklist	Worksheet B.3-1 : Form I-7

1. Is there a demand for harvested water (check all that apply) at the project site that is reliably present during the wet season?

☑ Toilet and urinal flushing
☑ Landscape irrigation
☐ Other:_____

2. If there is a demand; estimate the anticipated average wet season demand over a period of 36 hours. Guidance for planning level demand calculations for toilet/urinal flushing and landscape irrigation is provided in Section B.3.2.
[Provide a summary of calculations here]
Per Table B.3-1 of the BMP Design Manual, the total use per employee is 7 gal/day. Therefore,

Toilet and urinal flushing demand:
7 gpd/employee x 300 employee x 1.5 day x 1 cf/7.48 gal = 421 cf

3. Calculate the DCV using worksheet B-2.1.
DCV = 6019 (cubic feet)
[Provide a summary of calculations here]
3,630 x 0.90 x 0.49 inch x 3.76 acre = 6019 cf

3a. Is the 36-hour demand greater than or equal to the DCV?	3b. Is the 36-hour demand greater than 0.25DCV but less than the full DCV?	3c. Is the 36-hour demand less than 0.25DCV?
☐ Yes / ☑ No ⇨ ⇩	☐ Yes / ☑ No ⇨ ⇩	☑ Yes ⇩
Harvest and use appears to be feasible. Conduct more detailed evaluation and sizing calculations to confirm that DCV can be used at an adequate rate to meet drawdown criteria.	Harvest and use may be feasible. Conduct more detailed evaluation and sizing calculations to determine feasibility. Harvest and use may only be able to be used for a portion of the site, or (optionally) the storage may need to be upsized to meet long term capture targets while draining in longer than 36 hours.	Harvest and use is considered to be infeasible.

Is harvest and use feasible based on further evaluation?
☐ Yes, refer to Appendix E to select and size harvest and use BMPs.
☑ No, select alternate BMPs.

The City of SAN DIEGO	Project Name	TORREYANA CAMPUS CDP	
	BMP ID	BMP #1	
Sizing Method for Volume Retention Criteria		**Worksheet B.5-2**	
1	Area draining to the BMP	43930	sq. ft.
2	Adjusted runoff factor for drainage area (Refer to Appendix B.1 and B.2)	0.9	
3	85th percentile 24-hour rainfall depth	0.49	inches
4	Design capture volume [Line 1 x Line 2 x (Line 3/12)]	1614	cu. ft.
Volume Retention Requirement			
5	Measured infiltration rate in the DMA Note: When mapped hydrologic soil groups are used enter 0.10 for NRCS Type D soils and for NRCS Type C soils enter 0.30 When in no infiltration condition and the actual measured infiltration rate is unknown enter 0.0 if there are geotechnical and/or groundwater hazards identified in Appendix C or enter 0.05	0	in/hr.
6	Factor of safety	2	
7	Reliable infiltration rate, for biofiltration BMP sizing [Line 5 / Line 6]	0	in/hr.
8	Average annual volume reduction target (Figure B.5-2) When Line 7 > 0.01 in/hr. = Minimum (40, 166.9 x Line 7 +6.62) When Line 7 ≤ 0.01 in/hr. = 3.5%	3.5	%
9	Fraction of DCV to be retained (Figure B.5-3) When Line 8 > 8% = $0.0000013 \times \text{Line } 8^3 - 0.000057 \times \text{Line } 8^2 + 0.0086 \times \text{Line } 8 - 0.014$ When Line 8 ≤ 8% = 0.023	0.023	
10	Target volume retention [Line 9 x Line 4]	37	cu. ft.

The City of SAN DIEGO	Project Name	TORREYANA CAMPUS CDP	
	BMP ID	BMP #1	

Volume Retention for No Infiltration Condition			Worksheet B.5-6	
1	Area draining to the biofiltration BMP		43930	sq. ft.
2	Adjusted runoff factor for drainage area (Refer to Appendix B.1 and B.2)		0.9	
3	Effective impervious area draining to the BMP [Line 1 x Line 2]		39537	sq. ft.
4	Required area for Evapotranspiration [Line 3 x 0.03]		1186	sq. ft.
5	Biofiltration BMP Footprint		77	sq. ft.

Landscape Area (must be identified on DS-3247)

		Identification	1	2	3	4	5
6	Landscape area that meet the requirements in SD-B and SD-F Fact Sheet (sq. ft.)						
7	Impervious area draining to the landscape area (sq. ft.)						
8	Impervious to Pervious Area ratio [Line 7/Line 6]		0.00	0.00	0.00	0.00	0.00
9	Effective Credit Area If (Line 8 >1.5, Line 6, Line 7/1.5]		0	0	0	0	0
10	Sum of Landscape area [sum of Line 9 Id's 1 to 5]				0		sq. ft.
11	Provided footprint for evapotranspiration [Line 5 + Line 10]				77		sq. ft.

Volume Retention Performance Standard

12	Is Line 11 ≥ Line 4?	No, Proceed to Line 13	
13	Fraction of the performance standard met through the BMP footprint and/or landscaping [Line 11/Line 4]	0.06	
14	Target Volume Retention [Line 10 from Worksheet B.5.2]	37	cu. ft.
15	Volume retention required from other site design BMPs [(1-Line 13) x Line 14]	34.90392255	cu. ft.

Site Design BMP

	Identification	Site Design Type	Credit	
16	1		100	cu. ft.
	2			cu. ft.
	3			cu. ft.
	4			cu. ft.
	5			cu. ft.
	Sum of volume retention benefits from other site design BMPs (e.g. trees; rain barrels etc.). [sum of Line 16 Credits for Id's 1 to 5] Provide documentation of how the site design credit is calculated in the PDP SWQMP.		100	cu. ft.
17	Is Line 16 ≥ Line 15?	Volume Retention Performance Standard is Met		

The City of SAN DIEGO	Project Name	TORREYANA CAMPUS CDP	
	BMP ID	BMP #2	
Sizing Method for Volume Retention Criteria		**Worksheet B.5-2**	
1	Area draining to the BMP	62730	sq. ft.
2	Adjusted runoff factor for drainage area (Refer to Appendix B.1 and B.2)	0.9	
3	85th percentile 24-hour rainfall depth	0.49	inches
4	Design capture volume [Line 1 x Line 2 x (Line 3/12)]	2305	cu. ft.
Volume Retention Requirement			
5	Measured infiltration rate in the DMA Note: When mapped hydrologic soil groups are used enter 0.10 for NRCS Type D soils and for NRCS Type C soils enter 0.30 When in no infiltration condition and the actual measured infiltration rate is unknown enter 0.0 if there are geotechnical and/or groundwater hazards identified in Appendix C or enter 0.05	0	in/hr.
6	Factor of safety	2	
7	Reliable infiltration rate, for biofiltration BMP sizing [Line 5 / Line 6]	0	in/hr.
8	Average annual volume reduction target (Figure B.5-2) When Line 7 > 0.01 in/hr. = Minimum (40, 166.9 x Line 7 +6.62) When Line 7 ≤ 0.01 in/hr. = 3.5%	3.5	%
9	Fraction of DCV to be retained (Figure B.5-3) When Line 8 > 8% = $0.0000013 \times \text{Line } 8^3 - 0.000057 \times \text{Line } 8^2 + 0.0086 \times \text{Line } 8 - 0.014$ When Line 8 ≤ 8% = 0.023	0.023	
10	Target volume retention [Line 9 x Line 4]	53	cu. ft.

The City of SAN DIEGO	Project Name	TORREYANA CAMPUS CDP	
	BMP ID	BMP #2	

Volume Retention for No Infiltration Condition			Worksheet B.5-6	
1	Area draining to the biofiltration BMP		62730	sq. ft.
2	Adjusted runoff factor for drainage area (Refer to Appendix B.1 and B.2)		0.9	
3	Effective impervious area draining to the BMP [Line 1 x Line 2]		56457	sq. ft.
4	Required area for Evapotranspiration [Line 3 x 0.03]		1694	sq. ft.
5	Biofiltration BMP Footprint		105	sq. ft.

Landscape Area (must be identified on DS-3247)

		Identification	1	2	3	4	5
6	Landscape area that meet the requirements in SD-B and SD-F Fact Sheet (sq. ft.)						
7	Impervious area draining to the landscape area (sq. ft.)						
8	Impervious to Pervious Area ratio [Line 7/Line 6]		0.00	0.00	0.00	0.00	0.00
9	Effective Credit Area If (Line 8 >1.5, Line 6, Line 7/1.5]		0	0	0	0	0
10	Sum of Landscape area [sum of Line 9 Id's 1 to 5]				0		sq. ft.
11	Provided footprint for evapotranspiration [Line 5 + Line 10]				105		sq. ft.

Volume Retention Performance Standard

12	Is Line 11 ≥ Line 4?	No, Proceed to Line 13	
13	Fraction of the performance standard met through the BMP footprint and/or landscaping [Line 11/Line 4]	0.06	
14	Target Volume Retention [Line 10 from Worksheet B.5.2]	53	cu. ft.
15	Volume retention required from other site design BMPs [(1-Line 13) x Line 14]	49.84118055	cu. ft.

Site Design BMP

	Identification	Site Design Type	Credit	
16	1		150	cu. ft.
	2			cu. ft.
	3			cu. ft.
	4			cu. ft.
	5			cu. ft.
	Sum of volume retention benefits from other site design BMPs (e.g. trees; rain barrels etc.). [sum of Line 16 Credits for Id's 1 to 5] Provide documentation of how the site design credit is calculated in the PDP SWQMP.		150	cu. ft.
17	Is Line 16 ≥ Line 15?	Volume Retention Performance Standard is Met		

The City of SAN DIEGO	Project Name	TORREYANA CAMPUS CDP	
	BMP ID	BMP #3	
Sizing Method for Volume Retention Criteria		**Worksheet B.5-2**	
1	Area draining to the BMP	25650	sq. ft.
2	Adjusted runoff factor for drainage area (Refer to Appendix B.1 and B.2)	0.9	
3	85th percentile 24-hour rainfall depth	0.49	inches
4	Design capture volume [Line 1 x Line 2 x (Line 3/12)]	943	cu. ft.
Volume Retention Requirement			
5	Measured infiltration rate in the DMA Note: When mapped hydrologic soil groups are used enter 0.10 for NRCS Type D soils and for NRCS Type C soils enter 0.30 When in no infiltration condition and the actual measured infiltration rate is unknown enter 0.0 if there are geotechnical and/or groundwater hazards identified in Appendix C or enter 0.05	0	in/hr.
6	Factor of safety	2	
7	Reliable infiltration rate, for biofiltration BMP sizing [Line 5 / Line 6]	0	in/hr.
8	Average annual volume reduction target (Figure B.5-2) When Line 7 > 0.01 in/hr. = Minimum (40, 166.9 x Line 7 +6.62) When Line 7 ≤ 0.01 in/hr. = 3.5%	3.5	%
9	Fraction of DCV to be retained (Figure B.5-3) When Line 8 > 8% = $0.0000013 \times \text{Line } 8^3 - 0.000057 \times \text{Line } 8^2 + 0.0086 \times \text{Line } 8 - 0.014$ When Line 8 ≤ 8% = 0.023	0.023	
10	Target volume retention [Line 9 x Line 4]	22	cu. ft.

The City of SAN DIEGO	Project Name	TORREYANA CAMPUS CDP	
	BMP ID	BMP #3	

Volume Retention for No Infiltration Condition			Worksheet B.5-6	
1	Area draining to the biofiltration BMP		25650	sq. ft.
2	Adjusted runoff factor for drainage area (Refer to Appendix B.1 and B.2)		0.9	
3	Effective impervious area draining to the BMP [Line 1 x Line 2]		23085	sq. ft.
4	Required area for Evapotranspiration [Line 3 x 0.03]		693	sq. ft.
5	Biofiltration BMP Footprint		77	sq. ft.

Landscape Area (must be identified on DS-3247)

		Identification	1	2	3	4	5
6	Landscape area that meet the requirements in SD-B and SD-F Fact Sheet (sq. ft.)						
7	Impervious area draining to the landscape area (sq. ft.)						
8	Impervious to Pervious Area ratio [Line 7/Line 6]		0.00	0.00	0.00	0.00	0.00
9	Effective Credit Area If (Line 8 >1.5, Line 6, Line 7/1.5]		0	0	0	0	0

10	Sum of Landscape area [sum of Line 9 Id's 1 to 5]	0	sq. ft.
11	Provided footprint for evapotranspiration [Line 5 + Line 10]	77	sq. ft.

Volume Retention Performance Standard

12	Is Line 11 ≥ Line 4?	No, Proceed to Line 13	
13	Fraction of the performance standard met through the BMP footprint and/or landscaping [Line 11/Line 4]	0.11	
14	Target Volume Retention [Line 10 from Worksheet B.5.2]	22	cu. ft.
15	Volume retention required from other site design BMPs [(1-Line 13) x Line 14]	19.29578963	cu. ft.

Site Design BMP

	Identification	Site Design Type	Credit	
16	1		390	cu. ft.
	2			cu. ft.
	3			cu. ft.
	4			cu. ft.
	5			cu. ft.
	Sum of volume retention benefits from other site design BMPs (e.g. trees; rain barrels etc.). [sum of Line 16 Credits for Id's 1 to 5] Provide documentation of how the site design credit is calculated in the PDP SWQMP.		390	cu. ft.
17	Is Line 16 ≥ Line 15?	Volume Retention Performance Standard is Met		

The City of SAN DIEGO	Project Name	TORREYANA CAMPUS CDP	
	BMP ID	BMP #4	
Sizing Method for Volume Retention Criteria		**Worksheet B.5-2**	
1	Area draining to the BMP	31350	sq. ft.
2	Adjusted runoff factor for drainage area (Refer to Appendix B.1 and B.2)	0.9	
3	85th percentile 24-hour rainfall depth	0.49	inches
4	Design capture volume [Line 1 x Line 2 x (Line 3/12)]	1152	cu. ft.
Volume Retention Requirement			
5	Measured infiltration rate in the DMA Note: When mapped hydrologic soil groups are used enter 0.10 for NRCS Type D soils and for NRCS Type C soils enter 0.30 When in no infiltration condition and the actual measured infiltration rate is unknown enter 0.0 if there are geotechnical and/or groundwater hazards identified in Appendix C or enter 0.05	0	in/hr.
6	Factor of safety	2	
7	Reliable infiltration rate, for biofiltration BMP sizing [Line 5 / Line 6]	0	in/hr.
8	Average annual volume reduction target (Figure B.5-2) When Line 7 > 0.01 in/hr. = Minimum (40, 166.9 x Line 7 +6.62) When Line 7 ≤ 0.01 in/hr. = 3.5%	3.5	%
9	Fraction of DCV to be retained (Figure B.5-3) When Line 8 > 8% = $0.0000013 \times \text{Line } 8^3 - 0.000057 \times \text{Line } 8^2 + 0.0086 \times \text{Line } 8 - 0.014$ When Line 8 ≤ 8% = 0.023	0.023	
10	Target volume retention [Line 9 x Line 4]	26	cu. ft.

The City of SAN DIEGO	Project Name	TORREYANA CAMPUS CDP	
	BMP ID	BMP #4	

Volume Retention for No Infiltration Condition			Worksheet B.5-6	
1	Area draining to the biofiltration BMP		31350	sq. ft.
2	Adjusted runoff factor for drainage area (Refer to Appendix B.1 and B.2)		0.9	
3	Effective impervious area draining to the BMP [Line 1 x Line 2]		28215	sq. ft.
4	Required area for Evapotranspiration [Line 3 x 0.03]		846	sq. ft.
5	Biofiltration BMP Footprint		77	sq. ft.

Landscape Area (must be identified on DS-3247)

		Identification	1	2	3	4	5
6	Landscape area that meet the requirements in SD-B and SD-F Fact Sheet (sq. ft.)						
7	Impervious area draining to the landscape area (sq. ft.)						
8	Impervious to Pervious Area ratio [Line 7/Line 6]		0.00	0.00	0.00	0.00	0.00
9	Effective Credit Area If (Line 8 >1.5, Line 6, Line 7/1.5]		0	0	0	0	0

10	Sum of Landscape area [sum of Line 9 Id's 1 to 5]	0	sq. ft.
11	Provided footprint for evapotranspiration [Line 5 + Line 10]	77	sq. ft.

Volume Retention Performance Standard

12	Is Line 11 ≥ Line 4?	No, Proceed to Line 13	
13	Fraction of the performance standard met through the BMP footprint and/or landscaping [Line 11/Line 4]	0.09	
14	Target Volume Retention [Line 10 from Worksheet B.5.2]	26	cu. ft.
15	Volume retention required from other site design BMPs [(1-Line 13) x Line 14]	24.11371463	cu. ft.

Site Design BMP

	Identification	Site Design Type	Credit	
16	1		390	cu. ft.
	2			cu. ft.
	3			cu. ft.
	4			cu. ft.
	5			cu. ft.
	Sum of volume retention benefits from other site design BMPs (e.g. trees; rain barrels etc.). [sum of Line 16 Credits for Id's 1 to 5] Provide documentation of how the site design credit is calculated in the PDP SWQMP.		390	cu. ft.
17	Is Line 16 ≥ Line 15?	Volume Retention Performance Standard is Met		

Flow-Based Treatment BMP Sizing Worksheet

Site Information			
Project Name:	HCP Torreyana	**Drainage Watershed**	Mission Bay/La Jolla (906.40)
Project Applicant:		**Rain: Gauge:**	Oceanside
Jurisdiction:	City of San Diego	**Total Project Area**	3.76
Assessor's Parcel Number :	340 010 30 00	**Low Flow Threshold:**	0.1Q2

Areas Draining to BMPs[1]										Required Treatment[2] Q_{WQ} = I_{WQ} x ΣCA x 1.5			Provided Treatment by Recommended Modular Wetland System[3]		
		IMPERVIOUS DMAs			SEMI-PERVIOUS DMAs			PERVIOUS DMAs								
BMP ID	**BMP Type**	**Post Project Surface Type - Impervious**	**Post Project Surface - Impervious Area "A" (ac)**	**Runoff Factor "C" (from Table B.1-1)**	**Post Project Surface Type - Semi-pervious**	**Post Project Surface - Semi-pervious Area "A" (ac)**	**Runoff Factor "C" (from Table B.1-1)**	**Post Project Surface Type - Pervious**	**Post Project Surface - Pervious Area "A" (ac)**	**Runoff Factor (from Table B.1-1)**	**ΣCA**	**I_{WQ} (in/hr)**	**Q_{WQ} (cfs)**	**Q_{MWS} (cfs/unit)**	**Recommended Modular Wetland System Model No.**	**Number of MWS Units Required**
BMP 1	Biofiltration	Rooftops/Pavement	1.010	0.9	N/A	0.000	0.3	Landscaping	0.000	0.1	0.909	0.2	0.273	0.346	MWS-L-8-12	1
BMP 2	Biofiltration	Rooftops/Pavement	1.440	0.9	N/A	0.000	0.3	Landscaping	0.000	0.1	1.296	0.2	0.389	0.462	MWS-L-8-16	1
BMP 3	Biofiltration	Rooftops/Pavement	0.590	0.9	N/A	0.000	0.3	Landscaping	0.000	0.1	0.531	0.2	0.159	0.230	MWS-L-8-8	1
BMP 4	Biofiltration	Rooftops/Pavement	0.720	0.9	N/A	0.000	0.3	Landscaping	0.000	0.1	0.648	0.2	0.194	0.230	MWS-L-8-8	1

NOTES:

1 - Runoff factors were obtained from *"City of San Diego Storm Water Standards (Jan. 2018), Appendix B"* .

2 - Flow-based biofiltration BMP sizing methodology was utilized per Appendix F.2.2 of the *"City of San Diego Storm Water Standards (Jan. 2018)"* to meet the pollutant treatment performance standard.

3 - Refer to Modular Wetlands™ Treatment Flow Sizing Table at *http://www.biocleanenvironmental.com/stormwater-products/mws-linear/*

Worksheet C.4-1: Categorization of Infiltration Feasibility Condition Based on Geotechnical Conditions[9]

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions		Worksheet C.4-1: Form I-8A[10]
Part 1 - Full Infiltration Feasibility Screening Criteria		
DMA(s) Being Analyzed:		**Project Phase:**
Torreyana Campus		Design
Criteria 1: Infiltration Rate Screening		
1A	Is the mapped hydrologic soil group according to the NRCS Web Soil Survey or UC Davis Soil Web Mapper Type A or B and corroborated by available site soil data[11]? ☐ Yes; the DMA may feasibly support full infiltration. Answer "Yes" to Criteria 1 Result or continue to Step 1B if the applicant elects to perform infiltration testing. ☐ No; the mapped soil types are A or B but is not corroborated by available site soil data (continue to Step 1B). ☐ No; the mapped soil types are C, D, or "urban/unclassified" and is corroborated by available site soil data. Answer "No" to Criteria 1 Result. ☒ No; the mapped soil types are C, D, or "urban/unclassified" but is not corroborated by available site soil data (continue to Step 1B).	
1B	Is the reliable infiltration rate calculated using planning phase methods from Table D.3-1? ☒ Yes; Continue to Step 1C. ☐ No; Skip to Step 1D.	
1C	Is the reliable infiltration rate calculated using planning phase methods from Table D.3-1 greater than 0.5 inches per hour? ☐ Yes; the DMA may feasibly support full infiltration. Answer "Yes" to Criteria 1 Result. ☒ No; full infiltration is not required. Answer "No" to Criteria 1 Result.	
1D	**Infiltration Testing Method.** Is the selected infiltration testing method suitable during the design phase (see Appendix D.3)? Note: Alternative testing standards may be allowed with appropriate rationales and documentation. ☐ Yes; continue to Step 1E. ☐ No; select an appropriate infiltration testing method.	

[9] Note that it is not required to investigate each and every criterion in the worksheet, a single "no" answer in Part 1, Part 2, Part 3, or Part 4 determines a full, partial, or no infiltration condition.

[10] This form must be completed each time there is a change to the site layout that would affect the infiltration feasibility condition. Previously completed forms shall be retained to document the evolution of the site stormwater design.

[11] Available data includes site-specific sampling or observation of soil types or texture classes, such as obtained from borings or test pits necessary to support other design elements.

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions	Worksheet C.4-1: Form I-8A[10]
1E	**Number of Percolation/Infiltration Tests.** Does the infiltration testing method performed satisfy the minimum number of tests specified in Table D.3-2? ☐ Yes; continue to Step 1F. ☐ No; conduct appropriate number of tests.
IF	**Factor of Safety.** Is the suitable Factor of Safety selected for full infiltration design? See guidance in D.5; Tables D.5-1 and D.5-2; and Worksheet D.5-1 (Form I-9). ☐ Yes; continue to Step 1G. ☐ No; select appropriate factor of safety.
1G	**Full Infiltration Feasibility.** Is the average measured infiltration rate divided by the Factor of Safety greater than 0.5 inches per hour? ☐ Yes; answer "Yes" to Criteria 1 Result. ☐ No; answer "No" to Criteria 1 Result.
Criteria 1 Result	Is the estimated reliable infiltration rate greater than 0.5 inches per hour within the DMA where runoff can reasonably be routed to a BMP? ☐ Yes; the DMA may feasibly support full infiltration. Continue to Criteria 2. ☒ No; full infiltration is not required. Skip to Part 1 Result.

Summarize infiltration testing methods, testing locations, replicates, and results and summarize estimates of reliable infiltration rates according to procedures outlined in D.5. Documentation should be included in project geotechnical report.

We performed 4 infiltration tests in formational Scripps Formation within areas of the site underlain by less than 5 feet of fill. The results indicate an average rate of 0.032 inches per hour (with an applied factor of safety of 2). Therefore, full infiltration is considered infeasible at the site.

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions		Worksheet C.4-1: Form I-8A[10]	
Criteria 2: Geologic/Geotechnical Screening			
2A	If all questions in Step 2A are answered "Yes," continue to Step 2B. For any "No" answer in Step 2A answer "No" to Criteria 2, and submit an "Infiltration Feasibility Condition Letter" that meets the requirements in Appendix C.1.1. The geologic/geotechnical analyses listed in Appendix C.2.1 do not apply to the DMA because one of the following setbacks cannot be avoided and therefore result in the DMA being in a no infiltration condition. The setbacks must be the closest horizontal radial distance from the surface edge (at the overflow elevation) of the BMP.		
2A-1	Can the proposed full infiltration BMP(s) avoid areas with existing fill materials greater than 5 feet thick below the infiltrating surface?	☐ Yes	☐ No
2A-2	Can the proposed full infiltration BMP(s) avoid placement within 10 feet of existing underground utilities, structures, or retaining walls?	☐ Yes	☐ No
2A-3	Can the proposed full infiltration BMP(s) avoid placement within 50 feet of a natural slope (>25%) or within a distance of 1.5H from fill slopes where H is the height of the fill slope?	☐ Yes	☐ No
2B	When full infiltration is determined to be feasible, a geotechnical investigation report must be prepared that considers the relevant factors identified in Appendix C.2.1. If all questions in Step 2B are answered "Yes," then answer "Yes" to Criteria 2 Result. If there are "No" answers continue to Step 2C.		
2B-1	**Hydroconsolidation.** Analyze hydroconsolidation potential per approved ASTM standard due to a proposed full infiltration BMP. Can full infiltration BMPs be proposed within the DMA without increasing hydroconsolidation risks?	☐ Yes	☐ No
2B-2	**Expansive Soils.** Identify expansive soils (soils with an expansion index greater than 20) and the extent of such soils due to proposed full infiltration BMPs. Can full infiltration BMPs be proposed within the DMA without increasing expansive soil risks?	☐ Yes	☐ No

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions		Worksheet C.4-1: Form I-8A[10]	
2B-3	**Liquefaction**. If applicable, identify mapped liquefaction areas. Evaluate liquefaction hazards in accordance with Section 6.4.2 of the City of San Diego's Guidelines for Geotechnical Reports (2011 or most recent edition). Liquefaction hazard assessment shall take into account any increase in groundwater elevation or groundwater mounding that could occur as a result of proposed infiltration or percolation facilities. Can full infiltration BMPs be proposed within the DMA without increasing liquefaction risks?	☐ Yes	☐ No
2B-4	**Slope Stability**. If applicable, perform a slope stability analysis in accordance with the ASCE and Southern California Earthquake Center (2002) Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Landslide Hazards in California to determine minimum slope setbacks for full infiltration BMPs. See the City of San Diego's Guidelines for Geotechnical Reports (2011) to determine which type of slope stability analysis is required. Can full infiltration BMPs be proposed within the DMA without increasing slope stability risks?	☐ Yes	☐ No
2B-5	**Other Geotechnical Hazards.** Identify site-specific geotechnical hazards not already mentioned (refer to Appendix C.2.1). Can full infiltration BMPs be proposed within the DMA without increasing risk of geologic or geotechnical hazards not already mentioned?	☐ Yes	☐ No
2B-6	**Setbacks.** Establish setbacks from underground utilities, structures, and/or retaining walls. Reference applicable ASTM or other recognized standard in the geotechnical report. Can full infiltration BMPs be proposed within the DMA using established setbacks from underground utilities, structures, and/or retaining walls?	☐ Yes	☐ No

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions		Worksheet C.4-1: Form I-8A[10]	
2C	**Mitigation Measures.** Propose mitigation measures for each geologic/geotechnical hazard identified in Step 2B. Provide a discussion of geologic/geotechnical hazards that would prevent full infiltration BMPs that cannot be reasonably mitigated in the geotechnical report. See Appendix C.2.1.8 for a list of typically reasonable and typically unreasonable mitigation measures. Can mitigation measures be proposed to allow for full infiltration BMPs? If the question in Step 2 is answered "Yes," then answer "Yes" to Criteria 2 Result. If the question in Step 2C is answered "No," then answer "No" to Criteria 2 Result.	☐ Yes	☐ No
Criteria 2 Result	Can infiltration greater than 0.5 inches per hour be allowed without increasing risk of geologic or geotechnical hazards that cannot be reasonably mitigated to an acceptable level?	☐ Yes	☐ No
Summarize findings and basis; provide references to related reports or exhibits.			

Part 1 Result – Full Infiltration Geotechnical Screening [12]	**Result**
If answers to both Criteria 1 and Criteria 2 are "Yes", a full infiltration design is potentially feasible based on Geotechnical conditions only. If either answer to Criteria 1 or Criteria 2 is "No", a full infiltration design is not required.	☐ Full infiltration Condition ☒ Complete Part 2

[12] To be completed using gathered site information and best professional judgement considering the definition of MEP in the MS4 Permit. Additional testing and/or studies may be required by City Engineer to substantiate findings.

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions	Worksheet C.4-1: Form I-8A[10]
Part 2 – Partial vs. No Infiltration Feasibility Screening Criteria	
DMA(s) Being Analyzed:	**Project Phase:**
Torreyana Campus	Design
Criteria 3 : Infiltration Rate Screening	
3A	**NRCS Type C, D, or "urban/unclassified":** Is the mapped hydrologic soil group according to the NRCS Web Soil Survey or UC Davis Soil Web Mapper is Type C, D, or "urban/unclassified" and corroborated by available site soil data? ☐ Yes; the site is mapped as C soils and a reliable infiltration rate of 0.15 in/hr. is used to size partial infiltration BMPS. Answer "Yes" to Criteria 3 Result. ☐ Yes; the site is mapped as D soils or "urban/unclassified" and a reliable infiltration rate of 0.05 in/hr. is used to size partial infiltration BMPS. Answer "Yes" to Criteria 3 Result. ☒ No; infiltration testing is conducted (refer to Table D.3-1), continue to Step 3B.
3B	**Infiltration Testing Result:** Is the reliable infiltration rate (i.e. average measured infiltration rate/2) greater than 0.05 in/hr. and less than or equal to 0.5 in/hr? ☐ Yes; the site may support partial infiltration. Answer "Yes" to Criteria 3 Result. ☒ No; the reliable infiltration rate (i.e. average measured rate/2) is less than 0.05 in/hr., partial infiltration is not required. Answer "No" to Criteria 3 Result.
Criteria 3 Result	Is the estimated reliable infiltration rate (i.e., average measured infiltration rate/2) greater than or equal to 0.05 inches/hour and less than or equal to 0.5 inches/hour at any location within each DMA where runoff can reasonably be routed to a BMP? ☐ Yes; Continue to Criteria 4. ☒ No: Skip to Part 2 Result.
Summarize infiltration testing and/or mapping results (i.e. soil maps and series description used for infiltration rate). We performed 4 infiltration tests in formational Scripps Formation within areas of the site underlain by less than 5 feet of fill. The results indicate an average rate of 0.032 inches per hour (with an applied factor of safety of 2). Therefore, partial infiltration is considered infeasible at the site.	

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions		Worksheet C.4-1: Form I-8A[10]	
Criteria 4: Geologic/Geotechnical Screening			
4A	If all questions in Step 4A are answered "Yes," continue to Step 2B. For any "No" answer in Step 4A answer "No" to Criteria 4 Result, and submit an "Infiltration Feasibility Condition Letter" that meets the requirements in Appendix C.1.1. The geologic/geotechnical analyses listed in Appendix C.2.1 do not apply to the DMA because one of the following setbacks cannot be avoided and therefore result in the DMA being in a no infiltration condition. The setbacks must be the closest horizontal radial distance from the surface edge (at the overflow elevation) of the BMP.		
4A-1	Can the proposed partial infiltration BMP(s) avoid areas with existing fill materials greater than 5 feet thick?	☐ Yes	☐ No
4A-2	Can the proposed partial infiltration BMP(s) avoid placement within 10 feet of existing underground utilities, structures, or retaining walls?	☐ Yes	☐ No
4A-3	Can the proposed partial infiltration BMP(s) avoid placement within 50 feet of a natural slope (>25%) or within a distance of 1.5H from fill slopes where H is the height of the fill slope?	☐ Yes	☐ No
4B	When full infiltration is determined to be feasible, a geotechnical investigation report must be prepared that considers the relevant factors identified in Appendix C.2.1 If all questions in Step 4B are answered "Yes," then answer "Yes" to Criteria 4 Result. If there are any "No" answers continue to Step 4C.		
4B-1	**Hydroconsolidation.** Analyze hydroconsolidation potential per approved ASTM standard due to a proposed full infiltration BMP. Can partial infiltration BMPs be proposed within the DMA without increasing hydroconsolidation risks?	☐ Yes	☐ No
4B-2	**Expansive Soils.** Identify expansive soils (soils with an expansion index greater than 20) and the extent of such soils due to proposed full infiltration BMPs. Can partial infiltration BMPs be proposed within the DMA without increasing expansive soil risks?	☐ Yes	☐ No
4B-3	**Liquefaction**. If applicable, identify mapped liquefaction areas. Evaluate liquefaction hazards in accordance with Section 6.4.2 of the City of San Diego's Guidelines for Geotechnical Reports (2011). Liquefaction hazard assessment shall take into account any increase in groundwater elevation or groundwater mounding that could occur as a result of proposed infiltration or percolation facilities. Can partial infiltration BMPs be proposed within the DMA without increasing liquefaction risks?	☐ Yes	☐ No

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions		Worksheet C.4-1: Form I-8A[10]	
4B-4	**Slope Stability**. If applicable, perform a slope stability analysis in accordance with the ASCE and Southern California Earthquake Center (2002) Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Landslide Hazards in California to determine minimum slope setbacks for full infiltration BMPs. See the City of San Diego's Guidelines for Geotechnical Reports (2011) to determine which type of slope stability analysis is required. Can partial infiltration BMPs be proposed within the DMA without increasing slope stability risks?	☐ Yes	☐ No
4B-5	**Other Geotechnical Hazards.** Identify site-specific geotechnical hazards not already mentioned (refer to Appendix C.2.1). Can partial infiltration BMPs be proposed within the DMA without increasing risk of geologic or geotechnical hazards not already mentioned?	☐ Yes	☐ No
4B-6	**Setbacks.** Establish setbacks from underground utilities, structures, and/or retaining walls. Reference applicable ASTM or other recognized standard in the geotechnical report. Can partial infiltration BMPs be proposed within the DMA using recommended setbacks from underground utilities, structures, and/or retaining walls?	☐ Yes	☐ No
4C	**Mitigation Measures.** Propose mitigation measures for each geologic/geotechnical hazard identified in Step 4B. Provide a discussion on geologic/geotechnical hazards that would prevent partial infiltration BMPs that cannot be reasonably mitigated in the geotechnical report. See Appendix C.2.1.8 for a list of typically reasonable and typically unreasonable mitigation measures. Can mitigation measures be proposed to allow for partial infiltration BMPs? If the question in Step 4C is answered "Yes," then answer "Yes" to Criteria 4 Result. If the question in Step 4C is answered "No," then answer "No" to Criteria 4 Result.	☐ Yes	☐ No
Criteria 4 Result	Can infiltration of greater than or equal to 0.05 inches/hour and less than or equal to 0.5 inches/hour be allowed without increasing the risk of geologic or geotechnical hazards that cannot be reasonably mitigated to an acceptable level?	☐ Yes	☐ No

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions	Worksheet C.4-1: Form I-8A[10]
Summarize findings and basis; provide references to related reports or exhibits.	

Part 2 – Partial Infiltration Geotechnical Screening Result[13]	Result
If answers to both Criteria 3 and Criteria 4 are "Yes", a partial infiltration design is potentially feasible based on geotechnical conditions only. If answers to either Criteria 3 or Criteria 4 is "No", then infiltration of any volume is considered to be infeasible within the site.	☐ Partial Infiltration Condition ☒ No Infiltration Condition

[13] To be completed using gathered site information and best professional judgement considering the definition of MEP in the MS4 Permit. Additional testing and/or studies may be required by City Engineer to substantiate findings.

Compact (high rate) Biofiltration BMP Checklist	Form I-10

Compact (high rate) biofiltration BMPs have a media filtration rate greater than 5 in/hr. and a media surface area smaller than 3% of contributing area times adjusted runoff factor. Compact biofiltration BMPs are typically proprietary BMPs that may qualify as biofiltration.

A compact biofiltration BMP may satisfy the pollutant control requirements for a DMA onsite in some cases. This depends on the characteristics of the DMA **and** the performance certification/data of the BMP. If the pollutant control requirements for a DMA are met onsite, then the DMA is not required to participate in an offsite storm water alternative compliance program to meet its pollutant control obligations.

An applicant using a compact biofiltration BMP to meet the pollutant control requirements onsite must complete Section 1 of this form and include it in the PDP SWQMP. A separate form must be completed for each DMA. In instances where the City Engineer does not agree with the applicant's determination, Section 2 of this form will be completed by the City and returned to the applicant.

Section 1: Biofiltration Criteria Checklist (Appendix F)

Refer to Part 1 of the Storm Water Standards to complete this section. When separate forms/worksheets are referenced below, the applicant must also complete these separate forms/worksheets (as applicable) and include in the PDP SWQMP. The criteria numbers below correspond to the criteria numbers in Appendix F.

Criteria	Answer	Progression
Criteria 1 and 3: What is the infiltration condition of the DMA? Refer to Section 5.4.2 and Appendix C of the BMP Design Manual (Part 1 of Storm Water Standards) for guidance. Applicant must complete and include the following in the PDP SWQMP submittal to support the feasibility determination: • Infiltration Feasibility Condition Letter; or • Worksheet C.4-1: Form I-8A and Worksheet C.4-2: Form I-8B. Applicant must complete and include all applicable sizing worksheets in the SWQMP submittal	○ Full Infiltration Condition	**Stop**. Compact biofiltration BMP is not allowed.
	○ Partial Infiltration Condition	Compact biofiltration BMP is only allowed, if the target volume retention is met onsite (Refer to Table B.5-1 in Appendix B.5). Use Worksheet B.5-2 in Appendix B.5 to estimate the target volume retention (Note: retention in this context means reduction). If the required volume reduction is achieved **proceed to Criteria 2**. If the required volume reduction is not achieved, compact biofiltration BMP is not allowed. **Stop**.
	◉ No Infiltration Condition	Compact biofiltration BMP is allowed if volume retention criteria in Table B.5-1 in Appendix B.5 for the no infiltration condition is met. Compliance with this criterion must be documented in the PDP SWQMP. If the criteria in Table B.5-1 is met **proceed to Criteria 2**. If the criteria in Table B.5-1 is not met, compact biofiltration BMP is not allowed. **Stop**.

Provide basis for Criteria 1 and 3:

Feasibility Analysis:

Summarize findings and include either infiltration feasibility condition letter or Worksheet C.4-1: Form I-8A and Worksheet C.4-2: Form I-8B in the PDP SWQMP submittal.

If Partial Infiltration Condition:

Provide documentation that target volume retention is met (include Worksheet B.5-2 in the PDP SWQMP submittal). Worksheet B.5-7 in Appendix B.5 can be used to estimate volume retention benefits from landscape areas.

If No Infiltration Condition:

Provide documentation that the volume retention performance standard is met (include Worksheet B.5-2 in the PDP SWQMP submittal) in the PDP SWQMP submittal. Worksheet B.5-6 in Appendix B.5 can be used to document that the performance standard is met.

No infiltration condition per the preceding Worksheet C.4-1. Also, please refer to Appendix C of the Geotechnical Report in Attachment 6 of the SWQMP. Appendix C of the Geotechnical Report describes the infiltration feasibility as well as the completed Worksheet C.4-1.

Criteria	Answer	Progression
Criteria 2: Is the compact biofiltration BMP sized to meet the performance standard from the MS4 Permit? Refer to Appendix B.5 and Appendix F.2 of the BMP Design Manual (Part 1 of Storm Water Standards) for guidance.	◉ Meets Flow based Criteria	Use guidance from **Appendix F.2.2** to size the compact biofiltration BMP to meet the flow based criteria. Include the calculations in the PDP SWQMP. Use parameters for sizing consistent with manufacturer guidelines and conditions of its third party certifications (i.e. a BMP certified at a loading rate of 1 gpm/sq. ft. cannot be designed using a loading rate of 1.5 gpm/sq. ft.) **Proceed to Criteria 4.**
	○ Meets Volume based Criteria	Provide documentation that the compact biofiltration BMP has a total static (i.e. non-routed) storage volume, including pore-spaces and pre-filter detention volume (Refer to Appendix B.5 for a schematic) of at least 0.75 times the portion of the DCV not reliably retained onsite. **Proceed to Criteria 4.**
	○ Does not Meet either criteria	**Stop**. Compact biofiltration BMP is not allowed.

Provide basis for Criteria 2:

Provide documentation that the BMP meets the numeric criteria and is designed consistent with the manufacturer guidelines and conditions of its third-party certification (i.e., loading rate, etc., as applicable).

The Modular Wetlands System is a pre-built system provided by the manufacturer, Bio Clean.

Criteria	Answer	Progression
Criteria 4: Does the compact biofiltration BMP meet the pollutant treatment performance standard for the projects most significant pollutants of concern? Refer to Appendix B.6 and Appendix F.1 of the BMP Design Manual (Part 1 of Storm Water Standards) for guidance.	◉ Yes, meets the TAPE certification.	Provide documentation that the compact BMP has an appropriate TAPE certification for the projects most significant pollutants of concern. **Proceed to Criteria 5.**
	○ Yes, through other third-party documentation	Acceptance of third-party documentation is at the discretion of the City Engineer. The City engineer will consider, (a) the data submitted; (b) representativeness of the data submitted; and (c) consistency of the BMP performance claims with pollutant control objectives in Table F.1-2 and Table F.1-1 while making this determination. If a compact biofiltration BMP is not accepted, a written explanation/ reason will be provided in Section 2. **Proceed to Criteria 5.**
	○ No	**Stop**. Compact biofiltration BMP is not allowed.

Provide basis for Criteria 4:

Provide documentation that identifies the projects most significant pollutants of concern and TAPE certification or other third party documentation that shows that the compact biofiltration BMP meets the pollutant treatment performance standard for the projects most significant pollutants of concern.

See Attachment 1 for the TAPE certification approval letter from Washington State Department of Ecology.

Compact (high rate) Biofiltration BMP Checklist		Form I-10
Criteria	**Answer**	**Progression**
Criteria 5: Is the compact biofiltration BMP designed to promote appropriate biological activity to support and maintain treatment process? Refer to Appendix F of the BMP Design Manual (Part 1 of Storm Water Standards) for guidance.	◉ Yes	Provide documentation that the compact biofiltration BMP support appropriate biological activity. Refer to Appendix F for guidance. **Proceed to Criteria 6.**
	○ No	**Stop**. Compact biofiltration BMP is not allowed.

Provide basis for Criteria 5:

Provide documentation that appropriate biological activity is supported by the compact biofiltration BMP to maintain treatment process.

See Attachment 1 for Modular Wetlands manufacturer specifications.

Criteria	Answer	Progression
Criteria 6: Is the compact biofiltration BMP designed with a hydraulic loading rate to prevent erosion, scour and channeling within the BMP?	◉ Yes	Provide documentation that the compact biofiltration BMP is used in a manner consistent with manufacturer guidelines and conditions of its third-party certification. **Proceed to Criteria 7.**
	○ No	**Stop**. Compact biofiltration BMP is not allowed.

Provide basis for Criteria 6:

Provide documentation that the BMP meets the numeric criteria and is designed consistent with the manufacturer guidelines and conditions of its third-party certification (i.e., maximum tributary area, maximum inflow velocities, etc., as applicable).

See Attachment 1 for Modular Wetlands manufacturer specifications and TAPE certification approval letter from Washington State Department of Ecology.

Compact (high rate) Biofiltration BMP Checklist		Form I-10
Criteria	**Answer**	**Progression**
Criteria 7: Is the compact biofiltration BMP maintenance plan consistent with manufacturer guidelines and conditions of its third-party certification (i.e., maintenance activities, frequencies)?	◉ Yes, and the compact BMP is privately owned, operated and not in the public right of way.	Submit a maintenance agreement that will also include a statement that the BMP will be maintained in accordance with manufacturer guidelines and conditions of third-party certification. **Stop**. The compact biofiltration BMP meets the required criteria.
	○ Yes, and the BMP is either owned or operated by the City or in the public right of way.	Approval is at the discretion of the City Engineer. The city engineer will consider maintenance requirements, cost of maintenance activities, relevant previous local experience with operation and maintenance of the BMP type, ability to continue to operate the system in event that the vending company is no longer operating as a business or other relevant factors while making the determination. **Stop**. Consult the City Engineer for a determination.
	○ No	**Stop**. Compact biofiltration BMP is not allowed.

Provide basis for Criteria 7:

Include copy of manufacturer guidelines and conditions of third-party certification in the maintenance agreement. PDP SWQMP must include a statement that the compact BMP will be maintained in accordance with manufacturer guidelines and conditions of third-party certification.

See Attachment 3 for Storm Water Management and Discharge Control Maintenance Agreement.

Compact (high rate) Biofiltration BMP Checklist	Form I-10
Section 2: Verification (For City Use Only)	
Is the proposed compact BMP accepted by the City Engineer for onsite pollutant control compliance for the DMA?	○ Yes ○ No, See explanation below
Explanation/reason if the compact BMP is not accepted by the City for onsite pollutant control compliance:	

Bio Clean

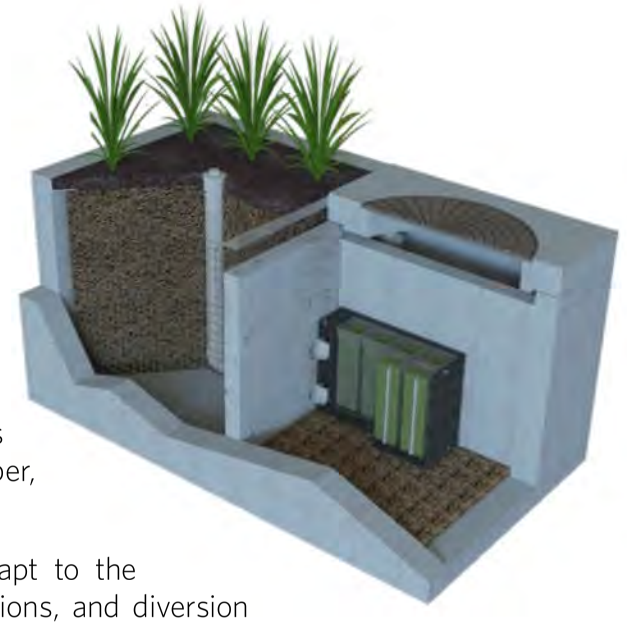
A Forterra Company

Modular Wetlands® Linear

A Stormwater Biofiltration Solution



OVERVIEW



The Modular Wetlands® Linear is the only biofiltration system to utilize patented horizontal flow, allowing for a smaller footprint, higher treatment capacity, and a wide range of adaptability. The Modular Wetlands® is also the only pre-packaged subsurface flow wetland for stormwater treatment. While most biofilters use little or no pretreatment, the Modular Wetlands Linear incorporates an advanced pretreatment chamber that includes separation and pre-filter boxes. In this chamber, sediment and hydrocarbons are removed from runoff before entering the biofiltration chamber, reducing maintenance costs and improving performance.

Horizontal flow also gives the system the unique ability to adapt to the environment through a variety of configurations, bypass orientations, and diversion applications.

The Urban Impact

For hundreds of years, natural wetlands surrounding our shores have played an integral role as nature's stormwater treatment system. But as cities grow and develop, our environment's natural filtration systems are blanketed with impervious roads, rooftops, and parking lots.

Bio Clean understands this loss and has spent years re-establishing nature's presence in urban areas, and rejuvenating waterways with the Modular Wetlands Linear.

*Also known as: Modular Wetlands®, Modular Wetlands® System Linear, Modwet™, or MWS Linear™.

PERFORMANCE

The Modular Wetlands Linear continues to outperform other treatment methods with superior pollutant removal for TSS, heavy metals, nutrients, hydrocarbons, and bacteria. The Modular Wetlands Linear is field-tested on numerous sites across the country and is proven to effectively remove pollutants through a combination of physical, chemical, and biological filtration processes.

66% REMOVAL OF DISSOLVED ZINC	**69%** REMOVAL OF TOTAL ZINC	**38%** REMOVAL OF DISSOLVED COPPER	**85%** REMOVAL OF TSS	**100%** REMOVAL OF TRASH
45% REMOVAL OF NITROGEN	**50%** REMOVAL OF TOTAL COPPER	**95%** REMOVAL OF MOTOR OIL	**67%** REMOVAL OF ORTHO PHOSPHORUS	**64%** REMOVAL OF TOTAL PHOSPHORUS

APPROVALS

The Modular Wetlands® Linear has successfully met years of challenging technical reviews and testing from some of the most prestigious and demanding agencies in the nation and perhaps the world.
Here is a list of some of the most high-profile approvals, certifications, and verifications from around the country.

Washington State Department of Ecology TAPE Approved

The Modular Wetlands Linear (MWS-Linear) is approved for General Use Level Designation (GULD) for Basic, Enhanced, and Phosphorus treatment at 1 gpm/ft^2 loading rate. The highest performing BMP on the market for all main pollutant categories.

California Water Resources Control Board, Full Capture Certification

The Modular Wetlands® Linear is the first biofiltration system to receive certification as a full capture trash treatment control device.

Virginia Department of Environmental Quality, Assignment

The Virginia Department of Environmental Quality assigned the Modular Wetlands Linear the highest phosphorus removal rating for manufactured treatment devices to meet the new Virginia Stormwater Management Program (VSMP) regulation technical criteria.

Maryland Department of the Environment, Approved ESD

Granted Environmental Site Design (ESD) status for new construction, redevelopment, and retrofitting when designed in accordance with the design manual.

MASTEP Evaluation

The University of Massachusetts at Amherst – Water Resources Research Center issued a technical evaluation report noting removal rates up to 84% TSS, 70% total phosphorus, 68.5% total zinc, and more.

Rhode Island Department of Environmental Management BMP Approval

Texas Commission on Environmental Quality (TCEQ) Approval

Atlanta Regional Commission Certification

ADVANTAGES

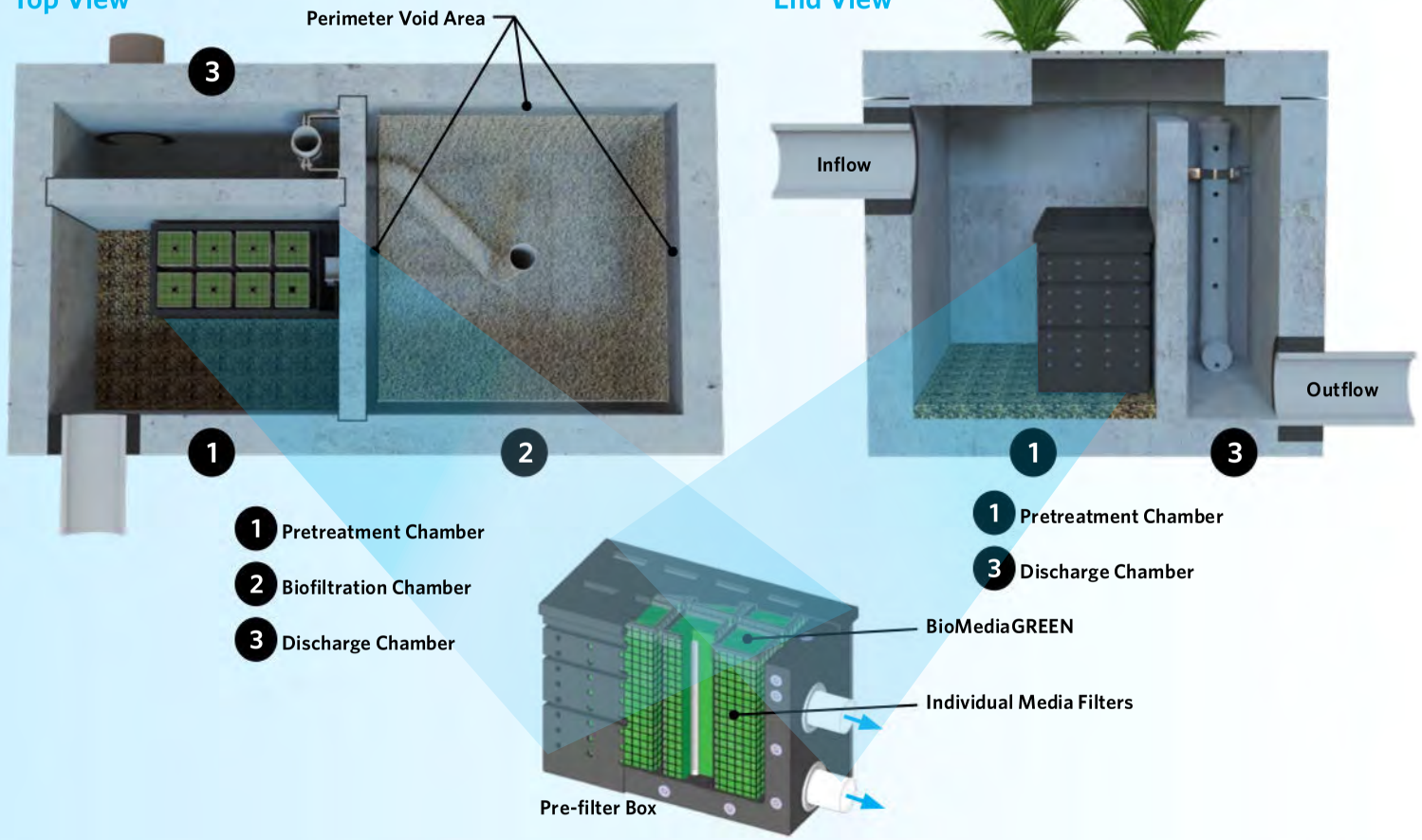
- HORIZONTAL FLOW BIOFILTRATION
- GREATER FILTER SURFACE AREA
- PRETREATMENT CHAMBER
- PATENTED PERIMETER VOID AREA
- FLOW CONTROL
- NO DEPRESSED PLANTER AREA
- AUTO DRAINDOWN MEANS NO MOSQUITO VECTOR

DIAGRAMS

The Modular Wetlands® Linear biofilter supports superior root penetration and plant uptake of metals and nutrients with treatment that includes both aerobic and anaerobic zones.

Modular Wetlands Linear
Display Unit - 4x8 Vault Type Unit

Top View



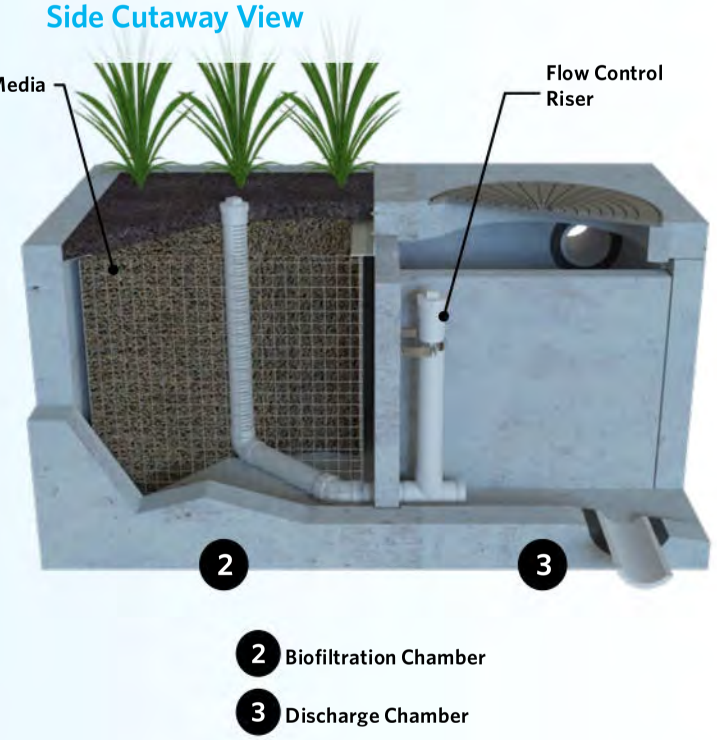
End View



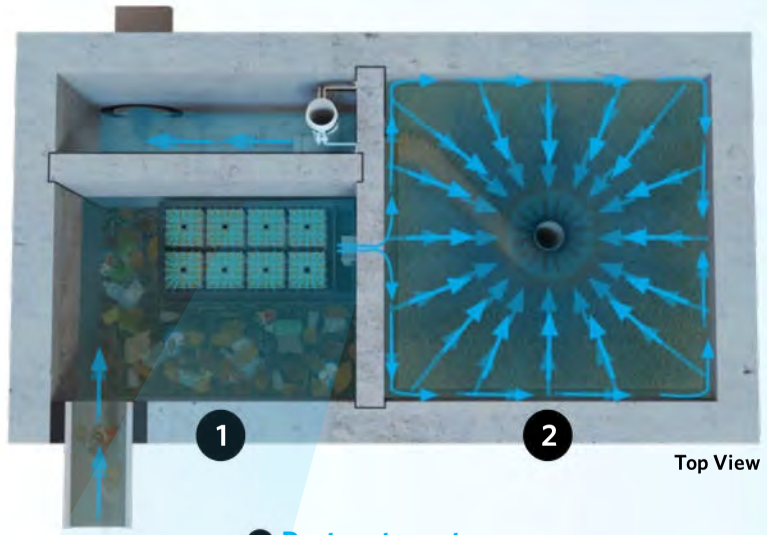
Side Cutaway View



Side Cutaway View



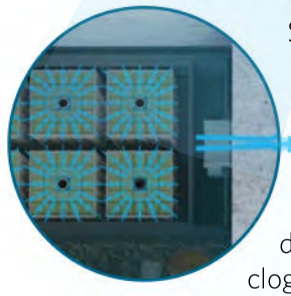
OPERATION





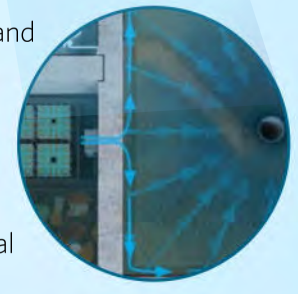
1 Pretreatment

Stormwater and other pollutants all enter the pretreatment chamber first. The larger material remains contained within the pretreatment stage as stormwater travels through the pre-filter boxes and on to the biofiltration chamber. This design enhances treatment, prevents clogging, and expedites the maintenance process.



2 Biofiltration

As water leaves the pre-filter box and enters the biofiltration chamber, it initially fills the void space at the perimeter of the biofiltration chamber. The water's horizontal force grows, pushing it inward toward the centrally located vertical drain pipe, and out to discharge.







3 Discharge

In the final stage or discharge chamber, the flow control riser (shown in the close-up) and the orifice plate, control the flow of water through the media to a level lower than the media's capacity. This extends the life of the media and improves performance.



4 Bypass

In a side-by-side Modular Wetlands unit, the pretreatment and discharge chambers are adjacent to each other. Another unique advantage of horizontal flow. This allows unusually large flows to bypass the system to avoid flooding.



SIZING CHART

FLOW-BASED DESIGNS

The Modular Wetlands® Linear can be used in stand-alone applications to meet treatment flow requirements, and since it is the only biofiltration system that can accept inflow pipes several feet below the surface, it can be used in decentralized design applications as well as large central end-of-the-line applications.

Model #	Dimensions	WetlandMEDIA Surface Area (sq.ft.)	Treatment Flow Rate (cfs)
TIER 1: EXPRESS MODELS Express model options give our customers an opportunity to benefit from optimal lead times, pricing, and the industry's leading MTD.			
MWS-L-4-8	**4'x8'**	**50**	**0.115**
MWS-L-8-8	**8'x8'**	**100**	**0.230**
TIER 2: PREFERRED MODELS Preferred model sizes give our customers a dependable selection with favorable lead times and dependable pricing.			
MWS-L-4-4	4'x4'	23	0.052
MWS-L-4-6	4'x6'	32	0.073
MWS-L-4-8	**4'x8'**	**50**	**0.115**
MWS-L-8-8	**8'x8'**	**100**	**0.230**
MWS-L-8-12	8'x12'	151	0.346
MWS-L-8-16	8'x16'	201	0.462
MWS-L-8-20	8'x20'	252	0.577
MWS-L-8-24	8'x24'	302	0.693
TIER 3: CUSTOM Custom sizes and applications are always available upon project review, but they may include supplemental lead times and pricing.			

APPLICATIONS



The Modular Wetlands® Linear has been successfully used on numerous new construction and retrofit projects. The system's superior versatility makes it beneficial for a wide range of stormwater and waste water applications.

INDUSTRIAL

The Modular Wetlands has helped various sites meet difficult EPA-mandated effluent limits for dissolved metals and other pollutants.

RESIDENTIAL

Low to high density developments can benefit from the versatile design of the Modular Wetlands. The system can be used in both decentralized LID design and cost-effective end-of-the-line configurations.

STREETS

The Modular Wetlands is extremely space efficient, and adept to meeting special constraints of existing utilities on retrofit projects.

PARKING LOTS

Parking lots are designed to maximize space and the Modular Wetlands' 4 ft. standard planter width allows for easy integration into parking lot islands and other landscape medians.

COMMERCIAL

Compared to bioretention systems, the Modular Wetlands can treat far more area in less space, meeting treatment and volume control requirements.

More applications include:

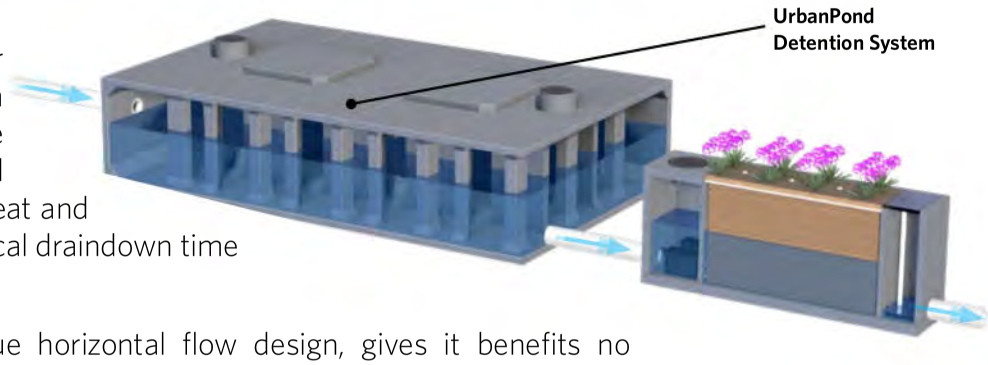
• Agriculture • Reuse • Low Impact Development • Waste Water • Mixed Use

HORIZONTAL FLOW ADVANTAGES

VOLUME-BASED DESIGNS



URBANPOND™ PRESTORAGE



In the example above, the Modular Wetlands Linear is installed downstream of the UrbanPond storage system. The Modular Wetlands Linear is designed for the water quality volume and will treat and discharge the required volume within local draindown time requirements.

The Modular Wetlands Linear's unique horizontal flow design, gives it benefits no other biofilter has - the ability to be placed downstream of detention ponds, extended dry detention basins, underground storage systems and permeable paver reservoirs. The system's horizontal flow configuration and built-in orifice control allows it to be installed with just 6" of fall between inlet and outlet pipe for a simple connection to projects with shallow downstream tie-in points.

DESIGN SUPPORT

Volume control and hydromodification regulations are expanding the need to decrease the cost and size of your biofiltration system. Bio Clean will help you realize these cost savings with the Modular Wetlands Linear. Bio Clean engineers are aware of state and local regulations, and they are trained to provide you with superior support, so they can optimize a system to maximize feasibility.

ADVANTAGES

- LOWER COST THAN FLOW-BASED DESIGN
- MEETS LID REQUIREMENTS
- BUILT-IN ORIFICE CONTROL STRUCTURE
- WORKS WITH DEEP INSTALLATIONS

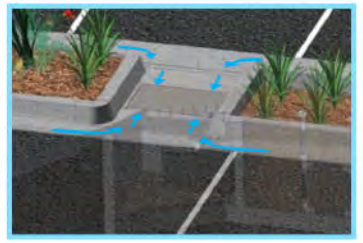
CONFIGURATIONS

The Modular Wetlands® Linear is the preferred biofiltration system of civil engineers across the country due to its versatile design. This highly versatile system has available "pipe-in" options on most models, along with built-in curb or grated inlets for simple integration into your storm drain design.



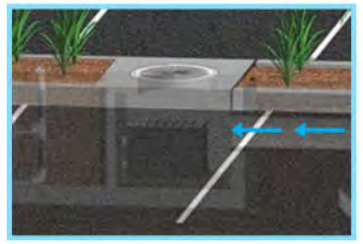
CURB TYPE

The Curb Type configuration accepts sheet flow through a curb opening and is commonly used along roadways and parking lots. It can be used in sump or flow-by conditions. Length of curb opening varies based on model and size.



GRATE TYPE

The Grate Type configuration offers the same features and benefits as the Curb Type but with a grated/drop inlet above the system's pretreatment chamber. It has the added benefit of allowing pedestrian access over the inlet. The Grate Type can also be used in scenarios where runoff needs to be intercepted on both sides of landscape islands.



VAULT TYPE

Modular Wetlands® can be used in end-of-the-line installations. This greatly improves feasibility over typical decentralized designs that are required with other biofiltration/bioretention systems. Another benefit of the "pipe-in" design is the ability to install the system downstream of underground detention systems to meet water quality volume requirements, or for traffic-rated designs (no plants).



DOWNSPOUT TYPE

The Downspout Type is a variation of the Vault Type and is designed to accept a vertical downspout pipe from rooftop and podium areas. Some models have the option of utilizing an internal bypass, simplifying the overall design. The system can be installed as a raised planter, and the exterior can be stuccoed or covered with other finishes to match the look of adjacent buildings.

ORIENTATIONS

Side-by-Side (Internal Bypass)

The Side-by-Side orientation places the pretreatment and discharge chamber adjacent to one another with the biofiltration chamber running parallel on either side.



End-to-End

The End-To-End orientation places the pretreatment and discharge chambers on opposite ends of the biofiltration chamber, therefore minimizing the width of the system to 5 ft. (outside dimension).

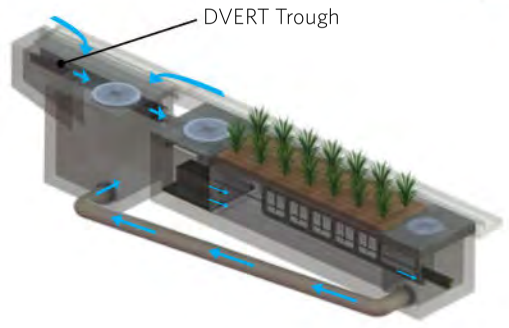


Dvert Low-Flow Diversion

A simple diversion trough can be installed in existing or new curb and grate inlets to divert the first flush to the Modular Wetlands Linear, and then back to the catch basin outlet.

External Diversion Weir Structure

This traditional offline diversion method can be used with the Modular Wetlands® Linear in scenarios where runoff is being piped to the system.



PLANT SELECTION



Abundant plants, trees, and grasses bring value and an aesthetic benefit to any urban setting, but those in the Modular Wetlands® System Linear do even more - they increase pollutant removal. What's not seen, but very important, is that below grade, the stormwater runoff/flow is being subjected to nature's secret weapon: a dynamic physical, chemical, and biological process working to break down and remove non-point source pollutants. The flow rate is controlled in the Modular Wetlands®, giving the plants more contact time so that pollutants are more successfully decomposed, volatilized, and incorporated into the biomass of the Modular Wetlands'® micro/macro flora and fauna.

A wide range of plants are suitable for use in the Modular Wetlands®, but selections vary by location and climate. View suitable plants by visiting biocleanenvironmental.com/plants.

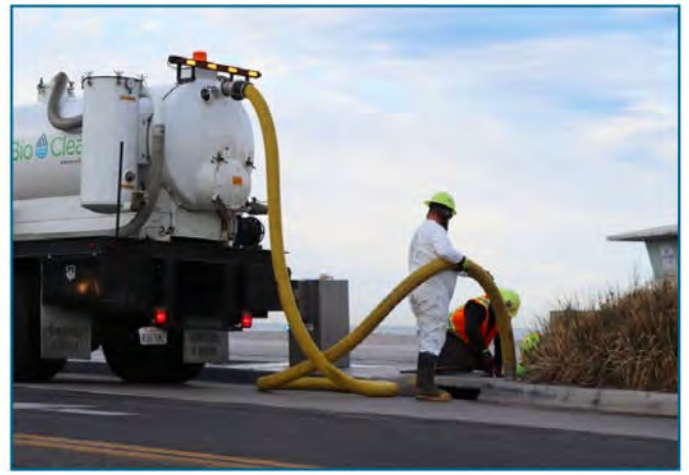
INSTALLATION



The Modular Wetlands® is simple, easy to install, and has a space-efficient design that offers lower excavation and installation costs compared to traditional tree-box type systems. The structure of the system resembles precast catch basin or utility vaults and is installed in a similar fashion.

The system is delivered fully assembled for quick installation. Generally, the structure can be unloaded and set in place in 15 minutes. Our experienced team of field technicians is available to supervise installations and provide technical support.

MAINTENANCE



Reduce your maintenance costs, man hours, and materials with the Modular Wetlands®. Unlike other biofiltration systems that provide no pretreatment, the Modular Wetlands® is a self-contained treatment train which incorporates simple and effective pretreatment.

Maintenance requirements for the biofilter itself are almost completely eliminated, as the pretreatment chamber removes and isolates trash, sediments, and hydrocarbons. What's left is the simple maintenance of an easily accessible pretreatment chamber that can be cleaned by hand or with a standard vac truck. Only periodic replacement of low-cost media in the pre-filter cartridges is required for long-term operation, and there is absolutely no need to replace expensive biofiltration media.





Bio Clean
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biocleanenvironmental.com

0830_2021

WASHINGTON STATE DEPARTMENT OF ECOLOGY

July 2017

GENERAL USE LEVEL DESIGNATION FOR BASIC, ENHANCED, AND PHOSPHORUS TREATMENT

For the

MWS-Linear Modular Wetland

Ecology's Decision:

Based on Modular Wetland Systems, Inc. application submissions, including the Technical Evaluation Report, dated April 1, 2014, Ecology hereby issues the following use level designation:

1. General use level designation (GULD) for the MWS-Linear Modular Wetland Stormwater Treatment System for Basic treatment
    - Sized at a hydraulic loading rate of 1 gallon per minute (gpm) per square foot (sq ft) of wetland cell surface area. For moderate pollutant loading rates (low to medium density residential basins), size the Prefilters at 3.0 gpm/sq ft of cartridge surface area. For high loading rates (commercial and industrial basins), size the Prefilters at 2.1 gpm/sq ft of cartridge surface area.
2. General use level designation (GULD) for the MWS-Linear Modular Wetland Stormwater Treatment System for Phosphorus treatment
    - Sized at a hydraulic loading rate of 1 gallon per minute (gpm) per square foot (sq ft) of wetland cell surface area. For moderate pollutant loading rates (low to medium density residential basins), size the Prefilters at 3.0 gpm/sq ft of cartridge surface area. For high loading rates (commercial and industrial basins), size the Prefilters at 2.1 gpm/sq ft of cartridge surface area.
3. General use level designation (GULD) for the MWS-Linear Modular Wetland Stormwater Treatment System for Enhanced treatment
    - Sized at a hydraulic loading rate of 1 gallon per minute (gpm) per square foot (sq ft) of wetland cell surface area. For moderate pollutant loading rates (low to medium density residential basins), size the Prefilters at 3.0 gpm/sq ft of cartridge surface area. For high loading rates (commercial and industrial basins), size the Prefilters at 2.1 gpm/sq ft of cartridge surface area.

4. Ecology approves the MWS - Linear Modular Wetland Stormwater Treatment System units for Basic, Phosphorus, and Enhanced treatment at the hydraulic loading rate listed above. Designers shall calculate the water quality design flow rates using the following procedures:
    - Western Washington: For treatment installed upstream of detention or retention, the water quality design flow rate is the peak 15-minute flow rate as calculated using the latest version of the Western Washington Hydrology Model or other Ecology-approved continuous runoff model.
    - Eastern Washington: For treatment installed upstream of detention or retention, the water quality design flow rate is the peak 15-minute flow rate as calculated using one of the three methods described in Chapter 2.2.5 of the Stormwater Management Manual for Eastern Washington (SWMMEW) or local manual.
    - Entire State: For treatment installed downstream of detention, the water quality design flow rate is the full 2-year release rate of the detention facility.
5. These use level designations have no expiration date but may be revoked or amended by Ecology, and are subject to the conditions specified below.

Ecology's Conditions of Use:

Applicants shall comply with the following conditions:

1. Design, assemble, install, operate, and maintain the MWS – Linear Modular Wetland Stormwater Treatment System units, in accordance with Modular Wetland Systems, Inc. applicable manuals and documents and the Ecology Decision.
2. Each site plan must undergo Modular Wetland Systems, Inc. review and approval before site installation. This ensures that site grading and slope are appropriate for use of a MWS – Linear Modular Wetland Stormwater Treatment System unit.
3. MWS – Linear Modular Wetland Stormwater Treatment System media shall conform to the specifications submitted to, and approved by, Ecology.
4. The applicant tested the MWS – Linear Modular Wetland Stormwater Treatment System with an external bypass weir. This weir limited the depth of water flowing through the media, and therefore the active treatment area, to below the root zone of the plants. This GULD applies to MWS – Linear Modular Wetland Stormwater Treatment Systems whether plants are included in the final product or not.
5. Maintenance: The required maintenance interval for stormwater treatment devices is often dependent upon the degree of pollutant loading from a particular drainage basin. Therefore, Ecology does not endorse or recommend a "one size fits all" maintenance cycle for a particular model/size of manufactured filter treatment device.
    - Typically, Modular Wetland Systems, Inc. designs MWS - Linear Modular Wetland systems for a target prefilter media life of 6 to 12 months.
    - Indications of the need for maintenance include effluent flow decreasing to below the design flow rate or decrease in treatment below required levels.
    - Owners/operators must inspect MWS - Linear Modular Wetland systems for a minimum of twelve months from the start of post-construction operation to determine site-specific

maintenance schedules and requirements. You must conduct inspections monthly during the wet season, and every other month during the dry season. (According to the SWMMWW, the wet season in western Washington is October 1 to April 30. According to SWMMEW, the wet season in eastern Washington is October 1 to June 30). After the first year of operation, owners/operators must conduct inspections based on the findings during the first year of inspections.

- Conduct inspections by qualified personnel, follow manufacturer's guidelines, and use methods capable of determining either a decrease in treated effluent flowrate and/or a decrease in pollutant removal ability.
- When inspections are performed, the following findings typically serve as maintenance triggers:
    - Standing water remains in the vault between rain events, or
    - Bypass occurs during storms smaller than the design storm.
    - If excessive floatables (trash and debris) are present (but no standing water or excessive sedimentation), perform a minor maintenance consisting of gross solids removal, not prefilter media replacement.
    - Additional data collection will be used to create a correlation between pretreatment chamber sediment depth and pre-filter clogging (see *Issues to be Addressed by the Company* section below)

6. Discharges from the MWS - Linear Modular Wetland Stormwater Treatment System units shall not cause or contribute to water quality standards violations in receiving waters.

Applicant:	Modular Wetland Systems, Inc.
Applicant's Address:	*PO. Box 869* *Oceanside, CA 92054*

Application Documents:

- *Original Application for Conditional Use Level Designation*, Modular Wetland System, Linear Stormwater Filtration System Modular Wetland Systems, Inc., January 2011
- *Quality Assurance Project Plan*: Modular Wetland system – Linear Treatment System performance Monitoring Project, draft, January 2011.
- *Revised Application for Conditional Use Level Designation*, Modular Wetland System, Linear Stormwater Filtration System Modular Wetland Systems, Inc., May 2011
- *Memorandum: Modular Wetland System-Linear GULD Application Supplementary Data, April 2014*
- *Technical Evaluation Report: Modular Wetland System Stormwater Treatment System Performance Monitoring, April 2014.*

Applicant's Use Level Request:

General use level designation as a Basic, Enhanced, and Phosphorus treatment device in accordance with Ecology's Guidance for Evaluating Emerging Stormwater Treatment Technologies Technology Assessment Protocol – Ecology (TAPE) January 2011 Revision.

Applicant's Performance Claims:

- The MWS – Linear Modular wetland is capable of removing a minimum of 80-percent of TSS from stormwater with influent concentrations between 100 and 200 mg/l.
- The MWS – Linear Modular wetland is capable of removing a minimum of 50-percent of Total Phosphorus from stormwater with influent concentrations between 0.1 and 0.5 mg/l.
- The MWS – Linear Modular wetland is capable of removing a minimum of 30-percent of dissolved Copper from stormwater with influent concentrations between 0.005 and 0.020 mg/l.
- The MWS – Linear Modular wetland is capable of removing a minimum of 60-percent of dissolved Zinc from stormwater with influent concentrations between 0.02 and 0.30 mg/l.

Ecology Recommendations:

- Modular Wetland Systems, Inc. has shown Ecology, through laboratory and field-testing, that the MWS - Linear Modular Wetland Stormwater Treatment System filter system is capable of attaining Ecology's Basic, Total phosphorus, and Enhanced treatment goals.

Findings of Fact:

Laboratory Testing

The MWS-Linear Modular wetland has the:

- Capability to remove 99 percent of total suspended solids (using Sil-Co-Sil 106) in a quarter-scale model with influent concentrations of 270 mg/L.
- Capability to remove 91 percent of total suspended solids (using Sil-Co-Sil 106) in laboratory conditions with influent concentrations of 84.6 mg/L at a flow rate of 3.0 gpm per square foot of media.
- Capability to remove 93 percent of dissolved Copper in a quarter-scale model with influent concentrations of 0.757 mg/L.
- Capability to remove 79 percent of dissolved Copper in laboratory conditions with influent concentrations of 0.567 mg/L at a flow rate of 3.0 gpm per square foot of media.
- Capability to remove 80.5-percent of dissolved Zinc in a quarter-scale model with influent concentrations of 0.95 mg/L at a flow rate of 3.0 gpm per square foot of media.
- Capability to remove 78-percent of dissolved Zinc in laboratory conditions with influent concentrations of 0.75 mg/L at a flow rate of 3.0 gpm per square foot of media.

Field Testing

- Modular Wetland Systems, Inc. conducted monitoring of an MWS-Linear (Model # MWS-L-4-13) from April 2012 through May 2013, at a transportation maintenance facility in Portland, Oregon. The manufacturer collected flow-weighted composite samples of the system's influent and effluent during 28 separate storm events. The system treated approximately 75 percent of the runoff from 53.5 inches of rainfall during the monitoring period. The applicant sized the system at 1 gpm/sq ft. (wetland media) and 3gpm/sq ft. (prefilter).
- Influent TSS concentrations for qualifying sampled storm events ranged from 20 to 339 mg/L. Average TSS removal for influent concentrations greater than 100 mg/L (n=7) averaged 85 percent. For influent concentrations in the range of 20-100 mg/L (n=18), the upper 95 percent confidence interval about the mean effluent concentration was 12.8 mg/L.
- Total phosphorus removal for 17 events with influent TP concentrations in the range of 0.1 to 0.5 mg/L averaged 65 percent. A bootstrap estimate of the lower 95 percent confidence limit (LCL95) of the mean total phosphorus reduction was 58 percent.
- The lower 95 percent confidence limit of the mean percent removal was 60.5 percent for dissolved zinc for influent concentrations in the range of 0.02 to 0.3 mg/L (n=11). The lower 95 percent confidence limit of the mean percent removal was 32.5 percent for dissolved copper for influent concentrations in the range of 0.005 to 0.02 mg/L (n=14) at flow rates up to 28 gpm (design flow rate 41 gpm). Laboratory test data augmented the data set, showing dissolved copper removal at the design flow rate of 41 gpm (93 percent reduction in influent dissolved copper of 0.757 mg/L).

Issues to be addressed by the Company:

1. Modular Wetland Systems, Inc. should collect maintenance and inspection data for the first year on all installations in the Northwest in order to assess standard maintenance requirements for various land uses in the region. Modular Wetland Systems, Inc. should use these data to establish required maintenance cycles.
2. Modular Wetland Systems, Inc. should collect pre-treatment chamber sediment depth data for the first year of operation for all installations in the Northwest. Modular Wetland Systems, Inc. will use these data to create a correlation between sediment depth and pre-filter clogging.

Technology Description:
Download at http://www.modularwetlands.com/

Contact Information:

Applicant: Zach Kent
BioClean A Forterra Company.
398 Vi9a El Centro
Oceanside, CA 92058
zach.kent@forterrabp.com

Applicant website: http://www.modularwetlands.com/

Ecology web link: http://www.ecy.wa.gov/programs/wg/stormwater/newtech/index.html

Ecology: Douglas C. Howie, P.E.
Department of Ecology
Water Quality Program
(360) 407-6444
douglas.howie@ecy.wa.gov

Revision History

Date	Revision
June 2011	Original use-level-designation document
September 2012	Revised dates for TER and expiration
January 2013	Modified Design Storm Description, added Revision Table, added maintenance discussion, modified format in accordance with Ecology standard
December 2013	Updated name of Applicant
April 2014	Approved GULD designation for Basic, Phosphorus, and Enhanced treatment
December 2015	Updated GULD to document the acceptance of MWS-Linear Modular Wetland installations with or without the inclusion of plants
July 2017	Revised Manufacturer Contact Information (name, address, and email)

Storm Water Pollutant Control Hydrologic Calculations and Sizing Methods

Runoff Factor

Equation B.1-2: Estimating Runoff Factor for Area

$$C = \sum CxAx / \sum Ax$$

where:

Cx = Runoff factor for area
Ax = Tributary area X

These runoff factors apply to areas receiving direct rainfall only. For conditions in which runoff is routed onto a surface from an adjacent surface, see Section B.2 for determining composite runoff factors for these areas.

Table B.1-1: Runoff factors for surfaces draining to BMPs – Pollutant Control BMPs

Surface	Runoff Factor
Roofs	0.90
Concrete or Asphalt	0.90
Unit Pavers (grouted)	0.90
Decomposed Granite	0.30
Cobbles or Crushed Aggregate	0.30
Amended, Mulched Soils or Landscape	0.10
Compacted Soil (e.g., unpaved parking)	0.30
Natural (A Soil)	0.10
Natural (B Soil)	0.14
Natural (C Soil)	0.23
Natural (D Soil)	0.30

DMA ID.	Pervious Surface	$C_{pervious}$	$A_{pervious}$ (SF)	Semi-pervious Surface	$C_{semi\text{-}pervious}$	$A_{semi\text{-}pervious}$ (SF)	Impervious Surface	$C_{impervious}$	$A_{impervious}$ (SF)	$C=\sum CxAx/\sum Ax$
1	Landscaping	0.10	5,000	Pervious Pavers	0.23	0	Roofs / Concrete	0.90	38,930	0.81
2	Landscaping	0.10	15,950	Pervious Pavers	0.23	9,760	Roofs / Concrete	0.90	37,020	0.59
3	Landscaping	0.10	1,790	Pervious Pavers	0.23	3,930	Roofs / Concrete	0.90	42,570	0.82
4	Landscaping	0.10	4,400	Pervious Pavers	0.23	4,310	Roofs / Concrete	0.90	22,640	0.70

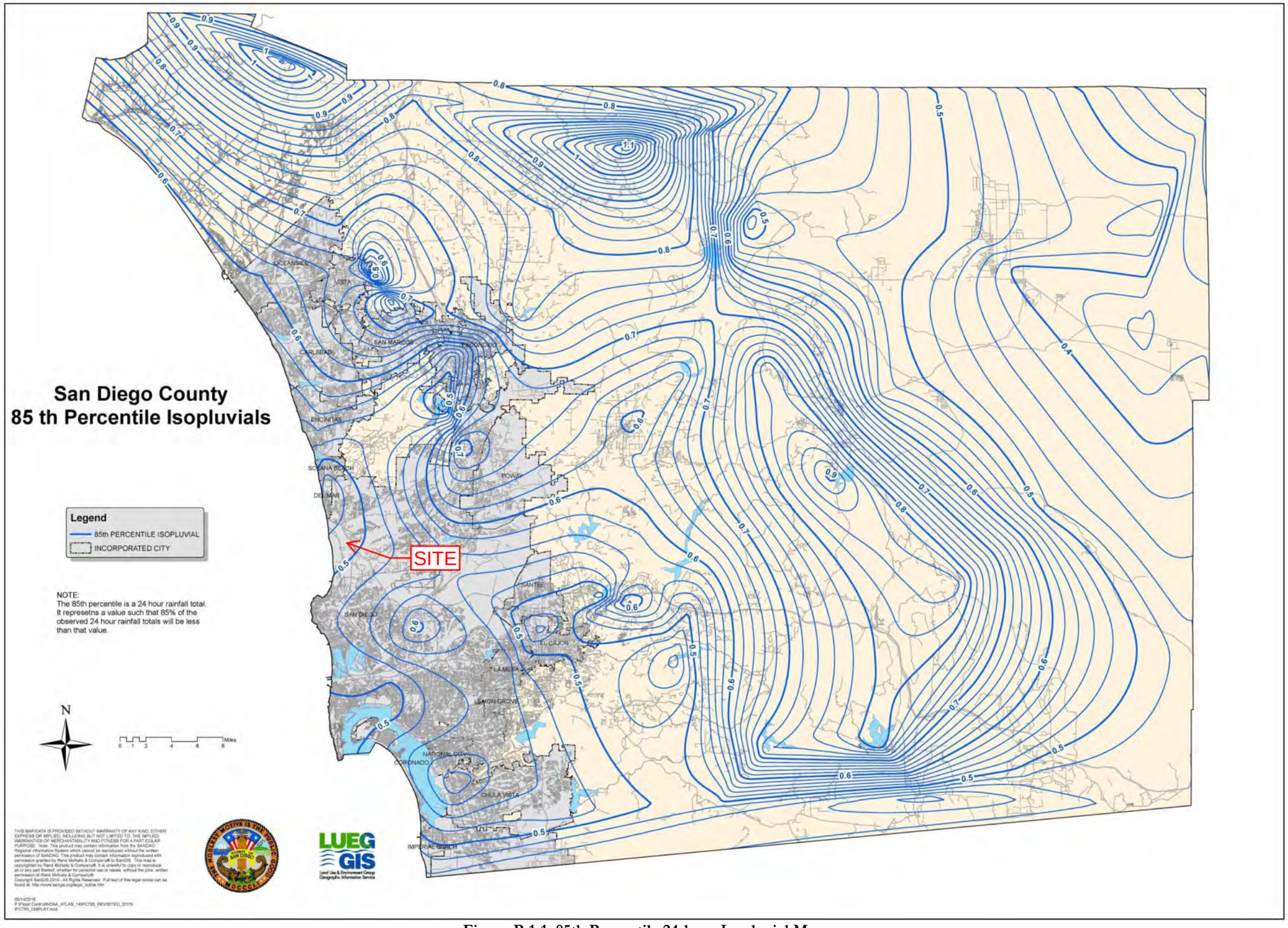
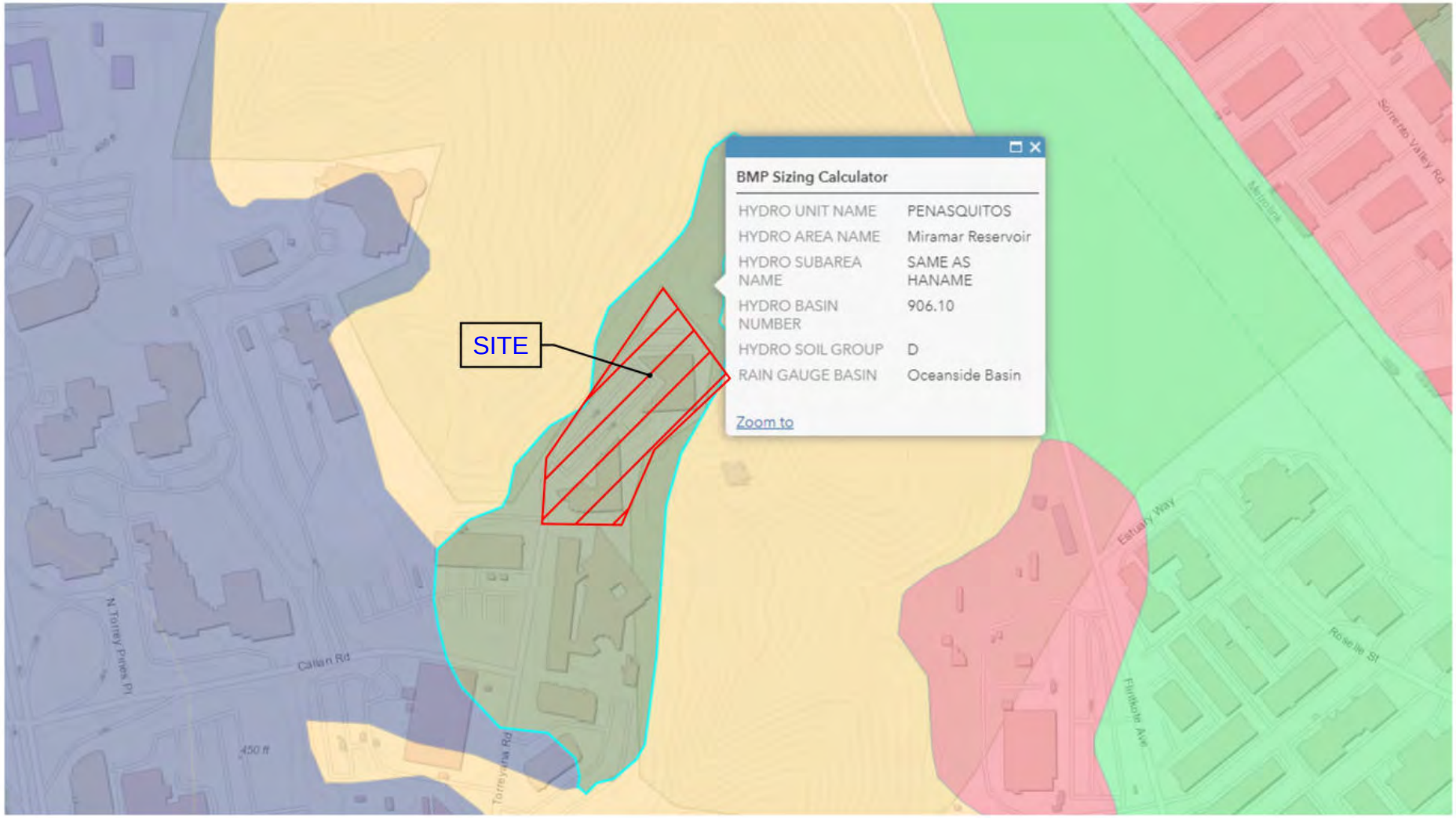


Figure B.1-1: 85th Percentile 24-hour Isopluvial Map

BMP Sizing Calculator - San Diego County

HCP TORREYANA



Attachment 2
Backup for PDP Hydromodification Control Measures

This is the cover sheet for Attachment 2.

☐ Mark this box if this attachment is empty because the project is exempt from PDP hydromodification management requirements.

Project Name: TORREYANA CAMPUS CDP

Indicate which Items are Included:

Attachment Sequence	Contents	Checklist
Attachment 2a	Hydromodification Management Exhibit (Required)	☑ Included See Hydromodification Management Exhibit Checklist.
Attachment 2b	Management of Critical Coarse Sediment Yield Areas (WMAA Exhibit is required, additional analyses are optional) See Section 6.2 of the BMP Design Manual.	☑ Exhibit showing project drainage boundaries marked on WMAA Critical Coarse Sediment Yield Area Map (Required) Optional analyses for Critical Coarse Sediment Yield Area Determination ☐ 6.2.1 Verification of Geomorphic Landscape Units Onsite ☐ 6.2.2 Downstream Systems Sensitivity to Coarse Sediment ☐ 6.2.3 Optional Additional Analysis of Potential Critical Coarse Sediment Yield Areas Onsite
Attachment 2c	Geomorphic Assessment of Receiving Channels (Optional) See Section 6.3.4 of the BMP Design Manual.	☑ Not Performed ☐ Included ☐ Submitted as separate stand-alone document
Attachment 2d	Flow Control Facility Design and Structural BMP Drawdown Calculations (Required) Overflow Design Summary for each structural BMP See Chapter 6 and Appendix G of the BMP Design Manual	☑ Included ☐ Submitted as separate stand-alone document

Project Name: TORREYANA CAMPUS CDP

Use this checklist to ensure the required information has been included on the Hydromodification Management Exhibit:

The Hydromodification Management Exhibit must identify:

- ☑ Underlying hydrologic soil group
- ☑ Approximate depth to groundwater
- ☑ Existing natural hydrologic features (watercourses, seeps, springs, wetlands)
- ☑ Critical coarse sediment yield areas to be protected OR provide a separate map showing that the project site is outside of any critical coarse sediment yield areas
- ☑ Existing topography
- ☑ Existing and proposed site drainage network and connections to drainage offsite
- ☑ Proposed grading
- ☑ Proposed impervious features
- ☑ Proposed design features and surface treatments used to minimize imperviousness
- ☑ Point(s) of Compliance (POC) for Hydromodification Management
  Existing and proposed drainage boundary and drainage area to each POC (when necessary, create separate exhibits for pre-development and post-project conditions)
- ☑ Structural BMPs for hydromodification management (identify location, type of BMP, and size/detail).

SEE ATTACHMENT 1 FOR HYDROMODIFICATION EXHIBIT

BMP Sizing Spreadsheet V3.1			
Project Name:	HCP Torreyana	Hydrologic Unit:	906.1
Project Applicant:	0	Rain Gauge:	Oceanside
Jurisdiction:	City of San Diego	Total Project Area:	121,660
Parcel (APN):	340 010 30 00	Low Flow Threshold:	0.1Q2
BMP Name:	BMP 1	BMP Type:	Cistern
BMP Native Soil Type:	N/A - Impervious Liner	BMP Infiltration Rate (in/hr):	NA

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]	Volume	Volume (CF)
DMA #1	43,930	D	Flat	Concrete	1.0	0.12	5272
						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	43,930					Minimum BMP Size	5272
						Proposed BMP Size*	5500

* Assumes standard configuration

Standard Cistern Depth (Overflow Elevation)	3.5	ft
Provided Cistern Depth (Overflow Elevation)	3.5	ft
Minimum Required Cistern Footprint)	1506	CF

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, May 2018. For questions or concerns please contact the jurisdiction in which your project is located.

BMP Sizing Spreadsheet V3.1			
Project Name:	HCP Torreyana	Hydrologic Unit:	906.1
Project Applicant:	0	Rain Gauge:	Oceanside
Jurisdiction:	City of San Diego	Total Project Area:	121,660
Parcel (APN):	340 010 30 00	Low Flow Threshold:	0.1Q2
BMP Name	BMP 1	BMP Type:	Cistern

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 #1	Oceanside	D	Flat	0.571	1.008	0.058	**0.85**

3.50	**0.058**	**0.85**	**1.04**
Max Orifice Head (feet)	**Max Tot. Allowable Orifice Flow (cfs)**	**Max Tot. Allowable Orifice Area (in^2)**	**Max Orifice Diameter (in)**

Provide Hand Calc.	**0.053**	**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)	Provide Hand Calculation

BMP Sizing Spreadsheet V3.1			
Project Name:	HCP Torreyana	Hydrologic Unit:	906.1
Project Applicant:	0	Rain Gauge:	Oceanside
Jurisdiction:	City of San Diego	Total Project Area:	121,660
Parcel (APN):	340 010 30 00	Low Flow Threshold:	0.1Q2
BMP Name:	BMP 2	BMP Type:	Cistern
BMP Native Soil Type:	N/A - Impervious Liner	BMP Infiltration Rate (in/hr):	NA

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]	Volume	Volume (CF)
DMA #2	62,730	D	Flat	Concrete	1.0	0.12	7528
						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	62,730					Minimum BMP Size	7528
						Proposed BMP Size*	8000

* Assumes standard configuration

Standard Cistern Depth (Overflow Elevation)	3.5	ft
Provided Cistern Depth (Overflow Elevation)	3.5	ft
Minimum Required Cistern Footprint)	2151	CF

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, May 2018. For questions or concerns please contact the jurisdiction in which your project is located.

BMP Sizing Spreadsheet V3.1			
Project Name:	HCP Torreyana	Hydrologic Unit:	906.1
Project Applicant:	0	Rain Gauge:	Oceanside
Jurisdiction:	City of San Diego	Total Project Area:	121,660
Parcel (APN):	340 010 30 00	Low Flow Threshold:	0.1Q2
BMP Name	BMP 2	BMP Type:	Cistern

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 #2	Oceanside	D	Flat	0.571	1.440	0.082	**1.21**

3.50	**0.082**	**1.21**	**1.24**
Max Orifice Head (feet)	**Max Tot. Allowable Orifice Flow (cfs)**	**Max Tot. Allowable Orifice Area (in^2)**	**Max Orifice Diameter (in)**

Provide Hand Calc.	**0.053**	**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)	Provide Hand Calculation

BMP Sizing Spreadsheet V3.1			
Project Name:	HCP Torreyana	Hydrologic Unit:	906.1
Project Applicant:	0	Rain Gauge:	Oceanside
Jurisdiction:	City of San Diego	Total Project Area:	121,660
Parcel (APN):	340 010 30 00	Low Flow Threshold:	0.1Q2
BMP Name:	BMP 3	BMP Type:	Cistern
BMP Native Soil Type:	N/A - Impervious Liner	BMP Infiltration Rate (in/hr):	NA

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]	Volume	Volume (CF)
DMA #3	25,650	D	Flat	Concrete	1.0	0.12	3078
						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	25,650					Minimum BMP Size	3078
						Proposed BMP Size*	3400

* Assumes standard configuration

Standard Cistern Depth (Overflow Elevation)	3.5	ft
Provided Cistern Depth (Overflow Elevation)	3.5	ft
Minimum Required Cistern Footprint)	879	CF

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, May 2018. For questions or concerns please contact the jurisdiction in which your project is located.

BMP Sizing Spreadsheet V3.1			
Project Name:	HCP Torreyana	Hydrologic Unit:	906.1
Project Applicant:	0	Rain Gauge:	Oceanside
Jurisdiction:	City of San Diego	Total Project Area:	121,660
Parcel (APN):	340 010 30 00	Low Flow Threshold:	0.1Q2
BMP Name	BMP 3	BMP Type:	Cistern

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 #3	Oceanside	D	Flat	0.571	0.589	0.034	**0.50**

3.50	**0.034**	**0.50**	**0.79**
Max Orifice Head (feet)	**Max Tot. Allowable Orifice Flow (cfs)**	**Max Tot. Allowable Orifice Area (in^2)**	**Max Orifice Diameter (in)**

Provide Hand Calc.	**0.030**	**0.44**	**0.750**
Average outflow during surface drawdown (cfs)	Max Orifice Outflow (cfs)	Actual Orifice Area (in^2)	Selected Orifice Diameter (in)

Drawdown (Hrs)	Provide Hand Calculation

BMP Sizing Spreadsheet V3.1			
Project Name:	HCP Torreyana	Hydrologic Unit:	906.1
Project Applicant:	0	Rain Gauge:	Oceanside
Jurisdiction:	City of San Diego	Total Project Area:	121,660
Parcel (APN):	340 010 30 00	Low Flow Threshold:	0.1Q2
BMP Name:	BMP 4	BMP Type:	Cistern
BMP Native Soil Type:	N/A - Impervious Liner	BMP Infiltration Rate (in/hr):	NA

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]	Volume	Volume (CF)
DMA #4	31,350	D	Flat	Concrete	1.0	0.12	3762
						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	31,350					Minimum BMP Size	3762
						Proposed BMP Size*	4100

* Assumes standard configuration

Standard Cistern Depth (Overflow Elevation)	3.5	ft
Provided Cistern Depth (Overflow Elevation)	3.5	ft
Minimum Required Cistern Footprint)	1075	CF

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,

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BMP Sizing Spreadsheet V3.1			
Project Name:	HCP Torreyana	Hydrologic Unit:	906.1
Project Applicant:	0	Rain Gauge:	Oceanside
Jurisdiction:	City of San Diego	Total Project Area:	121,660
Parcel (APN):	340 010 30 00	Low Flow Threshold:	0.1Q2
BMP Name	BMP 4	BMP Type:	Cistern

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 #4	Oceanside	D	Flat	0.571	0.720	0.041	**0.61**

3.50	**0.041**	**0.61**	**0.88**
Max Orifice Head (feet)	**Max Tot. Allowable Orifice Flow (cfs)**	**Max Tot. Allowable Orifice Area (in^2)**	**Max Orifice Diameter (in)**

Provide Hand Calc.	**0.041**	**0.60**	**0.875**
Average outflow during surface drawdown (cfs)	Max Orifice Outflow (cfs)	Actual Orifice Area (in^2)	Selected Orifice Diameter (in)

Drawdown (Hrs)	Provide Hand Calculation

Drawdown Time Calculations

Low Flow Orifice Discharge

1) $Q = C_d \times A \times (2gH)^{0.5}$ Orifice Discharge Equation

C_d = Orifice Coefficient = 0.60 (sharp, clean edge)

H = Water Head above orifice

g = Gravitational Acceleration = 32.2 ft/s^2

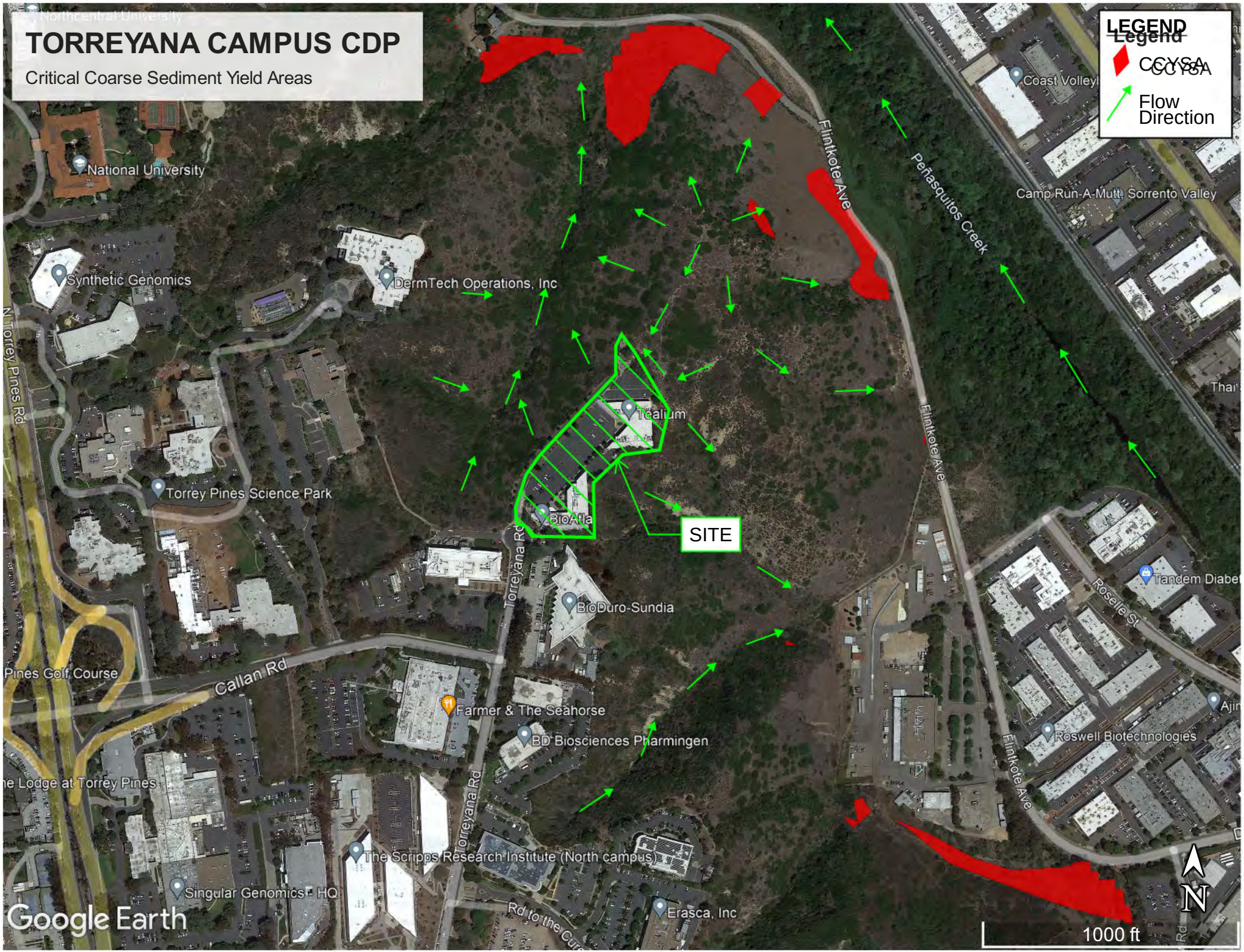
A = Area of the Orifice

BMP	Orifice Coefficient Cd	Orifice Diameter (inches)	Max. Orifice Area ($inch^2$)	Gravitational Acceleration ft/s^2	H (in)	H (ft)	Orifice Discharge Q (cfs)
1	0.6	1	0.79	32.2	36	3	0.0455
2	0.6	1	0.79	32.2	36	3	0.0455
3	0.6	0.75	0.44	32.2	36	3	0.0256
4	0.6	0.875	0.60	32.2	36	3	0.0348

Drawdown Time

2) $D = V / Q_{Orifice}$ Drawdown Time

BMP	Volume (cf)	$Q_{orifice}$ (cfs)	Drawdown Time (hours)	Conclusion
1	5500.0	0.045	33.6	< 96 hours - No Vector Control Required
2	8000.0	0.045	48.9	< 96 hours - No Vector Control Required
3	3400.0	0.026	36.9	< 96 hours - No Vector Control Required
4	4100.0	0.035	32.7	< 96 hours - No Vector Control Required


TORREYANA CAMPUS CDP
Critical Coarse Sediment Yield Areas
LEGEND
Legend
CCYSA
Flow Direction
SITE
National University
Synthetic Genomics
DermTech Operations, Inc
Torrey Pines Science Park
Tealium
BioAtla
BioDuro-Sundia
Farmer & The Seahorse
BD Biosciences Pharmingen
The Scripps Research Institute (North campus)
Singular Genomics - HQ
Erasca, Inc
Coast Volley
Camp Run-A-Mutt, Sorrento Valley
Tandem Diabe
Roswell Biotechnologies
Flintkote Ave
Peñasquitos Creek
Torreyana Rd
Callan Rd
Roselle St
N Torrey Pines Rd
Pines Golf Course
Lodge at Torrey Pines
Google Earth
1000 ft
N

Attachment 3
Structural BMP Maintenance Information

This is the cover sheet for Attachment 3.

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Indicate which Items are Included:

Attachment Sequence	Contents	Checklist
Attachment 3	Maintenance Agreement (Form DS-3247) (when applicable)	✔ Included Not applicable

Use this checklist to ensure the required information has been included in the Structural BMP Maintenance Information Attachment:

Attachment 3: For private entity operation and maintenance, Attachment 3 must include a Storm Water Management and Discharge Control Maintenance Agreement (Form DS-3247). The following information must be included in the exhibits attached to the maintenance agreement:

- ✔ Vicinity map
- ✔ Site design BMPs for which DCV reduction is claimed for meeting the pollutant control obligations.
- ✔ BMP and HMP location and dimensions
- ✔ BMP and HMP specifications/cross section/model
- ✔ Maintenance recommendations and frequency
- ✔ LID features such as (permeable paver and LS location, dim, SF).

OPERATION AND MAINTENANCE PLAN
for
Modular Wetland System

I. Introduction

The project proposes the re-development of an existing warehouse area by removing existing concrete and asphalt pads as well as part of an existing structure, and replacing the area with two new buildings. Based on the land use of the site, the anticipated pollutants generated by the project consist of sediment, nutrients, heavy metals, trash & debris, and oil & grease.

The selected structural BMPs for this project consists of one proprietary biofiltration basin (Modular Wetland System) per BF-3, which is based on the feasibility due to the site conditions. The anticipated pollutants shall be removed from runoff by filtration through the vegetation, sedimentation and absorption to soil particles, and infiltration through the engineered soil.

The Modular Wetland System is categorized as a flow-based biofiltration BMP that is sized to treat 1.5 times the Design Capture Volume (DCV) in order to comply with pollutant treatment control requirements. The Modular Wetland System consists of a triple chamber concrete unit with a side by side configuration that places the pretreatment and discharge chamber adjacent to one another with the biofiltration (wetland media) chamber running parallel on either side. This configuration allows for the removal of sediment and hydrocarbons in the pretreatment chamber before entering the biofiltration chamber where nutrients, such phosphorus are removed.

This facility will need adequate maintenance to function as designed.

II. Responsibility for Maintenance

The responsible party for maintenance of the structural BMP is San Diego Gas & Electric referred to herein as “Owner”.

III. Inspection and Maintenance Checklist

Inspection and Maintenance Checklists and Report Forms for the Structural BMPs are attached in Attachment A. The Source Control BMP fact sheets in Attachment B provide information for the Owner to train the care-takers.

IV. Inspection and Maintenance Schedule

At the minimum, the BMPs shall be inspected monthly, after each major rain event, pre-rainy season and after rainy season. As a guideline, a tentative schedule of maintenance frequency has been provided on page 3 which lists the maintenance indicators and the required actions for the selected structural BMP.

POST-CONSTRUCTION PERMANENT BMP / DRAINAGE STRUCTURES OPERATION MAINTENANCE PROCEDURE DETAILS

POST-CONSTRUCTION PERMANENT BMP/ DRAINAGE STRUCTURES	***MAINTENANCE INDICATORS***	***INSPECTION FREQUENCY***	***MAINTENANCE FREQUENCY***	***MAINTENANCE METHOD***	***QUANTITY***	***SHEET NUMBER(S)***
Modular Wetlands Vault (BF-3)	• *Sediment, litter, and debris accumulation of 1-inch*	*Quarterly (Jan. – Mar., April-June, July-Sept., & Oct.-Dec.)*	*Semi-annually (April 1 & Oct. 31)*	• *Remove sediment, litter, and debris with a trailer mounted, low profile jet-vac unit and dispose of properly* • *Inspect downstream outlet*	*4*	*See Grading Plans*
STORMTANK Chamber System (Detention BMP)	• *Standing water (over 96 hours)* • *Sediment, litter, and debris accumulation*	*Annually or after a major storm event*	*Annually*	• *Remove sediment, litter, and debris with a trailer mounted, low profile jet-vac unit and dispose of properly*	*8*	*See Grading Plans*
Chamber System Inlet Structures	• *Standing water* • *Sediment, litter, and debris accumulation of 1-inch*	*Annually or after a major storm event*	*Annually*	• *Remove sediment, litter, and debris using a jet-vac process and dispose of properly* • *Drain facility*	*4*	*See Grading Plans*
Chamber System Outlet Structure	• *Standing water (over 96 hours)* • *Sediment, litter, and debris accumulation of 1-inch* • *Damage to structural components*	*Annually or after a major storm event*	*Annually*	• *Remove sediment, litter, and debris and dispose of properly* • *Clear obstructions at the low flow orifice by unscrewing cap and removing sediment and debris* • *Repair or replace as applicable*	*4*	*See Grading Plans*

V. Records

Each owner shall maintain records of the self-certification forms for a minimum of 5-year period, excepting the initial year, the period of warranty.

ATTACHMENT A

ANNUAL REPORT FORM

INSPECTION AND MAINTENANCE CHECKLISTS:

1. PROPRIETARY BIOFILTRATION - MODULAR WETLANDS SYSTEM

Bio Clean

A Forterra Company

Modular Wetlands® Linear

A Stormwater Biofiltration Solution

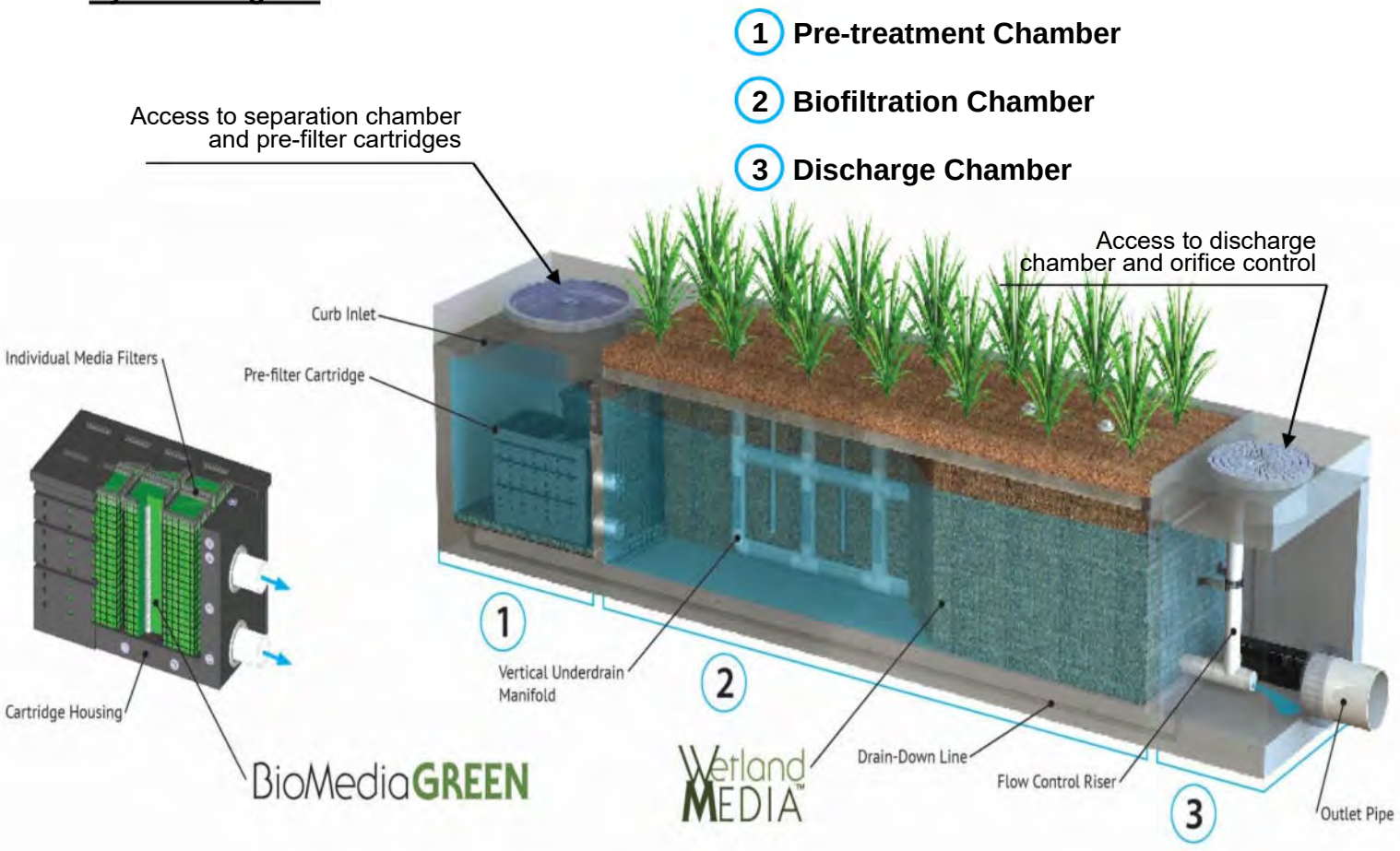
OPERATION & MAINTENANCE MANUAL

Inspection Guidelines for Modular Wetland System - Linear

Inspection Summary

- Inspect Pre-Treatment, Biofiltration and Discharge Chambers – average inspection interval is 6 to 12 months.
    - (1*5 minute average inspection time*).
- NOTE: Pollutant loading varies greatly from site to site and no two sites are the same. Therefore, the first year requires inspection monthly during the wet season and every other month during the dry season in order to observe and record the amount of pollutant loading the system is receiving.

System Diagram



Inspection Overview

As with all stormwater BMPs inspection and maintenance on the MWS Linear is necessary. Stormwater regulations require that all BMPs be inspected and maintained to ensure they are operating as designed to allow for effective pollutant removal and provide protection to receiving water bodies. It is recommended that inspections be performed multiple times during the first year to assess the site specific loading conditions. This is recommended because pollutant loading and pollutant characteristics can vary greatly from site to site. Variables such as nearby soil erosion or construction sites, winter sanding on roads, amount of daily traffic and land use can increase pollutant loading on the system. The first year of inspections can be used to set inspection and maintenance intervals for subsequent years to ensure appropriate maintenance is provided. Without appropriate maintenance a BMP will exceed its storage capacity which can negatively affect its continued performance in removing and retaining captured pollutants.

Inspection Equipment

Following is a list of equipment to allow for simple and effective inspection of the MWS Linear:

- Modular Wetland Inspection Form
- Flashlight
- Manhole hook or appropriate tools to remove access hatches and covers
- Appropriate traffic control signage and procedures
- Measuring pole and/or tape measure.
- Protective clothing and eye protection.
- 7/16” open or closed ended wrench.
- Large permanent black marker (initial inspections only – first year)
- Note: entering a confined space requires appropriate safety and certification. It is generally not required for routine inspections of the system.



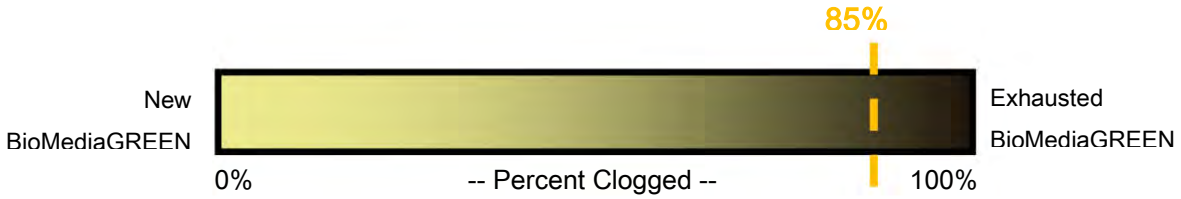
Inspection Steps

The core to any successful stormwater BMP maintenance program is routine inspections. The inspection steps required on the MWS Linear are quick and easy. As mentioned above the first year should be seen as the maintenance interval establishment phase. During the first year more frequent inspections should occur in order to gather loading data and maintenance requirements for that specific site. This information can be used to establish a base for long term inspection and maintenance interval requirements.

The MWS Linear can be inspected though visual observation without entry into the system. All necessary pre-inspection steps must be carried out before inspection occurs, especially traffic control and other safety measures to protect the inspector and near-by pedestrians from any dangers associated with an open access hatch or manhole. Once these access covers have been safely opened the inspection process can proceed:

- Prepare the inspection form by writing in the necessary information including project name, location, date & time, unit number and other info (see inspection form).
- Observe the inside of the system through the access hatches. If minimal light is available and vision into the unit is impaired utilize a flashlight to see inside the system and all of its chambers.
- Look for any out of the ordinary obstructions in the inflow pipe, pre-treatment chamber, biofiltration chamber, discharge chamber or outflow pipe. Write down any observations on the inspection form.
- Through observation and/or digital photographs estimate the amount of trash, debris and sediment accumulated in the pre-treatment chamber. Utilizing a tape measure or measuring stick estimate the amount of trash, debris and sediment in this chamber. Record this depth on the inspection form.

- Through visual observation inspect the condition of the pre-filter cartridges. Look for excessive build-up of sediments on the cartridges, any build-up on the top of the cartridges, or clogging of the holes. Record this information on the inspection form. The pre-filter cartridges can further be inspected by removing the cartridge tops and assessing the color of the BioMediaGREEN filter cubes (requires entry into pre-treatment chamber – see notes above regarding confined space entry). Record the color of the material. New material is a light green in color. As the media becomes clogged it will turn darker in color, eventually becoming dark brown or black. Using the below color indicator record the percentage of media exhausted.



- The biofiltration chamber is generally maintenance free due to the system's advanced pre-treatment chamber. For units which have open planters with vegetation it is recommended that the vegetation be inspected. Look for any plants that are dead or showing signs of disease or other negative stressors. Record the general health of the plants on the inspection and indicate through visual observation or digital photographs if trimming of the vegetation is needed.
- The discharge chamber houses the orifice control structure, drain down filter and is connected to the outflow pipe. It is important to check to ensure the orifice is in proper operating conditions and free of any obstructions. It is also important to assess the condition of the drain down filter media which utilizes a block form of the BioMediaGREEN. Assess in the same manner as the cubes in the Pre-Filter Cartridge as mentioned above. Generally, the discharge chamber will be clean and free of debris. Inspect the water marks on the side walls. If possible, inspect the discharge chamber during a rain event to assess the amount of flow leaving the system while it is at 100% capacity (pre-treatment chamber water level at peak HGL). The water level of the flowing water should be compared to the watermark level on the side walls which is an indicator of the highest discharge rate the system achieved when initially installed. Record on the form is there is any difference in level from watermark in inches.

- NOTE: During the first few storms the water level in the outflow chamber should be observed and a 6” long horizontal watermark line drawn (using a large permanent marker) at the water level in the discharge chamber while the system is operating at 100% capacity. The diagram below illustrates where a line should be drawn. This line is a reference point for future inspections of the system:







Using a permanent marker draw a 6 inch long horizontal line, as shown, at the higher water level in the MWS Linear discharge chamber.

- Water level in the discharge chamber is a function of flow rate and pipe size. Observation of water level during the first few months of operation can be used as a benchmark level for future inspections. The initial mark and all future observations shall be made when system is at 100% capacity (water level at maximum level in pre-treatment chamber). If future water levels are below this mark when system is at 100% capacity this is an indicator that maintenance to the pre-filter cartridges may be needed.
- Finalize inspection report for analysis by the maintenance manager to determine if maintenance is required.

Maintenance Indicators

Based upon observations made during inspection, maintenance of the system may be required based on the following indicators:

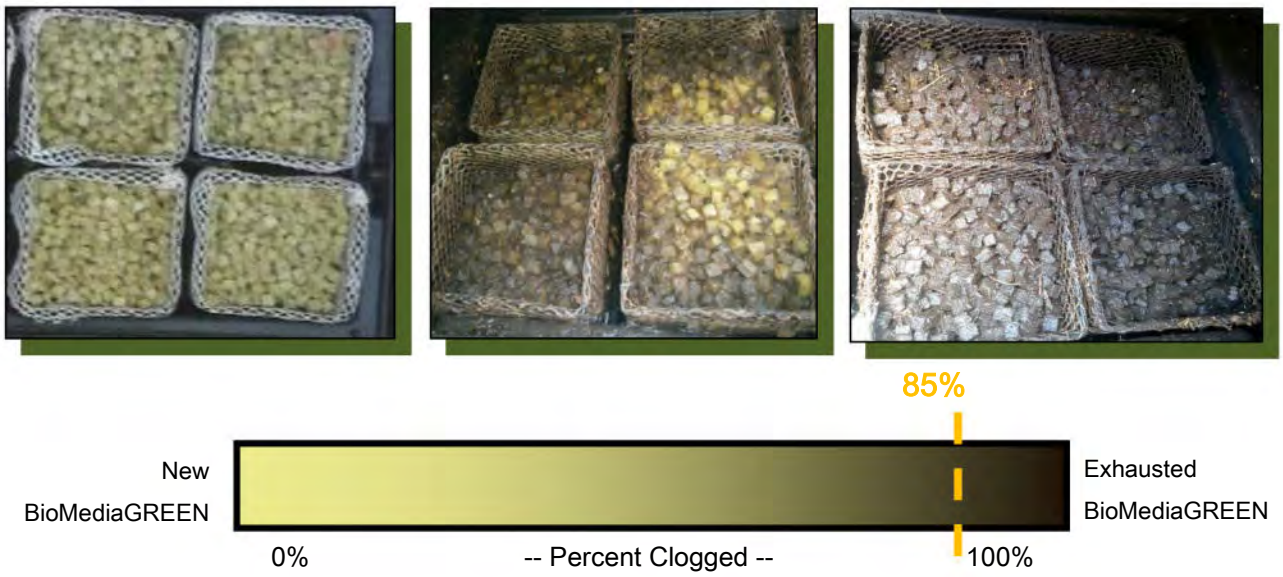
- Missing or damaged internal components or cartridges.
- Obstructions in the system or its inlet or outlet.
- Excessive accumulation of floatables in the pre-treatment chamber in which the length and width of the chamber is fully impacted more than 18”.



- Excessive accumulation of sediment in the pre-treatment chamber of more than 6” in depth.



- Excessive accumulation of sediment on the BioMediaGREEN media housed within the pre-filter cartridges. The following chart shows photos of the condition of the BioMediaGREEN contained within the pre-filter cartridges. When media is more than 85% clogged replacement is required.



- Excessive accumulation of sediment on the BioMediaGREEN media housed within the drain down filter. The following photos show of the condition of the BioMediaGREEN contained within the drain down filter. When media is more than 85% clogged replacement is required.





- Overgrown vegetation.





- Water level in discharge chamber during 100% operating capacity (pre-treatment chamber water level at max height) is lower than the watermark by 20%.

Inspection Notes

1. Following maintenance and/or inspection, it is recommended the maintenance operator prepare a maintenance/inspection record. The record should include any maintenance activities performed, amount and description of debris collected, and condition of the system and its various filter mechanisms.

2. The owner should keep maintenance/inspection record(s) for a minimum of five years from the date of maintenance. These records should be made available to the governing municipality for inspection upon request at any time.

3. Transport all debris, trash, organics and sediments to approved facility for disposal in accordance with local and state requirements.

4. Entry into chambers may require confined space training based on state and local regulations.

5. No fertilizer shall be used in the Biofiltration Chamber.

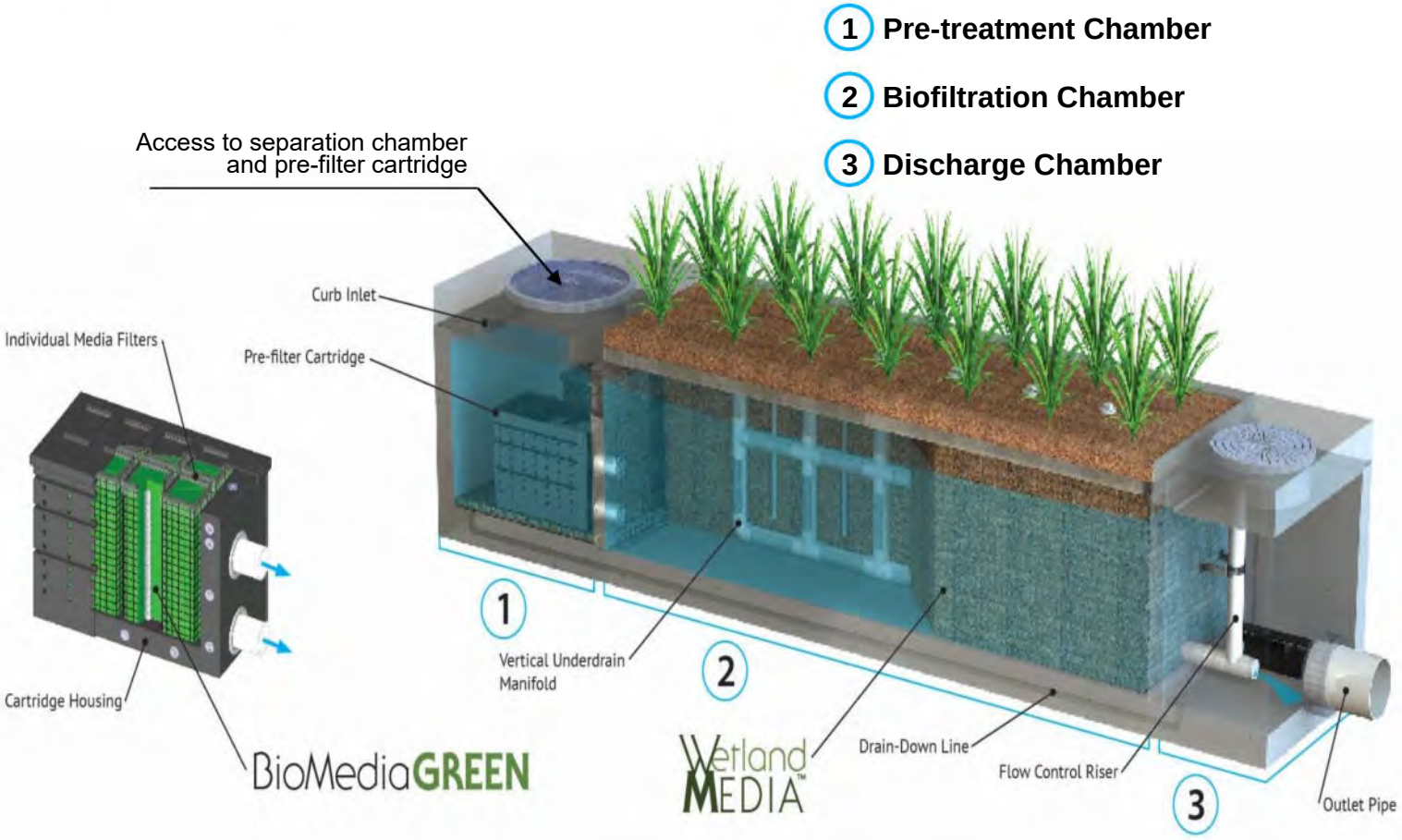
6. Irrigation should be provided as recommended by manufacturer and/or landscape architect. Amount of irrigation required is dependent on plant species. Some plants may not require irrigation after initial establishment.

Maintenance Guidelines for Modular Wetland System - Linear

Maintenance Summary

- Remove Sediment from Pre-Treatment Chamber – average maintenance interval is 12 to 24 months.
  - (*10 minute average service time*).
- Replace Pre-Filter Cartridge Media – average maintenance interval 12 to 24 months.
  - (*10-15 minute per cartridge average service time*).
- Trim Vegetation – average maintenance interval is 6 to 12 months.
  - (*Service time varies*).

System Diagram



Maintenance Overview

The time has come to maintain your Modular Wetland System Linear (MWS Linear). To ensure successful and efficient maintenance on the system we recommend the following. The MWS Linear can be maintained by removing the access hatches over the systems various chambers. All necessary pre-maintenance steps must be carried out before maintenance occurs, especially traffic control and other safety measures to protect the inspector and near-by pedestrians from any dangers associated with an open access hatch or manhole. Once traffic control has been set up per local and state regulations and access covers have been safely opened the maintenance process can begin. It should be noted that some maintenance activities require confined space entry. All confined space requirements must be strictly followed before entry into the system. In addition the following is recommended:

- Prepare the maintenance form by writing in the necessary information including project name, location, date & time, unit number and other info (see maintenance form).
- Set up all appropriate safety and cleaning equipment.
- Ensure traffic control is set up and properly positioned.
- Prepare a pre-checks (OSHA, safety, confined space entry) are performed.

Maintenance Equipment

Following is a list of equipment required for maintenance of the MWS Linear:

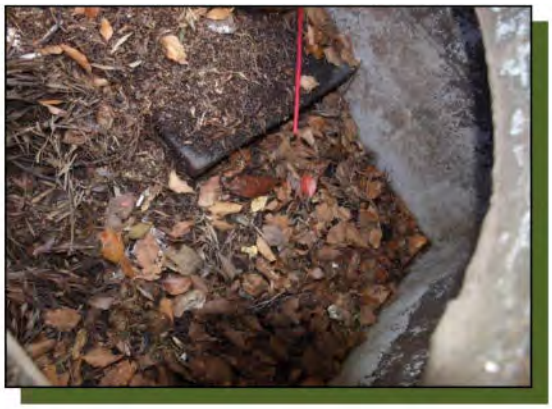
- Modular Wetland Maintenance Form
- Manhole hook or appropriate tools to access hatches and covers
- Protective clothing, flashlight and eye protection.
- 7/16” open or closed ended wrench.
- Vacuum assisted truck with pressure washer.
- Replacement BioMediaGREEN for Pre-Filter Cartridges if required (order from manufacturer).



Maintenance Steps

1. Pre-treatment Chamber (bottom of chamber)

   A. Remove access hatch or manhole cover over pre-treatment chamber and position vacuum truck accordingly.
   B. With a pressure washer spray down pollutants accumulated on walls and pre-filter cartridges.
   C. Vacuum out Pre-Treatment Chamber and remove all accumulated pollutants including trash, debris and sediments. Be sure to vacuum the floor until pervious pavers are visible and clean.
   D. If Pre-Filter Cartridges require media replacement move onto step 2. If not, replace access hatch or manhole cover.



Removal of access hatch to gain access below.



Insertion of vacuum hose into separation chamber.



Removal of trash, sediment and debris.



Fully cleaned separation chamber.

2. Pre-Filter Cartridges (attached to wall of pre-treatment chamber)

A. After finishing step 1 enter pre-treatment chamber.

B. Unscrew the two bolts holding the lid on each cartridge filter and remove lid.

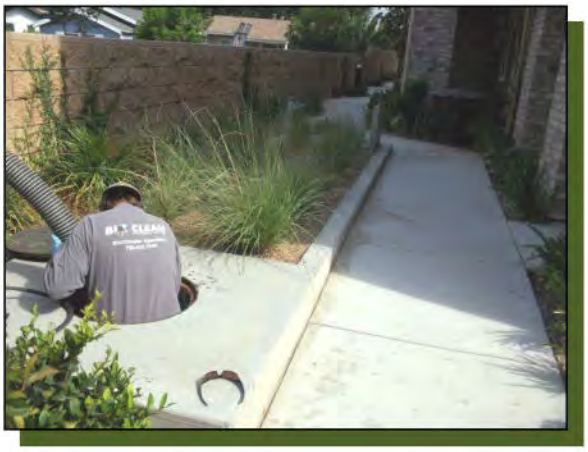


Pre-filter cartridges with tops on.



Inside cartridges showing media filters ready for replacement.

C. Place the vacuum hose over each individual media filter to suck out filter media.



Vacuuming out of media filters.

D. Once filter media has been sucked use a pressure washer to spray down inside of the cartridge and it's containing media cages. Remove cleaned media cages and place to the side. Once removed the vacuum hose can be inserted into the cartridge to vacuum out any remaining material near the bottom of the cartridge.

E. Reinstall media cages and fill with new media from manufacturer or outside supplier. Manufacturer will provide specification of media and sources to purchase. Utilize the manufacture provided refilling trey and place on top of cartridge. Fill trey with new bulk media and shake down into place. Using your hands slightly compact media into each filter cage. Once cages are full removed refilling trey and replace cartridge top ensuring bolts are properly tightened.



Refilling trey for media replacement.



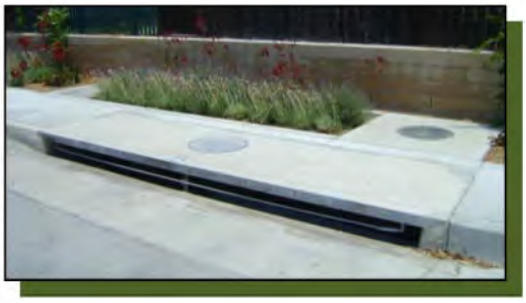
Refilling trey on cartridge with bulk media.



F. Exit pre-treatment chamber. Replace access hatch or manhole cover.

3. Biofiltration Chamber (middle vegetated chamber)

A. In general, the biofiltration chamber is maintenance free with the exception of maintaining the vegetation. Using standard gardening tools properly trim back the vegetation to healthy levels. The MWS Linear utilizes vegetation similar to surrounding landscape areas therefore trim vegetation to match surrounding vegetation. If any plants have died replace plants with new ones:





4. Discharge Chamber (contains drain down cartridge & connected to pipe)

   A. Remove access hatch or manhole cover over discharge chamber.

   B. Enter chamber to gain access to the drain down filter. Unlock the locking mechanism and left up drain down filter housing to remove used BioMediaGREEN filter block as shown below:





   C. Insert new BioMediaGREEN filter block and lock drain down filter housing back in place. Replace access hatch or manhole cover over discharge chamber.

Inspection Notes

1. Following maintenance and/or inspection, it is recommended the maintenance operator prepare a maintenance/inspection record. The record should include any maintenance activities performed, amount and description of debris collected, and condition of the system and its various filter mechanisms.

2. The owner should keep maintenance/inspection record(s) for a minimum of five years from the date of maintenance. These records should be made available to the governing municipality for inspection upon request at any time.

3. Transport all debris, trash, organics and sediments to approved facility for disposal in accordance with local and state requirements.

4. Entry into chambers may require confined space training based on state and local regulations.

5. No fertilizer shall be used in the Biofiltration Chamber.

6. Irrigation should be provided as recommended by manufacturer and/or landscape architect. Amount of irrigation required is dependent on plant species. Some plants may not require irrigation after initial establishment.

Inspection Form



Modular Wetland System, Inc.
P. 760.433-7640
F. 760-433-3176
E. Info@modularwetlands.com

www.modularwetlands.com

Inspection Report
Modular Wetlands System

Project Name _____

Project Address _____
(city) (Zip Code)

Owner / Management Company _____

Contact _____ Phone ( ) –

For Office Use Only
(Reviewed By)
(Date)
Office personnel to complete section to the left.

Inspector Name _____ Date ____/____/____ Time _____ AM / PM

Type of Inspection ☐ Routine ☐ Follow Up ☐ Complaint ☐ Storm Storm Event in Last 72-hours? ☐ No ☐ Yes

Weather Condition _____ Additional Notes _____

Inspection Checklist

Modular Wetland System Type (Curb, Grate or UG Vault): _____ Size (22', 14' or etc.): _____

Structural Integrity:	**Yes**	**No**	**Comments**
Damage to pre-treatment access cover (manhole cover/grate) or cannot be opened using normal lifting pressure?			
Damage to discharge chamber access cover (manhole cover/grate) or cannot be opened using normal lifting pressure?			
Does the MWS unit show signs of structural deterioration (cracks in the wall, damage to frame)?			
Is the inlet/outlet pipe or drain down pipe damaged or otherwise not functioning properly?			
Working Condition:			
Is there evidence of illicit discharge or excessive oil, grease, or other automobile fluids entering and clogging the unit?			
Is there standing water in inappropriate areas after a dry period?			
Is the filter insert (if applicable) at capacity and/or is there an accumulation of debris/trash on the shelf system?			
Does the depth of sediment/trash/debris suggest a blockage of the inflow pipe, bypass or cartridge filter? If yes, specify which one in the comments section. Note depth of accumulation in in pre-treatment chamber.			Depth:
Does the cartridge filter media need replacement in pre-treatment chamber and/or discharge chamber?			Chamber:
Any signs of improper functioning in the discharge chamber? Note issues in comments section.			
Other Inspection Items:			
Is there an accumulation of sediment/trash/debris in the wetland media (if applicable)?			
Is it evident that the plants are alive and healthy (if applicable)? Please note Plant Information below.			
Is there a septic or foul odor coming from inside the system?			

Waste:	**Yes**	**No**
Sediment / Silt / Clay		
Trash / Bags / Bottles		
Green Waste / Leaves / Foliage		

Recommended Maintenance	
No Cleaning Needed	
Schedule Maintenance as Planned	
Needs Immediate Maintenance	

Plant Information	
Damage to Plants	
Plant Replacement	
Plant Trimming	

Additional Notes: _____

2972 San Luis Rey Road, Oceanside, CA 92058 P (760) 433-7640 F (760) 433-3176

Maintenance Report



Modular Wetland System, Inc.
P. 760.433-7640
F. 760-433-3176
E. Info@modularwetlands.com

www.modularwetlands.com

Cleaning and Maintenance Report
Modular Wetlands System

Project Name _____

Project Address _____
(city) (Zip Code)

Owner / Management Company _____

Contact _____ Phone ( ) –

Inspector Name _____ Date ____/____/____ Time _____AM / PM

For Office Use Only
(Reviewed By)
(Date)
Office personnel to complete section to the left.

Type of Inspection ☐ Routine ☐ Follow Up ☐ Complaint ☐ Storm Storm Event in Last 72-hours? ☐ No ☐ Yes

Weather Condition _____ Additional Notes _____

Site Map #	GPS Coordinates of Insert	Manufacturer / Description / Sizing	Trash Accumulation	Foliage Accumulation	Sediment Accumulation	Total Debris Accumulation	Condition of Media 25/50/75/100 (will be changed @ 75%)	Operational Per Manufactures' Specifications (If not, why?)
	Lat: Long:	MWS Catch Basins						
		MWS Sedimentation Basin						
		Media Filter Condition						
		Plant Condition						
		Drain Down Media Condition						
		Discharge Chamber Condition						
		Drain Down Pipe Condition						
		Inlet and Outlet Pipe Condition						

Comments:

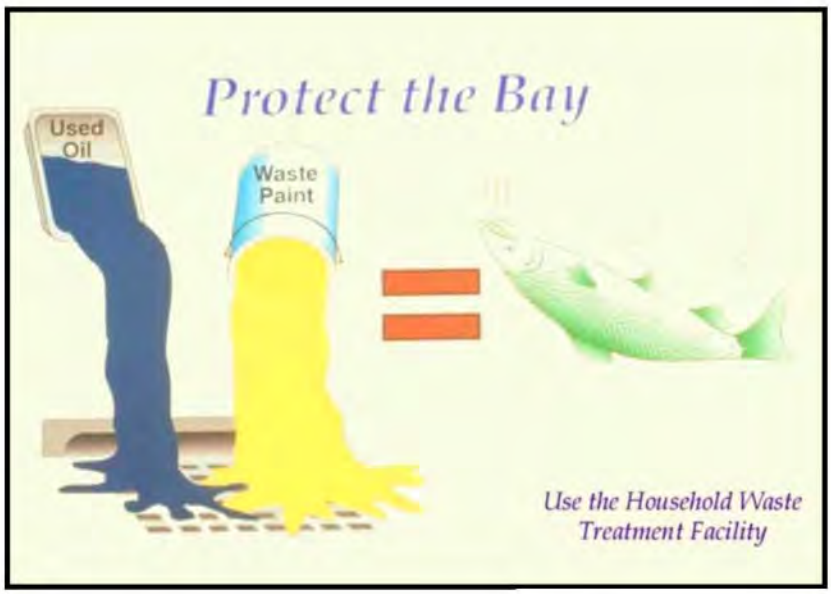
2972 San Luis Rey Road, Oceanside, CA 92058 P. 760.433.7640 F. 760.433.3176

ATTACHMENT B

SOURCE CONTROL BMP FACT SHEETS: (OBTAINED FROM THE CALIFORNIA STORMWATER BMP HANDBOOK)

1. NON-STORMWATER DISCHARGES SC-10
2. SPILL PREVENTION, CONTROL & CLEANUP SC-11
3. BUILDING & GROUNDS MAINTENANCE SC-41
4. HOUSEKEEPING PRACTICES SC-60
5. PLAZA AND SIDEWALK CLEANING SC-71
6. LANDSCAPE MAINTENANCE SC-73
7. DRAINAGE SYSTEM MAINTENANCE SC-74
8. WATER & SEWER UTILITY MAINTENANCE SC-76

Non-Stormwater Discharges SC-10



Graphic by: Margie Winter

Objectives

- Contain
- Educate
- Reduce/Minimize

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑
Oxygen Demanding	☑

Description

Non-stormwater discharges are those flows that do not consist entirely of stormwater. For municipalities non-stormwater discharges present themselves in two situations. One is from fixed facilities owned and/or operated by the municipality. The other situation is non-stormwater discharges that are discovered during the normal operation of a field program. Some non-stormwater discharges do not include pollutants and may be discharged to the storm drain. These include uncontaminated groundwater and natural springs. There are also some non-stormwater discharges that typically do not contain pollutants and may be discharged to the storm drain with conditions. These include car washing, and surface cleaning. However, there are certain non-stormwater discharges that pose environmental concern. These discharges may originate from illegal dumping or from internal floor drains, appliances, industrial processes, sinks, and toilets that are connected to the nearby storm drainage system. These discharges (which may include: process waste waters, cooling waters, wash waters, and sanitary wastewater) can carry substances (such as paint, oil, fuel and other automotive fluids, chemicals and other pollutants) into storm drains. The ultimate goal is to effectively eliminate non-stormwater discharges to the stormwater drainage system through implementation of measures to detect, correct, and enforce against illicit connections and illegal discharges.

Approach

The municipality must address non-stormwater discharges from its fixed facilities by assessing the types of non-stormwater discharges and implementing BMPs for the discharges determined to pose environmental concern. For field programs

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the field staff must be trained to now what to look for regarding non-stormwater discharges and the procedures to follow in investigating the detected discharges.

Suggested Protocols

Fixed Facility

General

- Post "No Dumping" signs with a phone number for reporting dumping and disposal. Signs should also indicate fines and penalties for illegal dumping.
- Stencil storm drains, where applicable, to prevent illegal disposal of pollutants. Storm drain inlets should have messages such as "Dump No Waste Drains to Stream" stenciled next to them to warn against ignorant or intentional dumping of pollutants into the storm drainage system.
- Landscaping and beautification efforts of hot spots might also discourage future dumping, as well as provide open space and increase property values.
- Lighting or barriers may also be needed to discourage future dumping.

Illicit Connections

- Locate discharges from the fixed facility drainage system to the municipal storm drain system through review of "as-built" piping schematics.
- Use techniques such as smoke testing, dye testing and television camera inspection (as noted below) to verify physical connections.
- Isolate problem areas and plug illicit discharge points.

Visual Inspection and Inventory

- Inventory and inspect each discharge point during dry weather.
- Keep in mind that drainage from a storm event can continue for several days following the end of a storm and groundwater may infiltrate the underground stormwater collection system. Also, non-stormwater discharges are often intermittent and may require periodic inspections.

Review Infield Piping

- Review the "as-built" piping schematic as a way to determine if there are any connections to the stormwater collection system.
- Inspect the path of floor drains in older buildings.

Smoke Testing

- Smoke testing of wastewater and stormwater collection systems is used to detect connections between the two systems.

- During dry weather the stormwater collection system is filled with smoke and then traced to sources. The appearance of smoke at the base of a toilet indicates that there may be a connection between the sanitary and the stormwater system.

Dye Testing

- A dye test can be performed by simply releasing a dye into either your sanitary or process wastewater system and examining the discharge points from the stormwater collection system for discoloration.

TV Inspection of Storm Sewer

- TV Cameras can be employed to visually identify illicit connections to the fixed facility storm drain system.

Illegal Dumping

- Regularly inspect and clean up hot spots and other storm drainage areas where illegal dumping and disposal occurs.
- Clean up spills on paved surfaces with as little water as possible. Use a rag for small spills, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be sent to a certified laundry (rags) or disposed of as hazardous waste.
- Never hose down or bury dry material spills. Sweep up the material and dispose of properly.
- Use adsorbent materials on small spills rather than hosing down the spill. Remove the adsorbent materials promptly and dispose of properly.
- For larger spills, a private spill cleanup company or Hazmat team may be necessary.
- See fact sheet SC-11 Spill Prevention, Control, and Clean Up.

Field Program

General

- Develop clear protocols and lines of communication for effectively prohibiting non-stormwater discharges, especially ones that involve more than one jurisdiction and those that are not classified as hazardous, which are often not responded to as effectively as they need to be.
- Stencil storm drains, where applicable, to prevent illegal disposal of pollutants. Storm drain inlets should have messages such as “Dump No Waste Drains to Stream” stenciled next to them to warn against ignorant or intentional dumping of pollutants into the storm drainage system.
- See SC-74 Stormwater Drainage System Maintenance for additional information.

Field Inspection

- Regularly inspect and clean up hot spots and other storm drainage areas where illegal dumping and disposal occurs.
- During routine field program maintenance field staff should look for evidence of illegal discharges or illicit connection:
  - Is there evidence of spills such as paints, discoloring, etc.
  - Are there any odors associated with the drainage system
  - Record locations of apparent illegal discharges/illicit connections and notify appropriate investigating agency.
- If trained, conduct field investigation of non-stormwater discharges to determine whether they pose a threat to water quality.

Recommended Complaint Investigation Equipment

- Field Screening Analysis
  - pH paper or meter
  - Commercial stormwater pollutant screening kit that can detect for reactive phosphorus, nitrate nitrogen, ammonium nitrogen, specific conductance, and turbidity
  - Sample jars
  - Sample collection pole
  - A tool to remove access hole covers
- Laboratory Analysis
  - Sample cooler
  - Ice
  - Sample jars and labels
  - Chain of custody forms.
- Documentation
  - Camera
  - Notebook
  - Pens
  - Notice of Violation forms

- Educational materials

Reporting

- A database is useful for defining and tracking the magnitude and location of the problem.
- Report prohibited non-stormwater discharges observed during the course of normal daily activities so they can be investigated, contained and cleaned up or eliminated.
- Document that non-stormwater discharges have been eliminated by recording tests performed, methods used, dates of testing, and any onsite drainage points observed.
- Maintain documentation of illicit connection and illegal dumping incidents, including significant conditionally exempt discharges that are not properly managed.

Enforcement

- Educate the responsible party if identified on the impacts of their actions, explain the stormwater requirements, and provide information regarding Best Management Practices (BMP), as appropriate. Initiate follow-up and/or enforcement procedures.
- If an illegal discharge is traced to a commercial, residential or industrial source, conduct the following activities or coordinate the following activities with the appropriate agency:
  - Contact the responsible party to discuss methods of eliminating the non-stormwater discharge, including disposal options, recycling, and possible discharge to the sanitary sewer (if within POTW limits).
  - Provide information regarding BMPs to the responsible party, where appropriate.
  - Begin enforcement procedures, if appropriate.
  - Continue inspection and follow-up activities until the illicit discharge activity has ceased.
- If an illegal discharge is traced to a commercial or industrial activity, coordinate information on the discharge with the jurisdiction's commercial and industrial facility inspection program.

Training

- Train technical staff to identify and document illegal dumping incidents.
- Well-trained employees can reduce human errors that lead to accidental releases or spills. The employee should have the tools and knowledge to immediately begin cleaning up a spill if one should occur. Employees should be familiar with the Spill Prevention Control and Countermeasure Plan.
- Train employees to identify non-stormwater discharges and report them to the appropriate departments.
- Train staff who have the authority to conduct surveillance and inspections, and write citations for those caught illegally dumping.

- Train municipal staff responsible for surveillance and inspection in the following:
  - OSHA-required Health and Safety Training (29 CFR 1910.120) plus annual refresher training (as needed).
  - OSHA Confined Space Entry training (Cal-OSHA Confined Space, Title 8 and federal OSHA 29 CFR 1910.146).
  - Procedural training (field screening, sampling, smoke/dye testing, TV inspection).
- Educate the identified responsible party on the impacts of his or her actions.

Spill Response and Prevention

- See SC-11 Spill Prevention Control and Clean Up

Other Considerations

- The elimination of illegal dumping is dependent on the availability, convenience, and cost of alternative means of disposal. The cost of fees for dumping at a proper waste disposal facility are often more than the fine for an illegal dumping offense, thereby discouraging people from complying with the law. The absence of routine or affordable pickup service for trash and recyclables in some communities also encourages illegal dumping. A lack of understanding regarding applicable laws or the inadequacy of existing laws may also contribute to the problem.
- Municipal codes should include sections prohibiting the discharge of soil, debris, refuse, hazardous wastes, and other pollutants into the storm drain system.
- Many facilities do not have accurate, up-to-date schematic drawings.
- Can be difficult to locate illicit connections especially if there is groundwater infiltration.

Requirements

Costs

- Eliminating illicit connections can be expensive especially if structural modifications are required such re-plumbing cross connections under an existing slab.
- Minor cost to train field crews regarding the identification of non-stormwater discharges. The primary cost is for a fully integrated program to identify and eliminate illicit connections and illegal dumping. However, by combining with other municipal programs (i.e. pretreatment program) cost may be lowered.
- Municipal cost for containment and disposal may be borne by the discharger.

Maintenance

Not applicable

Supplemental Information

Further Detail of the BMP

What constitutes a "non-stormwater" discharge?

- Non-stormwater discharges are discharges not made up entirely of stormwater and include water used directly in the manufacturing process (process wastewater), air conditioning condensate and coolant, non-contact cooling water, cooling equipment condensate, outdoor secondary containment water, vehicle and equipment wash water, landscape irrigation, sink and drinking fountain wastewater, sanitary wastes, or other wastewaters.

Permit Requirements

- Current municipal NPDES permits require municipalities to effectively prohibit non-stormwater discharges unless authorized by a separate NPDES permit or allowed in accordance with the current NPDES permit conditions. Typically the current permits allow certain non-stormwater discharges in the storm drain system as long as the discharges are not significant sources of pollutants. In this context the following non-stormwater discharges are typically allowed:
  - Diverted stream flows;
  - Rising found waters;
  - Uncontaminated ground water infiltration (as defined at 40 CFR 35.2005(20));
  - Uncontaminated pumped ground water;
  - Foundation drains;
  - Springs;
  - Water from crawl space pumps;
  - Footing drains;
  - Air conditioning condensation;
  - Flows from riparian habitats and wetlands;
  - Water line and hydrant flushing ;
  - Landscape irrigation;
  - Planned and unplanned discharges from potable water sources;
  - Irrigation water;
  - Individual residential car washing; and
  - Lawn watering.

Municipal facilities subject to industrial general permit requirements must include a certification that the stormwater collection system has been tested or evaluated for the presence of non-stormwater discharges. The state's General Industrial Stormwater Permit requires that non-stormwater discharges be eliminated prior to implementation of the facility's SWPPP.

Illegal Dumping

- Establish a system for tracking incidents. The system should be designed to identify the following:
  - Illegal dumping hot spots
  - Types and quantities (in some cases) of wastes
  - Patterns in time of occurrence (time of day/night, month, or year)
  - Mode of dumping (abandoned containers, "midnight dumping" from moving vehicles, direct dumping of materials, accidents/spills)
  - Responsible parties

Outreach

One of the keys to success of reducing or eliminating illegal dumping is increasing the number of people on the street who are aware of the problem and who have the tools to at least identify the incident, if not correct it. There we a number of ways of accomplishing this:

- Train municipal staff from all departments (public works, utilities, street cleaning, parks and recreation, industrial waste inspection, hazardous waste inspection, sewer maintenance) to recognize and report the incidents.
- Deputize municipal staff who may come into contact with illegal dumping with the authority to write illegal dumping tickets for offenders caught in the act (see below).
- Educate the public. As many as 3 out of 4 people do not understand that in most communities the storm drain does not go to the wastewater treatment plant. Unfortunately, with the heavy emphasis in recent years on public education about solid waste management, including recycling and household hazardous waste, the sewer system (both storm and sanitary) has been the likely recipient of cross-media transfers of waste.
- Provide the public with a mechanism for reporting incidents such as a hot line and/or door hanger (see below).
- Help areas where incidents occur more frequently set up environmental watch programs (like crime watch programs).
- Train volunteers to notice and report the presence and suspected source of an observed pollutant to the appropriate public agency.

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- Non-stormwater discharges are discharges not made up entirely of stormwater and include water used directly in the manufacturing process (process wastewater), air conditioning condensate and coolant, non-contact cooling water, cooling equipment condensate, outdoor secondary containment water, vehicle and equipment wash water, landscape irrigation, sink and drinking fountain wastewater, sanitary wastes, or other wastewaters.

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  - Irrigation water;
  - Individual residential car washing; and
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of non-stormwater discharges. The state's General Industrial Stormwater Permit requires that non-stormwater discharges be eliminated prior to implementation of the facility's SWPPP.

Storm Drain Stenciling

- Stencil storm drain inlets with a message to prohibit illegal dumpings, especially in areas with waste handling facilities.
- Encourage public reporting of improper waste disposal by a HOTLINE number stenciled onto the storm drain inlet.
- See Supplemental Information section of this fact sheet for further detail on stenciling program approach.

Oil Recycling

- Contract collection and hauling of used oil to a private licensed used oil hauler/recycler.
- Comply with all applicable state and federal regulations regarding storage, handling, and transport of petroleum products.
- Create procedures for collection such as; collection locations and schedule, acceptable containers, and maximum amounts accepted.
- The California Integrated Waste Management Board has a Recycling Hotline, (800) 553-2962, that provides information and recycling locations for used oil.

Household Hazardous Waste

- Provide household hazardous waste (HHW) collection facilities. Several types of collection approaches are available including permanent, periodic, or mobile centers, curbside collection, or a combination of these systems.

Training

- Train municipal employees and contractors in proper and consistent methods for waste disposal.
- Train municipal employees to recognize and report illegal dumping.
- Train employees and subcontractors in proper hazardous waste management.

Spill Response and Prevention

- Refer to SC-11, Spill Prevention, Control & Cleanup
- Have spill cleanup materials readily available and in a known location.
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

Other Considerations

- Federal Regulations (RCRA, SARA, CERCLA) and state regulations exist regarding the disposal of hazardous waste.
- Municipalities are required to have a used oil recycling element and a HHW element within their integrated waste management plan.
- Significant liability issues are involved with the collection, handling, and disposal of HHW.

Examples

The City of Palo Alto has developed a public participation program for reporting dumping violations. When a concerned citizen or public employee encounters evidence of illegal dumping, a door hanger (similar in format to hotel "Do Not Disturb" signs) is placed on the front doors in the neighborhood. The door hanger notes that a violation has occurred in the neighborhood, informs the reader why illegal dumping is a problem, and notes that illegal dumping carries a significant financial penalty. Information is also provided on what citizens can do as well as contact numbers for more information or to report a violation.

The Port of Long Beach has a state of the art database incorporating storm drain infrastructure, potential pollutant sources, facility management practices, and a pollutant tracking system.

The State Department of Fish and Game has a hotline for reporting violations called CalTIP (1-800-952-5400). The phone number may be used to report any violation of a Fish and Game code (illegal dumping, poaching, etc.).

The California Department of Toxic Substances Control's Waste Alert Hotline, 1-800-69TOXIC, can be used to report hazardous waste violations.

References and Resources

http://www.stormwatercenter.net/

California's Nonpoint Source Program Plan http://www.co.clark.wa.us/pubworks/bmpman.pdf

King County Stormwater Pollution Control Manual - http://dnr.metrokc.gov/wlr/dss/spcm.htm

Orange County Stormwater Program,
http://www.ocwatersheds.com/stormwater/swp_introduction.asp

San Diego Stormwater Co-permittees Jurisdictional Urban Runoff Management Program
(http://www.projectcleanwater.org)

Santa Clara Valley Urban Runoff Pollution Prevention Program
http://www.scvurppp-w2k.com/pdf%20documents/PS_ICID.PDF

Spill Prevention, Control & Cleanup SC-11



Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Description

Spills and leaks, if not properly controlled, can adversely impact the storm drain system and receiving waters. Due to the type of work or the materials involved, many activities that occur either at a municipal facility or as a part of municipal field programs have the potential for accidental spills and leaks. Proper spill response planning and preparation can enable municipal employees to effectively respond to problems when they occur and minimize the discharge of pollutants to the environment.

Targeted Constituents

Sediment	
Nutrients	☑
Trash	
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑
Oxygen Demanding	☑

Approach

- An effective spill response and control plan should include:
  - Spill/leak prevention measures;
  - Spill response procedures;
  - Spill cleanup procedures;
  - Reporting; and
  - Training
- A well thought out and implemented plan can prevent pollutants from entering the storm drainage system and can be used as a tool for training personnel to prevent and control future spills as well.

Pollution Prevention

- Develop and implement a Spill Prevention Control and Response Plan. The plan should include:

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- A description of the facility, the address, activities and materials involved
- Identification of key spill response personnel
- Identification of the potential spill areas or operations prone to spills/leaks
- Identification of which areas should be or are bermed to contain spills/leaks
- Facility map identifying the key locations of areas, activities, materials, structural BMPs, etc.
- Material handling procedures
- Spill response procedures including:
    - Assessment of the site and potential impacts
    - Containment of the material
    - Notification of the proper personnel and evacuation procedures
    - Clean up of the site
    - Disposal of the waste material and
    - Proper record keeping

- Product substitution – use less toxic materials (i.e. use water based paints instead of oil based paints)
- Recycle, reclaim, or reuse materials whenever possible. This will reduce the amount of materials that are brought into the facility or into the field.

Suggested Protocols

Spill/Leak Prevention Measures

- If possible, move material handling indoors, under cover, or away from storm drains or sensitive water bodies.
- Properly label all containers so that the contents are easily identifiable.
- Berm storage areas so that if a spill or leak occurs, the material is contained.
- Cover outside storage areas either with a permanent structure or with a seasonal one such as a tarp so that rain can not come into contact with the materials.
- Check containers (and any containment sumps) often for leaks and spills. Replace containers that are leaking, corroded, or otherwise deteriorating with containers in good condition. Collect all spilled liquids and properly dispose of them.

- Store, contain and transfer liquid materials in such a manner that if the container is ruptured or the contents spilled, they will not discharge, flow or be washed into the storm drainage system, surface waters, or groundwater.

- Place drip pans or absorbent materials beneath all mounted taps and at all potential drip and spill locations during the filling and unloading of containers. Any collected liquids or soiled absorbent materials should be reused/recycled or properly disposed of.

- For field programs, only transport the minimum amount of material needed for the daily activities and transfer materials between containers at a municipal yard where leaks and spill are easier to control.

- If paved, sweep and clean storage areas monthly, do not use water to hose down the area unless all of the water will be collected and disposed of properly.

- Install a spill control device (such as a tee section) in any catch basins that collect runoff from any storage areas if the materials stored are oil, gas, or other materials that separate from and float on water. This will allow for easier cleanup if a spill occurs.

- If necessary, protect catch basins while conducting field activities so that if a spill occurs, the material will be contained.

Training

- Educate employees about spill prevention, spill response and cleanup on a routine basis.

- Well-trained employees can reduce human errors that lead to accidental releases or spills:

  - The employees should have the tools and knowledge to immediately begin cleaning up a spill if one should occur.

  - Employees should be familiar with the Spill Prevention Control and Countermeasure Plan if one is available.

- Training of staff from all municipal departments should focus on recognizing and reporting potential or current spills/leaks and who they should contact.

- Employees responsible for aboveground storage tanks and liquid transfers for large bulk containers should be thoroughly familiar with the Spill Prevention Control and Countermeasure Plan and the plan should be readily available.

Spill Response and Prevention

- Identify key spill response personnel and train employees on who they are.

- Store and maintain appropriate spill cleanup materials in a clearly marked location near storage areas; and train employees to ensure familiarity with the site's spill control plan and/or proper spill cleanup procedures.

- Locate spill cleanup materials, such as absorbents, where they will be readily accessible (e.g. near storage and maintenance areas, on field trucks).

SC-11 Spill Prevention, Control & Cleanup

- Follow the Spill Prevention Control and Countermeasure Plan if one is available.
- If a spill occurs, notify the key spill response personnel immediately. If the material is unknown or hazardous, the local fire department may also need to be contacted.
- If safe to do so, attempt to contain the material and block the nearby storm drains so that the area impacted is minimized. If the material is unknown or hazardous wait for properly trained personnel to contain the materials.
- Perform an assessment of the area where the spill occurred and the downstream area that it could impact. Relay this information to the key spill response and clean up personnel.

Spill Cleanup Procedures

- Small non-hazardous spills
  - Use a rag, damp cloth or absorbent materials for general clean up of liquids
  - Use brooms or shovels for the general clean up of dry materials
  - If water is used, it must be collected and properly disposed of. The wash water can not be allowed to enter the storm drain.
  - Dispose of any waste materials properly
  - Clean or dispose of any equipment used to clean up the spill properly
- Large non-hazardous spills
  - Use absorbent materials for general clean up of liquids
  - Use brooms, shovels or street sweepers for the general clean up of dry materials
  - If water is used, it must be collected and properly disposed of. The wash water can not be allowed to enter the storm drain.
  - Dispose of any waste materials properly
  - Clean or dispose of any equipment used to clean up the spill properly
- For hazardous or very large spills, a private cleanup company or Hazmat team may need to be contacted to assess the situation and conduct the cleanup and disposal of the materials.
- Chemical cleanups of material can be achieved with the use of absorbents, gels, and foams. Remove the adsorbent materials promptly and dispose of according to regulations.
- If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be sent to a certified laundry (rags) or disposed of as hazardous waste.

Reporting

- Report any spills immediately to the identified key municipal spill response personnel.

- Report spills in accordance with applicable reporting laws. Spills that pose an immediate threat to human health or the environment must be reported immediately to the Office of Emergency Service (OES)

- Spills that pose an immediate threat to human health or the environment may also need to be reported within 24 hours to the Regional Water Quality Control Board.

- Federal regulations require that any oil spill into a water body or onto an adjoining shoreline be reported to the National Response Center (NRC) at 800-424-8802 (24 hour)

- After the spill has been contained and cleaned up, a detailed report about the incident should be generated and kept on file (see the section on Reporting below). The incident may also be used in briefing staff about proper procedures

Other Considerations

- State regulations exist for facilities with a storage capacity of 10,000 gallons or more of petroleum to prepare a Spill Prevention Control and Countermeasure Plan (SPCC) Plan (Health & Safety Code Chapter 6.67).

- State regulations also exist for storage of hazardous materials (Health & Safety Code Chapter 6.95), including the preparation of area and business plans for emergency response to the releases or threatened releases.

- Consider requiring smaller secondary containment areas (less than 200 sq. ft.) to be connected to the sanitary sewer, if permitted to do so, prohibiting any hard connections to the storm drain.

Requirements

Costs

- Will vary depending on the size of the facility and the necessary controls.

- Prevention of leaks and spills is inexpensive. Treatment and/or disposal of wastes, contaminated soil and water is very expensive

Maintenance

- This BMP has no major administrative or staffing requirements. However, extra time is needed to properly handle and dispose of spills, which results in increased labor costs

Supplemental Information

Further Detail of the BMP

Reporting

Record keeping and internal reporting represent good operating practices because they can increase the efficiency of the response and containment of a spill. A good record keeping system helps the municipality minimize incident recurrence, correctly respond with appropriate containment and cleanup activities, and comply with legal requirements.

A record keeping and reporting system should be set up for documenting spills, leaks, and other discharges, including discharges of hazardous substances in reportable quantities. Incident records describe the quality and quantity of non-stormwater discharges to the storm drain.

These records should contain the following information:

- Date and time of the incident
- Weather conditions
- Duration of the spill/leak/discharge
- Cause of the spill/leak/discharge
- Response procedures implemented
- Persons notified
- Environmental problems associated with the spill/leak/discharge

Separate record keeping systems should be established to document housekeeping and preventive maintenance inspections, and training activities. All housekeeping and preventive maintenance inspections should be documented. Inspection documentation should contain the following information:

- The date and time the inspection was performed
- Name of the inspector
- Items inspected
- Problems noted
- Corrective action required
- Date corrective action was taken

Other means to document and record inspection results are field notes, timed and dated photographs, videotapes, and drawings and maps.

Examples

The City of Palo Alto includes spill prevention and control as a major element of its highly effective program for municipal vehicle maintenance shops.

References and Resources

King County Stormwater Pollution Control Manual - http://dnr.metrokc.gov/wlr/dss/spcm.htm

Orange County Stormwater Program
http://www.ocwatersheds.com/stormwater/swp_introduction.asp

San Diego Stormwater Co-permittees Jurisdictional Urban Runoff Management Program (URMP)
http://www.projectcleanwater.org/pdf/Model%20Program%20Municipal%20Facilities.pdf

Building & Grounds Maintenance SC-41



Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑
Oxygen Demanding	☑

Description

Stormwater runoff from building and grounds maintenance activities can be contaminated with toxic hydrocarbons in solvents, fertilizers and pesticides, suspended solids, heavy metals, and abnormal pH. Utilizing the following protocols will prevent or reduce the discharge of pollutants to stormwater from building and grounds maintenance activities by washing and cleaning up with as little water as possible, following good landscape management practices, preventing and cleaning up spills immediately, keeping debris from entering the storm drains, and maintaining the stormwater collection system.

Approach

Pollution Prevention

- Switch to non-toxic chemicals for maintenance when possible.
- Choose cleaning agents that can be recycled.
- Encourage proper lawn management and landscaping, including use of native vegetation.
- Encourage use of Integrated Pest Management techniques for pest control.
- Encourage proper onsite recycling of yard trimmings.
- Recycle residual paints, solvents, lumber, and other material as much as possible.

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Suggested Protocols

Pressure Washing of Buildings, Rooftops, and Other Large Objects

- In situations where soaps or detergents are used and the surrounding area is paved, pressure washers must use a waste water collection device that enables collection of wash water and associated solids. A sump pump, wet vacuum or similarly effective device must be used to collect the runoff and loose materials. The collected runoff and solids must be disposed of properly.

- If soaps or detergents are not used, and the surrounding area is paved, wash water runoff does not have to be collected but must be screened. Pressure washers must use filter fabric or some other type of screen on the ground and/or in he catch basin to trap the particles in wash water runoff.

- If you are pressure washing on a grassed area (with or without soap), runoff must be dispersed as sheet flow as much as possible, rather than as a concentrated stream. The wash runoff must remain on the grass and not drain to pavement. Ensure that this practice does not kill grass.

Landscaping Activities

- Do not apply any chemicals (insecticide, herbicide, or fertilizer) directly to surface waters, unless the application is approved and permitted by the state.

- Dispose of grass clippings, leaves, sticks, or other collected vegetation as garbage, or by composting. Do not dispose of collected vegetation into waterways or storm drainage systems.

- Use mulch or other erosion control measures on exposed soils.

- Check irrigation schedules so pesticides will not be washed away and to minimize non-stormwater discharge.

Building Repair, Remodeling, and Construction

- Do not dump any toxic substance or liquid waste on the pavement, the ground, or toward a storm drain.

- Use ground or drop cloths underneath outdoor painting, scraping, and sandblasting work, and properly dispose of collected material daily.

- Use a ground cloth or oversized tub for activities such as paint mixing and tool cleaning.

- Clean paint brushes and tools covered with water-based paints in sinks connected to sanitary sewers or in portable containers that can be dumped into a sanitary sewer drain. Brushes and tools covered with non-water-based paints, finishes, or other materials must be cleaned in a manner that enables collection of used solvents (e.g., paint thinner, turpentine, etc.) for recycling or proper disposal.

- Use a storm drain cover, filter fabric, or similarly effective runoff control mechanism if dust, grit, wash water, or other pollutants may escape the work area and enter a catch basin. The containment device(s) must be in place at the beginning of the work day, and accumulated dirty runoff and solids must be collected and disposed of before removing the containment device(s) at the end of the work day.

- If you need to de-water an excavation site, you may need to filter the water before discharging to a catch basin or off-site. In which case you should direct the water through hay bales and filter fabric or use other sediment filters or traps.

- Store toxic material under cover with secondary containment during precipitation events and when not in use. A cover would include tarps or other temporary cover material.

Mowing, Trimming, and Planting

- Dispose of leaves, sticks, or other collected vegetation as garbage, by composting or at a permitted landfill. Do not dispose of collected vegetation into waterways or storm drainage systems.

- Use mulch or other erosion control measures when soils are exposed.

- Place temporarily stockpiled material away from watercourses and drain inlets, and berm or cover stockpiles to prevent material releases to the storm drain system.

- Consider an alternative approach when bailing out muddy water; do not put it in the storm drain, pour over landscaped areas.

- Use hand or mechanical weeding where practical.

Fertilizer and Pesticide Management

- Follow all federal, state, and local laws and regulations governing the use, storage, and disposal of fertilizers and pesticides and training of applicators and pest control advisors.

- Follow manufacturers' recommendations and label directions. Pesticides must never be applied if precipitation is occuring or predicted. Do not apply insecticides within 100 feet of surface waters such as lakes, ponds, wetlands, and streams.

- Use less toxic pesticides that will do the job, whenever possible. Avoid use of copper-based pesticides if possible.

- Do not use pesticides if rain is expected.

- Do not mix or prepare pesticides for application near storm drains.

- Use the minimum amount needed for the job.

- Calibrate fertilizer distributors to avoid excessive application.

- Employ techniques to minimize off-target application (e.g. spray drift) of pesticides, including consideration of alternative application techniques.

- Apply pesticides only when wind speeds are low.
- Work fertilizers into the soil rather than dumping or broadcasting them onto the surface.
- Irrigate slowly to prevent runoff and then only as much as is needed.
- Clean pavement and sidewalk if fertilizer is spilled on these surfaces before applying irrigation water.
- Dispose of empty pesticide containers according to the instructions on the container label.
- Use up the pesticides. Rinse containers, and use rinse water as product. Dispose of unused pesticide as hazardous waste.
- Implement storage requirements for pesticide products with guidance from the local fire department and County Agricultural Commissioner. Provide secondary containment for pesticides.

Inspection

- Inspect irrigation system periodically to ensure that the right amount of water is being applied and that excessive runoff is not occurring. Minimize excess watering, and repair leaks in the irrigation system as soon as they are observed.

Training

- Educate and train employees on use of pesticides and in pesticide application techniques to prevent pollution.
- Train employees and contractors in proper techniques for spill containment and cleanup.
- Be sure the frequency of training takes into account the complexity of the operations and the nature of the staff.

Spill Response and Prevention

- Refer to SC-11, Spill Prevention, Control & Cleanup
- Keep your Spill Prevention Control and countermeasure (SPCC) plan up-to-date, and implement accordingly.
- Have spill cleanup materials readily available and in a known location.
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

Other Considerations

- Alternative pest/weed controls may not be available, suitable, or effective in many cases.

Requirements

Costs

- Overall costs should be low in comparison to other BMPs.

Maintenance

- Sweep paved areas regularly to collect loose particles, and wipe up spills with rags and other absorbent material immediately, do not hose down the area to a storm drain.

Supplemental Information

Further Detail of the BMP

Fire Sprinkler Line Flushing

Building fire sprinkler line flushing may be a source of non-stormwater runoff pollution. The water entering the system is usually potable water though in some areas it may be non-potable reclaimed wastewater. There are subsequent factors that may drastically reduce the quality of the water in such systems. Black iron pipe is usually used since it is cheaper than potable piping but it is subject to rusting and results in lower quality water. Initially the black iron pipe has an oil coating to protect it from rusting between manufacture and installation; this will contaminate the water from the first flush but not from subsequent flushes. Nitrates, poly-phosphates and other corrosion inhibitors, as well as fire suppressants and antifreeze may be added to the sprinkler water system. Water generally remains in the sprinkler system a long time, typically a year, between flushes and may accumulate iron, manganese, lead, copper, nickel and zinc. The water generally becomes anoxic and contains living and dead bacteria and breakdown products from chlorination. This may result in a significant BOD problem and the water often smells. Consequently dispose fire sprinkler line flush water into the sanitary sewer. Do not allow discharge to storm drain or infiltration due to potential high levels of pollutants in fire sprinkler line water.

References and Resources

California's Nonpoint Source Program Plan http://www.swrcb.ca.gov/nps/index.html

King County - ftp://dnr.metrokc.gov/wlr/dss/spcm/Chapter%203.PDF

Orange County Stormwater Program
http://www.ocwatersheds.com/StormWater/swp_introduction.asp

Mobile Cleaners Pilot Program: Final Report. 1997. Bay Area Stormwater Management Agencies Association (BASSMA) http://www.basmaa.org/

Pollution from Surface Cleaning Folder. 1996. Bay Area Stormwater Management Agencies Association (BASMAA) http://www.basmaa.org/

San Diego Stormwater Co-permittees Jurisdictional Urban Runoff Management Program (URMP) -
http://www.projectcleanwater.org/pdf/Model%20Program%20Municipal%20Facilities.pdf

Housekeeping Practices SC-60

Description

Promote efficient and safe housekeeping practices (storage, use, and cleanup) when handling potentially harmful materials such as fertilizers, pesticides, cleaning solutions, paint products, automotive products, and swimming pool chemicals. Related information is provided in BMP fact sheets SC-11 Spill Prevention, Control & Cleanup and SC-34 Waste Handling & Disposal.

Approach

Pollution Prevention

- Purchase only the amount of material that will be needed for foreseeable use. In most cases this will result in cost savings in both purchasing and disposal. See SC-61 Safer Alternative Products for additional information.
- Be aware of new products that may do the same job with less environmental risk and for less or the equivalent cost. Total cost must be used here; this includes purchase price, transportation costs, storage costs, use related costs, clean up costs and disposal costs.

Suggested Protocols

General

- Keep work sites clean and orderly. Remove debris in a timely fashion. Sweep the area.
- Dispose of wash water, sweepings, and sediments, properly.
- Recycle or dispose of fluids properly.
- Establish a daily checklist of office, yard and plant areas to confirm cleanliness and adherence to proper storage and security. Specific employees should be assigned specific inspection responsibilities and given the authority to remedy any problems found.
- Post waste disposal charts in appropriate locations detailing for each waste its hazardous nature (poison, corrosive, flammable), prohibitions on its disposal (dumpster, drain, sewer) and the recommended disposal method (recycle, sewer, burn, storage, landfill).
- Summarize the chosen BMPs applicable to your operation and post them in appropriate conspicuous places.

Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑
Oxygen Demanding	☑

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- Require a signed checklist from every user of any hazardous material detailing amount taken, amount used, amount returned and disposal of spent material.
- Do a before audit of your site to establish baseline conditions and regular subsequent audits to note any changes and whether conditions are improving or deteriorating.
- Keep records of water, air and solid waste quantities and quality tests and their disposition.
- Maintain a mass balance of incoming, outgoing and on hand materials so you know when there are unknown losses that need to be tracked down and accounted for.
- Use and reward employee suggestions related to BMPs, hazards, pollution reduction, work place safety, cost reduction, alternative materials and procedures, recycling and disposal.
- Have, and review regularly, a contingency plan for spills, leaks, weather extremes etc. Make sure all employees know about it and what their role is so that it comes into force automatically.

Training

- Train all employees, management, office, yard, manufacturing, field and clerical in BMPs and pollution prevention and make them accountable.
- Train municipal employees who handle potentially harmful materials in good housekeeping practices.
- Train personnel who use pesticides in the proper use of the pesticides. The California Department of Pesticide Regulation license pesticide dealers, certify pesticide applicators and conduct onsite inspections.
- Train employees and contractors in proper techniques for spill containment and cleanup. The employee should have the tools and knowledge to immediately begin cleaning up a spill if one should occur.

Spill Response and Prevention

- Refer to SC-11, Spill Prevention, Control & Cleanup.
- Keep your Spill Prevention Control and Countermeasure (SPCC) plant up-to-date, and implement accordingly.
- Have spill cleanup materials readily available and in a known location.
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

Other Considerations

- There are no major limitations to this best management practice.
- There are no regulatory requirements to this BMP. Existing regulations already require municipalities to properly store, use, and dispose of hazardous materials

Requirements

Costs

- Minimal cost associated with this BMP. Implementation of good housekeeping practices may result in cost savings as these procedures may reduce the need for more costly BMPs.

Maintenance

- Ongoing maintenance required to keep a clean site. Level of effort is a function of site size and type of activities.

Supplemental Information

Further Detail of the BMP

- The California Integrated Waste Management Board's Recycling Hotline, 1-800-553-2962, provides information on household hazardous waste collection programs and facilities.

Examples

There are a number of communities with effective programs. The most pro-active include Santa Clara County and the City of Palo Alto, the City and County of San Francisco, and the Municipality of Metropolitan Seattle (Metro).

References and Resources

British Columbia Lake Stewardship Society. Best Management Practices to Protect Water Quality from Non-Point Source Pollution. March 2000.
http://www.nalms.org/bclss/bmphome.html#bmp

King County Stormwater Pollution Control Manual - http://dnr.metrokc.gov/wlr/dss/spcm.htm

Model Urban Runoff Program: A How-To Guide for Developing Urban Runoff Programs for Small Municipalities, Prepared by City of Monterey, City of Santa Cruz, California Coastal Commission, Monterey Bay National Marine Sanctuary, Association of Monterey Bay Area Governments, Woodward-Clyde, Central Coast Regional Water Quality Control Board. July, 1998, Revised by California Coastal Commission, February 2002.

Orange County Stormwater Program
http://www.ocwatersheds.com/stormwater/swp_introduction.asp

San Mateo STOPPP - (http://stoppp.tripod.com/bmp.html)

Plaza and Sidewalk Cleaning SC-71



Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑
Oxygen Demanding	☑

Description

Pollutants on sidewalks and other pedestrian traffic areas and plazas are typically due to littering and vehicle use. This fact sheet describes good housekeeping practices that can be incorporated into the municipality's existing cleaning and maintenance program.

Approach

Pollution Prevention

- Use dry cleaning methods whenever practical for surface cleaning activities.
- Use the least toxic materials available (e.g. water based paints, gels or sprays for graffiti removal).

Suggested Protocols

Surface Cleaning

- Regularly broom (dry) sweep sidewalk, plaza and parking lot areas to minimize cleaning with water.
- Dry cleanup first (sweep, collect, and dispose of debris and trash) when cleaning sidewalks or plazas, then wash with or without soap.
- Block the storm drain or contain runoff when cleaning with water. Discharge wash water to landscaping or collect water and pump to a tank or discharge to sanitary sewer if allowed. (Permission may be required from local sanitation district.)

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- Block the storm drain or contain runoff when washing parking areas, driveways or drive-throughs. Use absorbents to pick up oil; then dry sweep. Clean with or without soap. Collect water and pump to a tank or discharge to sanitary sewer if allowed. Street Repair and Maintenance.

Graffiti Removal

- Avoid graffiti abatement activities during rain events.
- Implement the procedures under Painting and Paint Removal in SC-70 Roads, Streets, and Highway Operation and Maintenance fact sheet when graffiti is removed by painting over.
- Direct runoff from sand blasting and high pressure washing (with no cleaning agents) into a dirt or landscaped area after treating with an appropriate filtering device.
- Plug nearby storm drain inlets and vacuum/pump wash water to the sanitary sewer if authorized to do so if a graffiti abatement method generates wash water containing a cleaning compound (such as high pressure washing with a cleaning compound). Ensure that a non-hazardous cleaning compound is used or dispose as hazardous waste, as appropriate.

Surface Removal and Repair

- Schedule surface removal activities for dry weather if possible.
- Avoid creating excess dust when breaking asphalt or concrete.
- Take measures to protect nearby storm drain inlets prior to breaking up asphalt or concrete (e.g. place hay bales or sand bags around inlets). Clean afterwards by sweeping up as much material as possible.
- Designate an area for clean up and proper disposal of excess materials.
- Remove and recycle as much of the broken pavement as possible to avoid contact with rainfall and stormwater runoff.
- When making saw cuts in pavement, use as little water as possible. Cover each storm drain inlet completely with filter fabric during the sawing operation and contain the slurry by placing straw bales, sandbags, or gravel dams around the inlets. After the liquid drains or evaporates, shovel or vacuum the slurry residue from the pavement or gutter and remove from site.
- Always dry sweep first to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquid in storm drains. Once dry sweeping is complete, the area may be hosed down if needed. Wash water should be directed to landscaping or collected and pumped to the sanitary sewer if allowed.

Concrete Installation and Repair

- Schedule asphalt and concrete activities for dry weather.

- Take measures to protect any nearby storm drain inlets and adjacent watercourses, prior to breaking up asphalt or concrete (e.g. place san bags around inlets or work areas).
- Limit the amount of fresh concrete or cement mortar mixed, mix only what is needed for the job.
- Store concrete materials under cover, away from drainage areas. Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Return leftover materials to the transit mixer. Dispose of small amounts of hardened excess concrete, grout, and mortar in the trash.
- Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile, or dispose in the trash.
- Protect applications of fresh concrete from rainfall and runoff until the material has dried.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- Wash concrete trucks off site or in designated areas on site designed to preclude discharge of wash water to drainage system.

Controlling Litter

- Post "No Littering" signs and enforce anti-litter laws.
- Provide litter receptacles in busy, high pedestrian traffic areas of the community, at recreational facilities, and at community events.
- Cover litter receptacles and clean out frequently to prevent leaking/spillage or overflow.
- Clean parking lots on a regular basis with a street sweeper.

Training

- Provide regular training to field employees and/or contractors regarding surface cleaning and proper operation of equipment.
- Train employee and contractors in proper techniques for spill containment and cleanup.
- Use a training log or similar method to document training.

Spill Response and Prevention

- Refer to SC-11, Spill Prevention, Control & Cleanup.
- Have spill cleanup materials readily available and in a known location.
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

Other Considerations

- Limitations related to sweeping activities at large parking facilities may include current sweeper technology to remove oil and grease.
- Surface cleaning activities that require discharges to the local sewering agency will require coordination with the agency.
- Arrangements for disposal of the swept material collected must be made, as well as accurate tracking of the areas swept and the frequency of sweeping.

Requirements

Costs

- The largest expenditures for sweeping and cleaning of sidewalks, plazas, and parking lots are in staffing and equipment. Sweeping of these areas should be incorporated into street sweeping programs to reduce costs.

Maintenance

Not applicable

Supplemental Information

Further Detail of the BMP

Community education, such as informing residents about their options for recycling and waste disposal, as well as the consequences of littering, can instill a sense of citizen responsibility and potentially reduce the amount of maintenance required by the municipality.

Additional BMPs that should be considered for parking lot areas include:

- Allow sheet runoff to flow into biofilters (vegetated strip and swale) and infiltration devices.
- Utilize sand filters or oleophilic collectors for oily waste in low concentrations.
- Arrange rooftop drains to prevent drainage directly onto paved surfaces.
- Design lot to include semi-permeable hardscape.
- Structural BMPs such as storm drain inlet filters can be very effective in reducing the amount of pollutants discharged from parking facilities during periods of rain.

References and Resources

Bay Area Stormwater Management Agencies Association (BASMAA). 1996. Pollution From Surface Cleaning Folder http://www.basmaa.org

Model Urban Runoff Program: A How-To Guide for Developing Urban Runoff Programs for Small Municipalities. Prepared by City of Monterey, City of Santa Cruz, California Coastal Commission, Monterey Bay National Marine Sanctuary, Association of Monterey Bay Area Governments, Woodward-Clyde, Central Coast Regional Water Quality Control Board. July. 1998.

Oregon Association of Clean Water Agencies. Oregon Municipal Stormwater Toolbox for Maintenance Practices. June 1998.

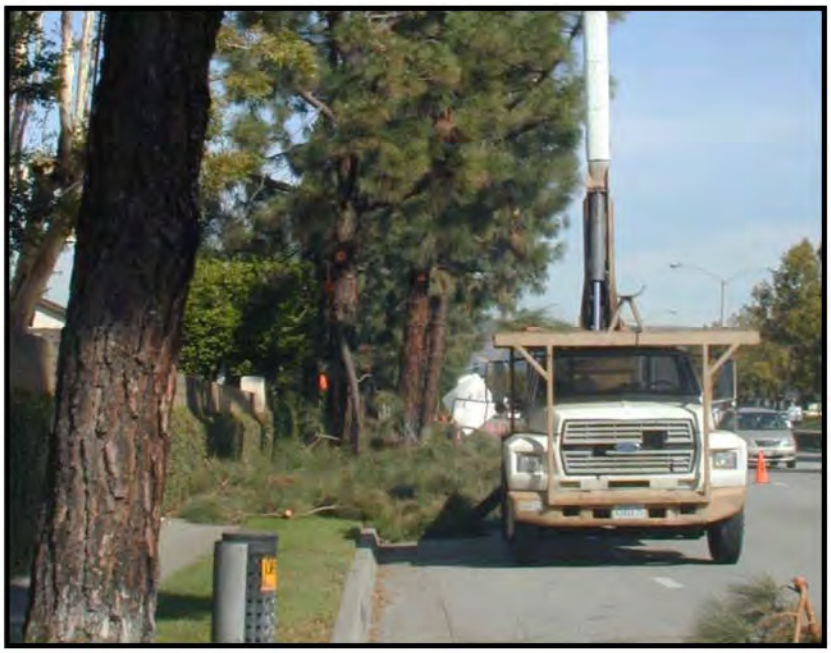
Orange County Stormwater Program
http://www.ocwatersheds.com/stormwater/swp_introduction.asp

Santa Clara Valley Urban Runoff Pollution Prevention Program. 1997 Urban Runoff Management Plan. September 1997, updated October 2000.

Santa Clara Valley Urban Runoff Pollution Prevention Program. Maintenance Best Management Practices for the Construction Industry. Brochures: Landscaping, Gardening, and Pool; Roadwork and Paving; and Fresh Concrete and Mortar Application. June 2001.

San Diego Stormwater Co-permittees Jurisdictional Urban Runoff Management Plan. 2001. Municipal Activities Model Program Guidance. November.

Landscape Maintenance SC-73



Objectives

- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	
Bacteria	
Oil and Grease	
Organics	
Oxygen Demanding	☑

Description

Landscape maintenance activities include vegetation removal; herbicide and insecticide application; fertilizer application; watering; and other gardening and lawn care practices. Vegetation control typically involves a combination of chemical (herbicide) application and mechanical methods. All of these maintenance practices have the potential to contribute pollutants to the storm drain system. The major objectives of this BMP are to minimize the discharge of pesticides, herbicides and fertilizers to the storm drain system and receiving waters; prevent the disposal of landscape waste into the storm drain system by collecting and properly disposing of clippings and cuttings, and educating employees and the public.

Approach

Pollution Prevention

- Implement an integrated pest management (IPM) program. IPM is a sustainable approach to managing pests by combining biological, cultural, physical, and chemical tools.
- Choose low water using flowers, trees, shrubs, and groundcover.
- Consider alternative landscaping techniques such as naturescaping and xeriscaping.
- Conduct appropriate maintenance (i.e. properly timed fertilizing, weeding, pest control, and pruning) to help preserve the landscapes water efficiency.

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- Consider grass cycling (grass cycling is the natural recycling of grass by leaving the clippings on the lawn when mowing. Grass clippings decompose quickly and release valuable nutrients back into the lawn).

Suggested Protocols

Mowing, Trimming, and Weeding

- Whenever possible use mechanical methods of vegetation removal (e.g mowing with tractor-type or push mowers, hand cutting with gas or electric powered weed trimmers) rather than applying herbicides. Use hand weeding where practical.
- Avoid loosening the soil when conducting mechanical or manual weed control, this could lead to erosion. Use mulch or other erosion control measures when soils are exposed.
- Performing mowing at optimal times. Mowing should not be performed if significant rain events are predicted.
- Mulching mowers may be recommended for certain flat areas. Other techniques may be employed to minimize mowing such as selective vegetative planting using low maintenance grasses and shrubs.
- Collect lawn and garden clippings, pruning waste, tree trimmings, and weeds. Chip if necessary, and compost or dispose of at a landfill (see waste management section of this fact sheet).
- Place temporarily stockpiled material away from watercourses, and berm or cover stockpiles to prevent material releases to storm drains.

Planting

- Determine existing native vegetation features (location, species, size, function, importance) and consider the feasibility of protecting them. Consider elements such as their effect on drainage and erosion, hardiness, maintenance requirements, and possible conflicts between preserving vegetation and the resulting maintenance needs.
- Retain and/or plant selected native vegetation whose features are determined to be beneficial, where feasible. Native vegetation usually requires less maintenance (e.g., irrigation, fertilizer) than planting new vegetation.
- Consider using low water use groundcovers when planting or replanting.

Waste Management

- Compost leaves, sticks, or other collected vegetation or dispose of at a permitted landfill. Do not dispose of collected vegetation into waterways or storm drainage systems.
- Place temporarily stockpiled material away from watercourses and storm drain inlets, and berm or cover stockpiles to prevent material releases to the storm drain system.
- Reduce the use of high nitrogen fertilizers that produce excess growth requiring more frequent mowing or trimming.

- Avoid landscape wastes in and around storm drain inlets by either using bagging equipment or by manually picking up the material.

Irrigation

- Where practical, use automatic timers to minimize runoff.
- Use popup sprinkler heads in areas with a lot of activity or where there is a chance the pipes may be broken. Consider the use of mechanisms that reduce water flow to sprinkler heads if broken.
- Ensure that there is no runoff from the landscaped area(s) if re-claimed water is used for irrigation.
- If bailing of muddy water is required (e.g. when repairing a water line leak), do not put it in the storm drain; pour over landscaped areas.
- Irrigate slowly or pulse irrigate to prevent runoff and then only irrigate as much as is needed.
- Apply water at rates that do not exceed the infiltration rate of the soil.

Fertilizer and Pesticide Management

- Utilize a comprehensive management system that incorporates integrated pest management (IPM) techniques. There are many methods and types of IPM, including the following:
  - Mulching can be used to prevent weeds where turf is absent, fencing installed to keep rodents out, and netting used to keep birds and insects away from leaves and fruit.
  - Visible insects can be removed by hand (with gloves or tweezers) and placed in soapy water or vegetable oil. Alternatively, insects can be sprayed off the plant with water or in some cases vacuumed off of larger plants.
  - Store-bought traps, such as species-specific, pheromone-based traps or colored sticky cards, can be used.
  - Slugs can be trapped in small cups filled with beer that are set in the ground so the slugs can get in easily.
  - In cases where microscopic parasites, such as bacteria and fungi, are causing damage to plants, the affected plant material can be removed and disposed of (pruning equipment should be disinfected with bleach to prevent spreading the disease organism).
  - Small mammals and birds can be excluded using fences, netting, tree trunk guards.
  - Beneficial organisms, such as bats, birds, green lacewings, ladybugs, praying mantis, ground beetles, parasitic nematodes, trichogramma wasps, seed head weevils, and spiders that prey on detrimental pest species can be promoted.
- Follow all federal, state, and local laws and regulations governing the use, storage, and disposal of fertilizers and pesticides and training of applicators and pest control advisors.

- Use pesticides only if there is an actual pest problem (not on a regular preventative schedule).
- Do not use pesticides if rain is expected. Apply pesticides only when wind speeds are low (less than 5 mph).
- Do not mix or prepare pesticides for application near storm drains.
- Prepare the minimum amount of pesticide needed for the job and use the lowest rate that will effectively control the pest.
- Employ techniques to minimize off-target application (e.g. spray drift) of pesticides, including consideration of alternative application techniques.
- Fertilizers should be worked into the soil rather than dumped or broadcast onto the surface.
- Calibrate fertilizer and pesticide application equipment to avoid excessive application.
- Periodically test soils for determining proper fertilizer use.
- Sweep pavement and sidewalk if fertilizer is spilled on these surfaces before applying irrigation water.
- Purchase only the amount of pesticide that you can reasonably use in a given time period (month or year depending on the product).
- Triple rinse containers, and use rinse water as product. Dispose of unused pesticide as hazardous waste.
- Dispose of empty pesticide containers according to the instructions on the container label.

Inspection

- Inspect irrigation system periodically to ensure that the right amount of water is being applied and that excessive runoff is not occurring. Minimize excess watering, and repair leaks in the irrigation system as soon as they are observed.
- Inspect pesticide/fertilizer equipment and transportation vehicles daily.

Training

- Educate and train employees on use of pesticides and in pesticide application techniques to prevent pollution. Pesticide application must be under the supervision of a California qualified pesticide applicator.
- Train/encourage municipal maintenance crews to use IPM techniques for managing public green areas.
- Annually train employees within departments responsible for pesticide application on the appropriate portions of the agency's IPM Policy, SOPs, and BMPs, and the latest IPM techniques.

- Employees who are not authorized and trained to apply pesticides should be periodically (at least annually) informed that they cannot use over-the-counter pesticides in or around the workplace.
- Use a training log or similar method to document training.

Spill Response and Prevention

- Refer to SC-11, Spill Prevention, Control & Cleanup
- Have spill cleanup materials readily available and in a know in location
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

Other Considerations

- The Federal Pesticide, Fungicide, and Rodenticide Act and California Title 3, Division 6, Pesticides and Pest Control Operations place strict controls over pesticide application and handling and specify training, annual refresher, and testing requirements. The regulations generally cover: a list of approved pesticides and selected uses, updated regularly; general application information; equipment use and maintenance procedures; and record keeping. The California Department of Pesticide Regulations and the County Agricultural Commission coordinate and maintain the licensing and certification programs. All public agency employees who apply pesticides and herbicides in "agricultural use" areas such as parks, golf courses, rights-of-way and recreation areas should be properly certified in accordance with state regulations. Contracts for landscape maintenance should include similar requirements.
- All employees who handle pesticides should be familiar with the most recent material safety data sheet (MSDS) files.
- Municipalities do not have the authority to regulate the use of pesticides by school districts, however the California Healthy Schools Act of 2000 (AB 2260) has imposed requirements on California school districts regarding pesticide use in schools. Posting of notification prior to the application of pesticides is now required, and IPM is stated as the preferred approach to pest management in schools.

Requirements

Costs

Additional training of municipal employees will be required to address IPM techniques and BMPs. IPM methods will likely increase labor cost for pest control which may be offset by lower chemical costs.

Maintenance

Not applicable

Supplemental Information

Further Detail of the BMP

Waste Management

Composting is one of the better disposal alternatives if locally available. Most municipalities either have or are planning yard waste composting facilities as a means of reducing the amount of waste going to the landfill. Lawn clippings from municipal maintenance programs as well as private sources would probably be compatible with most composting facilities

Contractors and Other Pesticide Users

Municipal agencies should develop and implement a process to ensure that any contractor employed to conduct pest control and pesticide application on municipal property engages in pest control methods consistent with the IPM Policy adopted by the agency. Specifically, municipalities should require contractors to follow the agency's IPM policy, SOPs, and BMPs; provide evidence to the agency of having received training on current IPM techniques when feasible; provide documentation of pesticide use on agency property to the agency in a timely manner.

References and Resources

King County Stormwater Pollution Control Manual. Best Management Practices for Businesses. 1995. King County Surface Water Management. July. On-line: http://dnr.metrokc.gov/wlr/dss/spcm.htm

Los Angeles County Stormwater Quality Model Programs. Public Agency Activities http://ladpw.org/wmd/npdes/model_links.cfm

Model Urban Runoff Program: A How-To Guide for Developing Urban Runoff Programs for Small Municipalities. Prepared by City of Monterey, City of Santa Cruz, California Coastal Commission, Monterey Bay National Marine Sanctuary, Association of Monterey Bay Area Governments, Woodward-Clyde, Central Coast Regional Water Quality Control Board. July. 1998.

Orange County Stormwater Program http://www.ocwatersheds.com/StormWater/swp_introduction.asp

Santa Clara Valley Urban Runoff Pollution Prevention Program. 1997 Urban Runoff Management Plan. September 1997, updated October 2000.

United States Environmental Protection Agency (USEPA). 2002. Pollution Prevention/Good Housekeeping for Municipal Operations Landscaping and Lawn Care. Office of Water. Office of Wastewater Management. On-line: http://www.epa.gov/npdes/menuofbmps/poll_8.htm

Drainage System Maintenance SC-74



Photo Credit: Geoff Brosseau

Objectives

- Contain
- Educate
- Reduce/Minimize

Description

As a consequence of its function, the stormwater conveyance system collects and transports urban runoff that may contain certain pollutants. Maintaining catch basins, stormwater inlets, and other stormwater conveyance structures on a regular basis will remove pollutants, prevent clogging of the downstream conveyance system, restore catch basins' sediment trapping capacity, and ensure the system functions properly hydraulically to avoid flooding.

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑
Oxygen Demanding	☑

Approach

Suggested Protocols

Catch Basins/Inlet Structures

- Municipal staff should regularly inspect facilities to ensure the following:
  - Immediate repair of any deterioration threatening structural integrity.
  - Cleaning before the sump is 40% full. Catch basins should be cleaned as frequently as needed to meet this standard.
  - Stenciling of catch basins and inlets (see SC-75 Waste Handling and Disposal).
- Clean catch basins, storm drain inlets, and other conveyance structures in high pollutant load areas just before the wet season to remove sediments and debris accumulated during the summer.

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- Conduct inspections more frequently during the wet season for problem areas where sediment or trash accumulates more often. Clean and repair as needed.
- Keep accurate logs of the number of catch basins cleaned.
- Record the amount of waste collected.
- Store wastes collected from cleaning activities of the drainage system in appropriate containers or temporary storage sites in a manner that prevents discharge to the storm drain.
- Dewater the wastes with outflow into the sanitary sewer if permitted. Water should be treated with an appropriate filtering device prior to discharge to the sanitary sewer. If discharge to the sanitary sewer is not allowed, water should be pumped or vacuumed to a tank and properly disposed of. Do not dewater near a storm drain or stream.
- Except for small communities with relatively few catch basins that may be cleaned manually, most municipalities will require mechanical cleaners such as eductors, vacuums, or bucket loaders.

Storm Drain Conveyance System

- Locate reaches of storm drain with deposit problems and develop a flushing schedule that keeps the pipe clear of excessive buildup.
- Collect flushed effluent and pump to the sanitary sewer for treatment.

Pump Stations

- Clean all storm drain pump stations prior to the wet season to remove silt and trash.
- Do not allow discharge from cleaning a storm drain pump station or other facility to reach the storm drain system.
- Conduct quarterly routine maintenance at each pump station.
- Inspect, clean, and repair as necessary all outlet structures prior to the wet season.
- Sample collected sediments to determine if landfill disposal is possible, or illegal discharges in the watershed are occurring.

Open Channel

- Consider modification of storm channel characteristics to improve channel hydraulics, to increase pollutant removals, and to enhance channel/creek aesthetic and habitat value.
- Conduct channel modification/improvement in accordance with existing laws. Any person, government agency, or public utility proposing an activity that will change the natural (emphasis added) state of any river, stream, or lake in California, must enter into a steam or Lake Alteration Agreement with the Department of Fish and Game. The developer-applicant should also contact local governments (city, county, special districts), other state agencies

(SWRCB, RWQCB, Department of Forestry, Department of Water Resources), and Federal Corps of Engineers and USFWS

Illicit Connections and Discharges

- During routine maintenance of conveyance system and drainage structures field staff should look for evidence of illegal discharges or illicit connections:
  - Is there evidence of spills such as paints, discoloring, etc.
  - Are there any odors associated with the drainage system
  - Record locations of apparent illegal discharges/illicit connections
  - Track flows back to potential dischargers and conduct aboveground inspections. This can be done through visual inspection of up gradient manholes or alternate techniques including zinc chloride smoke testing, fluorometric dye testing, physical inspection testing, or television camera inspection.
  - Once the origin of flow is established, require illicit discharger to eliminate the discharge.
- Stencil storm drains, where applicable, to prevent illegal disposal of pollutants. Storm drain inlets should have messages such as "Dump No Waste Drains to Stream" stenciled next to them to warn against ignorant or intentional dumping of pollutants into the storm drainage system.
- Refer to fact sheet SC-10 Non-Stormwater Discharges.

Illegal Dumping

- Regularly inspect and clean up hot spots and other storm drainage areas where illegal dumping and disposal occurs.
- Establish a system for tracking incidents. The system should be designed to identify the following:
  - Illegal dumping hot spots
  - Types and quantities (in some cases) of wastes
  - Patterns in time of occurrence (time of day/night, month, or year)
  - Mode of dumping (abandoned containers, "midnight dumping" from moving vehicles, direct dumping of materials, accidents/spills)
  - Responsible parties
- Post "No Dumping" signs in problem areas with a phone number for reporting dumping and disposal. Signs should also indicate fines and penalties for illegal dumping.
- Refer to fact sheet SC-10 Non-Stormwater Discharges.

- The State Department of Fish and Game has a hotline for reporting violations called Cal TIP (1-800-952-5400). The phone number may be used to report any violation of a Fish and Game code (illegal dumping, poaching, etc.).
- The California Department of Toxic Substances Control's Waste Alert Hotline, 1-800-69TOXIC, can be used to report hazardous waste violations.

Training

- Train crews in proper maintenance activities, including record keeping and disposal.
- Only properly trained individuals are allowed to handle hazardous materials/wastes.
- Train municipal employees from all departments (public works, utilities, street cleaning, parks and recreation, industrial waste inspection, hazardous waste inspection, sewer maintenance) to recognize and report illegal dumping.
- Train municipal employees and educate businesses, contractors, and the general public in proper and consistent methods for disposal.
- Train municipal staff regarding non-stormwater discharges (See SC-10 Non-Stormwater Discharges).

Spill Response and Prevention

- Refer to SC-11, Prevention, Control & Cleanup
- Have spill cleanup materials readily available and in a known location.
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

Other Considerations

- Cleanup activities may create a slight disturbance for local aquatic species. Access to items and material on private property may be limited. Trade-offs may exist between channel hydraulics and water quality/riparian habitat. If storm channels or basins are recognized as wetlands, many activities, including maintenance, may be subject to regulation and permitting.
- Storm drain flushing is most effective in small diameter pipes (36-inch diameter pipe or less, depending on water supply and sediment collection capacity). Other considerations associated with storm drain flushing may include the availability of a water source, finding a downstream area to collect sediments, liquid/sediment disposal, and disposal of flushed effluent to sanitary sewer may be prohibited in some areas.
- Regulations may include adoption of substantial penalties for illegal dumping and disposal.
- Municipal codes should include sections prohibiting the discharge of soil, debris, refuse, hazardous wastes, and other pollutants into the storm drain system.
- Private property access rights may be needed to track illegal discharges up gradient.

- Requirements of municipal ordinance authority for suspected source verification testing for illicit connections necessary for guaranteed rights of entry.

Requirements

Costs

- An aggressive catch basin cleaning program could require a significant capital and O&M budget. A careful study of cleaning effectiveness should be undertaken before increased cleaning is implemented. Catch basin cleaning costs are less expensive if vacuum street sweepers are available; cleaning catch basins manually can cost approximately twice as much as cleaning the basins with a vacuum attached to a sweeper.

- Methods used for illicit connection detection (smoke testing, dye testing, visual inspection, and flow monitoring) can be costly and time-consuming. Site-specific factors, such as the level of impervious area, the density and ages of buildings, and type of land use will determine the level of investigation necessary. Encouraging reporting of illicit discharges by employees can offset costs by saving expense on inspectors and directing resources more efficiently. Some programs have used funds available from "environmental fees" or special assessment districts to fund their illicit connection elimination programs.

Maintenance

- Two-person teams may be required to clean catch basins with vactor trucks.

- Identifying illicit discharges requires teams of at least two people (volunteers can be used), plus administrative personnel, depending on the complexity of the storm sewer system.

- Arrangements must be made for proper disposal of collected wastes.

- Requires technical staff to detect and investigate illegal dumping violations, and to coordinate public education.

Supplemental Information

Further Detail of the BMP

Storm Drain flushing

Sanitary sewer flushing is a common maintenance activity used to improve pipe hydraulics and to remove pollutants in sanitary sewer systems. The same principles that make sanitary sewer flushing effective can be used to flush storm drains. Flushing may be designed to hydraulically convey accumulated material to strategic locations, such as to an open channel, to another point where flushing will be initiated, or over to the sanitary sewer and on to the treatment facilities, thus preventing re-suspension and overflow of a portion of the solids during storm events. Flushing prevents "plug flow" discharges of concentrated pollutant loadings and sediments. The deposits can hinder the designed conveyance capacity of the storm drain system and potentially cause backwater conditions in severe cases of clogging.

Storm drain flushing usually takes place along segments of pipe with grades that are too flat to maintain adequate velocity to keep particles in suspension. An upstream manhole is selected to place an inflatable device that temporarily plugs the pipe. Further upstream, water is pumped into the line to create a flushing wave. When the upstream reach of pipe is sufficiently full to

cause a flushing wave, the inflated device is rapidly deflated with the assistance of a vacuum pump, releasing the backed up water and resulting in the cleaning of the storm drain segment.

To further reduce the impacts of stormwater pollution, a second inflatable device, placed well downstream, may be used to re-collect the water after the force of the flushing wave has dissipated. A pump may then be used to transfer the water and accumulated material to the sanitary sewer for treatment. In some cases, an interceptor structure may be more practical or required to re-collect the flushed waters.

It has been found that cleansing efficiency of periodic flush waves is dependent upon flush volume, flush discharge rate, sewer slope, sewer length, sewer flow rate, sewer diameter, and population density. As a rule of thumb, the length of line to be flushed should not exceed 700 feet. At this maximum recommended length, the percent removal efficiency ranges between 65-75 percent for organics and 55-65 percent for dry weather grit/inorganic material. The percent removal efficiency drops rapidly beyond that. Water is commonly supplied by a water truck, but fire hydrants can also supply water. To make the best use of water, it is recommended that reclaimed water be used or that fire hydrant line flushing coincide with storm drain flushing.

Flow Management

Flow management has been one of the principal motivations for designing urban stream corridors in the past. Such needs may or may not be compatible with the stormwater quality goals in the stream corridor.

Downstream flood peaks can be suppressed by reducing through flow velocity. This can be accomplished by reducing gradient with grade control structures or increasing roughness with boulders, dense vegetation, or complex banks forms. Reducing velocity correspondingly increases flood height, so all such measures have a natural association with floodplain open space. Flood elevations laterally adjacent to the stream can be lowered by increasing through flow velocity.

However, increasing velocity increases flooding downstream and inherently conflicts with channel stability and human safety. Where topography permits, another way to lower flood elevation is to lower the level of the floodway with drop structures into a large but subtly excavated bowl where flood flows we allowed to spread out.

Stream Corridor Planning

Urban streams receive and convey stormwater flows from developed or developing watersheds. Planning of stream corridors thus interacts with urban stormwater management programs. If local programs are intended to control or protect downstream environments by managing flows delivered to the channels, then it is logical that such programs should be supplemented by management of the materials, forms, and uses of the downstream riparian corridor. Any proposal for steam alteration or management should be investigated for its potential flow and stability effects on upstream, downstream, and laterally adjacent areas. The timing and rate of flow from various tributaries can combine in complex ways to alter flood hazards. Each section of channel is unique, influenced by its own distribution of roughness elements, management activities, and stream responses.

Flexibility to adapt to stream features and behaviors as they evolve must be included in stream reclamation planning. The amenity and ecology of streams may be enhanced through the landscape design options of 1) corridor reservation, 2) bank treatment, 3) geomorphic restoration, and 4) grade control.

Corridor reservation - Reserving stream corridors and valleys to accommodate natural stream meandering, aggradation, degradation, and over bank flows allows streams to find their own form and generate less ongoing erosion. In California, open stream corridors in recent urban developments have produced recreational open space, irrigation of streamside plantings, and the aesthetic amenity of flowing water.

Bank treatment - The use of armoring, vegetative cover, and flow deflection may be used to influence a channel's form, stability, and biotic habitat. To prevent bank erosion, armoring can be done with rigid construction materials, such as concrete, masonry, wood planks and logs, riprap, and gabions. Concrete linings have been criticized because of their lack of provision of biotic habitat. In contrast, riprap and gabions make relatively porous and flexible linings. Boulders, placed in the bed reduce velocity and erosive power.

Riparian vegetation can stabilize the banks of streams that are at or near a condition of equilibrium. Binding networks of roots increase bank shear strength. During flood flows, resilient vegetation is forced into erosion-inhibiting mats. The roughness of vegetation leads to lower velocity, further reducing erosive effects. Structural flow deflection can protect banks from erosion or alter fish habitat. By concentrating flow, a deflector causes a pool to be scoured in the bed.

Geomorphic restoration – Restoration refers to alteration of disturbed streams so their form and behavior emulate those of undisturbed streams. Natural meanders are retained, with grading to gentle slopes on the inside of curves to allow point bars and riffle-pool sequences to develop. Trees are retained to provide scenic quality, biotic productivity, and roots for bank stabilization, supplemented by plantings where necessary.

A restorative approach can be successful where the stream is already approaching equilibrium. However, if upstream urbanization continues new flow regimes will be generated that could disrupt the equilibrium of the treated system.

Grade Control - A grade control structure is a level shelf of a permanent material, such as stone, masonry, or concrete, over which stream water flows. A grade control structure is called a sill, weir, or drop structure, depending on the relation of its invert elevation to upstream and downstream channels.

A sill is installed at the preexisting channel bed elevation to prevent upstream migration of nick points. It establishes a firm base level below which the upstream channel can not erode.

A weir or check dam is installed with invert above the preexisting bed elevation. A weir raises the local base level of the stream and causes aggradation upstream. The gradient, velocity, and erosive potential of the stream channel are reduced. A drop structure lowers the downstream invert below its preexisting elevation, reducing downstream gradient and velocity. Weirs and drop structure control erosion by dissipating energy and reducing slope velocity.

When carefully applied, grade control structures can be highly versatile in establishing human and environmental benefits in stabilized channels. To be successful, application of grade control structures should be guided by analysis of the stream system both upstream and downstream from the area to he reclaimed.

Examples

The California Department of Water Resources began the Urban Stream Restoration Program in 1985. The program provides grant funds to municipalities and community groups to implement stream restoration projects. The projects reduce damages from streambank aid watershed instability arid floods while restoring streams' aesthetic, recreational, and fish and wildlife values.

In Buena Vista Park, upper floodway slopes are gentle and grassed to achieve continuity of usable park land across the channel of small boulders at the base of the slopes.

The San Diego River is a large, vegetative lined channel, which was planted in a variety of species to support riparian wildlife while stabilizing the steep banks of the floodway.

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United States Environmental Protection Agency (USEPA). 2002. Pollution Prevention/Good Housekeeping for Municipal Operations Storm Drain System Cleaning. On line: http://www.epa.gov/npdes/menuofbmps/poll_16.htm

Water & Sewer Utility Maintenance SC-76



Objectives

- Contain
- Educate
- Reduce/Minimize

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	
Metals	
Bacteria	☑
Oil and Grease	☑
Organics	☑
Oxygen Demanding	☑

Description

Although the operation and maintenance of public utilities are not considered chronic sources of stormwater pollution, some activities and accidents can result in the discharge of pollutants that can pose a threat to both human health and the quality of receiving waters if they enter the storm drain system. Sewage incident response and investigation may involve a coordinated effort between staff from a number of different departments/agencies. Cities that do not provide maintenance of water and sewer utilities must coordinate with the contracting agency responsible for these activities and ensure that these model procedures are followed.

Approach

Pollution Prevention

Inspect potential non-stormwater discharge flow paths and clear/cleanup any debris or pollutants found (i.e. remove trash, leaves, sediment, and wipe up liquids, including oil spills).

Suggested Protocols

Water Line Maintenance and Cleaning

Procedures can be employed to reduce pollutants from discharges associated with water utility operation and maintenance activities. Planned discharges may include fire hydrant testing, flushing water supply mains after new construction, flushing lines due to complaints of taste and odor, dewatering mains for maintenance work. Unplanned discharges from treated, recycled water, raw water, and groundwater systems operation and maintenance activities can occur from water main

breaks, sheared fire hydrants, equipment malfunction, and operator error.

Planned discharges

- Identify a suitable discharge option in the following order of preference:
  - Apply to the land.
  - Reuse water for dust suppression, irrigation, or construction compaction.
  - Discharge to a sanitary sewer system with approval.
  - Discharge to the storm drain system using applicable pollution control measures. (Only available to clean water discharges such as water main/ water storage tank/water hydrant flushing).
- If water is discharged to a storm drain, control measures must be put in place to control potential pollutants (i.e. sediment, chlorine, etc.). Examples of some storm drain protection options include:
  - Silt fence – appropriate where the inlet drains a relatively flat area.
  - Gravel and wire mesh sediment filter – Appropriate where concentrated flows are expected.
  - Wooden weir and fabric – use at curb inlets where a compact installation is desired.
- Prior to discharge, inspect discharge flow path and clear/cleanup any debris or pollutants found (i.e. remove trash, leaves, sediment, and wipe up liquids, including oil spills).
- General Design considerations for inlet protection devices include the following:
  - The device should be constructed such that cleaning and disposal of trapped sediment is made easy, while minimizing interference with discharge activities.
  - Devices should be constructed so that any standing water resulting from the discharge will not cause excessive inconvenience or flooding/damage to adjacent land or structures.
- The effectiveness of control devices must be monitored during the discharge period and any necessary repairs or modifications made.

Unplanned Discharges

- Stop the discharge as quickly as possible.
- Inspect flow path of the discharged water:
  - Identify erodible areas which may need to be repaired or protected during subsequent repairs or corrective actions

- Identify the potential for pollutants to be washed into the waterway

- If repairs or corrective action will cause additional discharges of water, select the appropriate procedures for erosion control, chlorine residual, turbidity, and chemical additives. Prevent potential pollutants from entering the flow path.

Sanitary Sewer Maintenance

Applicable to municipalities who own and operated a sewage collection system. Facilities that are covered under this program include sanitary sewer pipes and pump stations owned and operated by a municipality. The owner of the sanitary sewer facilities is the entity responsible for carrying out this prevention and response program.

- Clean sewer lines on a regular basis to remove grease, grit, and other debris that may lead to sewer backups.

- Establish routine maintenance program. Cleaning should be conducted at an established minimum frequency and more frequently for problem areas such as restaurants that are identified

- Cleaning activities may require removal of tree roots and other identified obstructions.

- During routine maintenance and inspection note the condition of sanitary sewer structures and identify areas that need repair or maintenance. Items to note may include the following:

  - Cracked/deteriorating pipes

  - Leaking joints/seals at manhole

  - Frequent line plugs

  - Line generally flows at or near capacity

  - Suspected infiltration or exfiltration.

- Prioritize repairs based on the nature and severity of the problem. Immediate clearing of blockage or repair is required where an overflow is currently occurring or for urgent problems that may cause an imminent overflow (e.g. pump station failures, sewer line ruptures, sewer line blockages). These repairs may be temporary until scheduled or capital improvements can be completed.

- Review previous sewer maintenance records to help identify “hot spots” or areas with frequent maintenance problems and locations of potential system failure.

Spills and Overflows

- Identify and track sanitary sewer discharges. Identify dry weather infiltration and inflow first. Wet weather overflow connections are very difficult to locate.

- Locate wet weather overflows and leaking sanitary sewers using conventional source identification techniques such as monitoring and field screening. Techniques used to identify other illicit connection sources can also be used for sewer system evaluation surveys (see SC74 Drainage System Operation and Maintenance).

- Implement community awareness programs for monitoring sanitary sewer wet weather overflows. A citizen's hotline for reporting observed overflow conditions should be established to supplement field screening efforts.

- Establish lead department/agency responsible for spill response and containment. Provide coordination within departments.

- When a spill, leak, and/or overflow occurs and when disinfecting a sewage contaminated area, take every effort to ensure that the sewage, disinfectant and/or sewage treated with the disinfectant is not discharged to the storm drain system or receiving waters. Methods may include:

  - Blocking storm drain inlets and catch basins

  - Containing and diverting sewage and disinfectant away from open channels and other storm drain fixtures (using sandbags, inflatable dams, etc.)

  - Removing the material with vacuum equipment

- Record required information at the spill site.

- Perform field tests as necessary to determine the source of the spill.

- Develop notification procedures regarding spill reporting.

Septic Systems

- Ensure that homeowners, installers, and inspectors are educated in proper maintenance of septic systems. This may require coordination with staff from other departments. Outreach to homeowners should include inspection reminders informing then that inspection and perhaps maintenance is due for their systems. Recommend that the system be inspected annually and pumped-out regularly.

- Programs which seek to address failing septic systems should consider using field screening to pinpoint areas where more detailed onsite inspection surveys are warranted.

Training

- Conduct annual training of water utility personnel and service contractors. (field screening, sampling, smoke/dye testing, TV inspection).

- OSHA-required Health and Safety Training 29 CFR 1910.120 plus annual Refresher Training (as needed).

- OSHA Confined Space Entry training (Cal-OSHA Confined Space, Title 8 and federal OSHA 29 CFR 1910.146).

Spill Response and Prevention

- See previous section regarding spills and overflows.
- Refer to SC-11, Spill Prevention, Control & Cleanup.
- Have spill cleanup materials readily available and in a known location.
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

Other Considerations

- Enact ordinance granting "right-of-entry" to locate potentially responsible parties for sewer overflows.
- Reliance on individual onsite inspection to detect failed septic systems can be a major limitation. The individual onsite inspection is very labor-intensive and requires access to private property to pinpoint the exact location of the failing system.
- A significant limitation to correcting failing septic systems is the lack of techniques available for detecting individual failed septic systems.

Requirements

Costs

- Departmental cooperation recommended for sharing or borrowing staff resources and equipment from municipal wastewater department.
- Infiltration, inflow, and wet weather overflows from sanitary sewers are very labor and equipment intensive to locate.
- The costs associated with detecting and correcting septic system failures are subject to a number of factors, including availability of trained personnel, cost of materials, and the level of follow-up required to fix the system problems.

Maintenance

- Minimum 2-person teams to perform field screening and associated sampling.
- Larger teams required for implementing other techniques (i.e. zinc chloride smoke testing, fluorometric dye testing, television camera inspection and physical inspection with confined space entry) to identify sewer system leaks.
- Program coordination required for handling emergencies, record keeping, etc.
- Many of the problems associated with improper use of septic systems may be attributed to lack of user knowledge on operation and maintenance. Educational materials for homeowners and training courses for installers and inspectors can reduce the incidence of pollution from these widespread and commonly used pollution control devices.

SC-76 Water & Sewer Utility Maintenance

Supplemental Information

Further Detail of the BMP

Onsite Sewage Disposal Systems

New onsite sewage disposal systems should be designed, located, and installed away from open waterbodies and sensitive resources such as wetlands and floodplains. A protective separation between the OSDS and groundwater should also be established. OSDSs should be operated and maintained to prevent surface water discharges and reduce pollutant loadings to groundwater. Inspection of OSDSs should occur regularly and repairs made immediately. New or replacement plumbing fixtures should be of the high efficiency type.

Typical Sanitary Sewer Problems

- Old and deteriorated main and lateral pipes - Sewers range in age from 30 to 100 years with an average age of 50 years.
- Cracked sewer pipes - Existing sewers are mostly clay pipes which can crack as they deteriorate with age and also by earth movement.
- Misaligned and open pipe joints - Most of the mortar used to seal the joints between sections of clay pipe has deteriorated.
- Undersized sewer pipe - The existing sewer system is overloaded due to new sewer hook-ups, underground water infiltration, and illegal roof and/or yard drain connections.
- Defective manholes - Old manholes are made of bricks. Typical problems associated with brick manholes are loose bricks, missing bricks, and misaligned manholes.
- Missing and/or unrecorded sewer pipes and manholes - This problem is typical in the easement/backline sewer. Sewer pipe locations shown on the sewer record map are different from the actual sewer location.
- Sewer main under houses and other improvements - Complaints of sewer main alignment crossing the house and other improvements. A solution to this problem requires an agreement with the property owner for a new sewer easement at a relocated line.

Causes of Sanitary Sewer Backups

- Root infiltration - Tree roots are a major cause of backups.
- Water inflow/infiltration - Rain water entering the sewer pipe causes overflows.
- Solids - Typical solids that buildup in the pipe and cause backups are grease, dirt, bones, tampons, paper towels, diapers, broken dishware, garbage, concrete, and debris.
- Structural defects in pipes and manholes - Sags in the line, cracks, holes, protruding laterals, misaligned pipe, offset joints are all possible causes of backups.

Design Considerations

Sanitary sewer overflows can often be reduced or eliminated by a number of practices, in addition to sewer system cleaning and maintenance, including the following:

- Reducing infiltration and inflow through rehabilitation and repair of broken or leaking sewer lines.
- Enlarging or upgrading the capacity of sewer lines, pump stations, or sewage treatment plants.
- Constructing wet weather storage and treatment facilities to treat excess flows.
- Addressing SSOs during sewer system master planning and facilities planning.

Septic Systems

Two field screening techniques that have been used with success at identifying possible locations of failing septic systems are the brightener test and color infrared (CIR) aerial photography. The first involves the use of specific phosphorus-based elements found in many laundry products, often called brighteners, as an indicator of the presence of failing onsite wastewater systems. The second technique uses color infrared (CIR) aerial photography to characterize the performance of septic systems. This method has been found to be a quick and cost-effective method for assessing the potential impacts of failing systems and uses variations in vegetative growth or stress patterns over septic system field lines to identify those systems that may potentially be malfunctioning. Then a more detailed onsite visual and physical inspection will confirm whether the system has truly failed and the extent of the repairs needed. These inspections may be carried out by county health departments or other authorized personnel.

References and Resources

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http://www.ci.berkeley.ca.us/pw/Storm/stormala.html

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Orange County Stormwater Program
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Attachment 4
Copy of Plan Sheets Showing Permanent Storm Water BMPs

This is the cover sheet for Attachment 4.

Use this checklist to ensure the required information has been included on the plans:

The plans must identify:

- Structural BMP(s) with ID numbers matching Form I-6 Summary of PDP Structural BMPs
- The grading and drainage design shown on the plans must be consistent with the delineation of DMAs shown on the DMA exhibit
- Details and specifications for construction of structural BMP(s)
- Signage indicating the location and boundary of structural BMP(s) as required by the City Engineer
- How to access the structural BMP(s) to inspect and perform maintenance
- 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)
- Manufacturer and part number for proprietary parts of structural BMP(s) when applicable
- 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)
- Recommended equipment to perform maintenance
- When applicable, necessary special training or certification requirements for inspection and maintenance personnel such as confined space entry or hazardous waste management
- Include landscaping plan sheets showing vegetation requirements for vegetated structural BMP(s)
- All BMPs must be fully dimensioned on the plans
- When proprietary BMPs are used, site specific cross section with outflow, inflow and model number shall be provided. Broucher photocopies are not allowed.

Attachment 5
Drainage Report

Attach project's drainage report. Refer to Drainage Design Manual to determine the reporting requirements.

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Snipes-Dye associates

HYDROLOGY/DRAINAGE STUDY

For

TORREYANA CAMPUS

11085 Torreyana Rd, San Diego, CA 92121
APN: 430-010-30

City of San Diego
PRJ-1056938

Applicant:
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Job No. LJ458x

Dated: August 8, 2024

DECLARATION OF RESPONSIBLE CHARGE

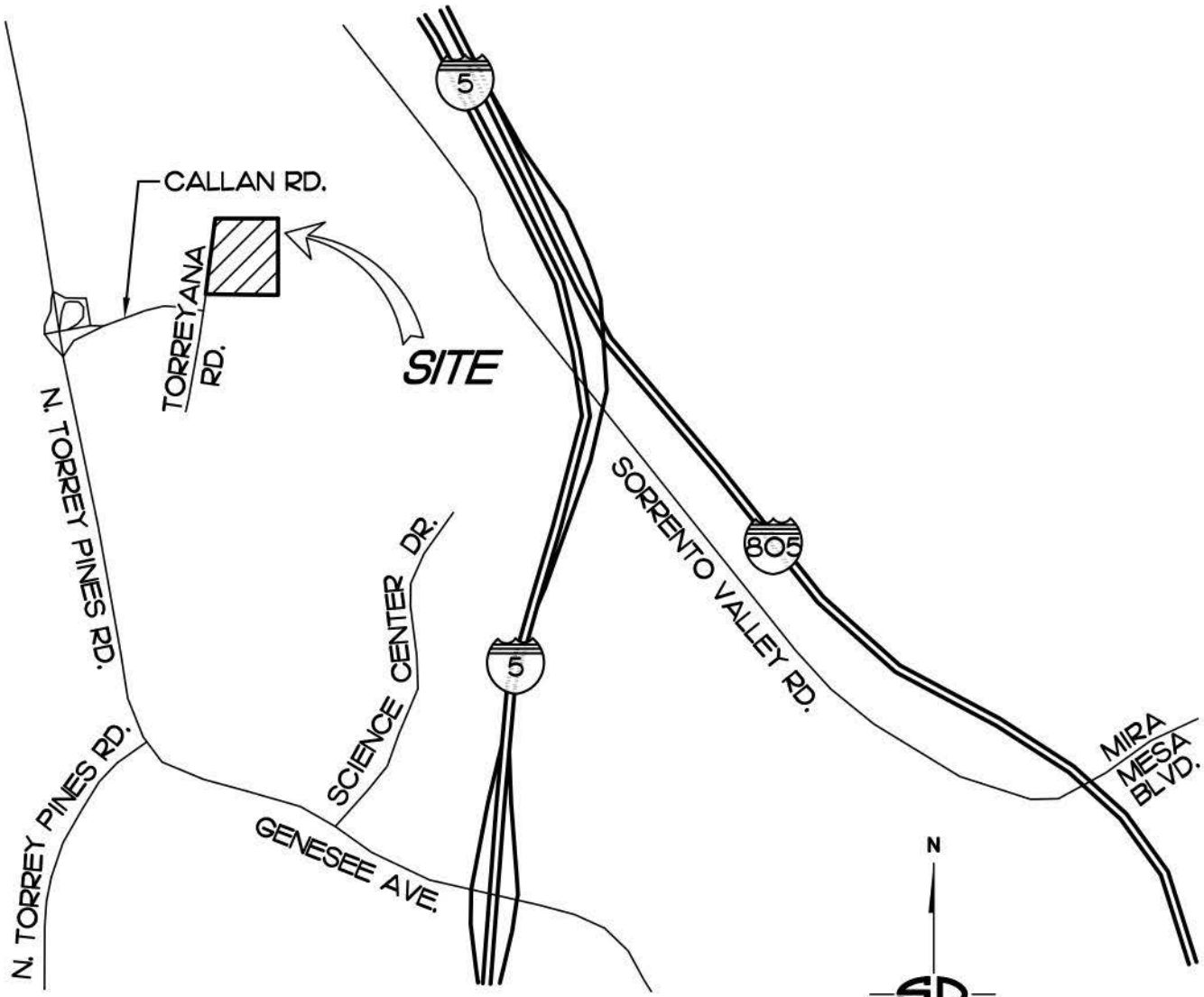
I, HEREBY DECLARE THAT I AM THE CIVIL ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITY FOR PROJECT DESIGN.



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

8/8/24
DATE



VICINITY MAP

NO SCALE

HYDROLOGY/DRAINAGE STUDY
FOR
TORREYANA CAMPUS CDP

INTRODUCTION: The project proposes to demolish two existing buildings and construct two new buildings, parking lot, and subsurface parking structure in La Jolla. The site is located at 11085-11095 Torreyana Rd, Assessor's Parcel No. 430-010-30.

PRE-DEVELOPMENT CONDITIONS: The existing site sits upon a graded mesa at the end of Torreyana Road. The drainage conveyance on the site is mostly impervious surfaces, with various small planters for trees scattered amongst the parking lot. The site has existing downward slopes along the north and south property boundaries and an upward slope to the east. The drainage area includes approximately 4.5 acres which consists several basins that sheet-flow and collect in a storm drain system on the site. The existing storm drain system confluences at a single point in an existing storm drain cleanout on the adjacent property to the north, which then flows down the hill towards Los Peñasquitos Lagoon. There are eight basins that make up the pre-development site. The runoff coefficient of the pre-construction site varies per basin and each has been weighted per the City of San Diego Drainage Design Manual (2017 Edition) for an Industrial site. The calculated peak discharge for the pre-construction site in the 100-year storm is approximately 13.07 cubic feet per second (cfs). See the attached calculations.

POST-DEVELOPMENT CONDITIONS: The proposed improvements consist of constructing two new buildings, parking lot, and a subsurface parking structure. The post-development site is divided into 5 basins. Basin A consists of undisturbed slopes to the east that flows downhill from the east towards the site, and is collected into an existing drainage ditch. A Type F Catch Basin will be constructed at the termination point of the ditch where it meets the proposed site to prevent run-on. Basin B consists of the upper easterly portion of the new site. Basin C consists of the lower easterly portion. Basin D is the upper westerly portion, while Basin E is the lower easterly portion. Basins B-E will each contain a Modular Wetlands System and an underground detention basin for hydromodification. All five basins will then connect to a main storm drain system in the driveway. This new main storm drain line will connect to the existing storm drain system on the site that runs down the northerly slope towards Los Peñasquitos Lagoon as described in the previous section. The runoff coefficient of the post-construction site varies per basin and each has been weighted per the City of San Diego Drainage Design Manual (2017 Edition) for an Industrial site.

The total peak discharge from post-construction site in the 100-year storm is 12.45 cfs, a decrease of 0.62 cfs from the pre-development condition. See the attached calculations. The following Summary Table 1 is a summary of the discharges for the pre and post-development conditions.

It should be noted that the proposed project does not discharge runoff directly into the Pacific Ocean, a navigable water, and is therefore not required to obtain approval from the Regional Water Quality Control Board under Federal Clean Water Act (CWA) section 401. There are no dredged or fill materials being discharged into the navigable waters of the United States and is not subject to CWA section 404 as a result.

PRE & POST DEVELOPMENT 100-YR. PEAK DISCHARGES						
	PRE-DEVELOPMENT			POST-DEVELOPMENT		
BASIN	AREA (ACRE)	TIME OF CONCENTRATION (MIN.)	DISCHARGE (CFS)	AREA (ACRE)	TIME OF CONCENTRATION (MIN.)	DISCHARGE (CFS)
A	1.44	15.66	2.02	0.51	14.07	0.76
B	0.04	1.78	0.09	0.84	8.67	1.88
C	0.81	2.77	3.39	1.02	3.02	4.17
D	0.51	6.56	1.79	0.76	6.17	2.55
E	0.97	3.59	3.71	1.31	7.20	3.09
F	0.35	2.65	1.40	--	--	--
G	0.30	7.67	0.63	--	--	--
H	0.02	3.59	0.04	--	--	--
TOTAL	4.44	--	13.07	4.44	--	12.45

CONCLUSION: The proposed construction will cause a decrease in 0.62 cfs for the overall site peak runoff in the 100-year storm. A decrease is expected as a result of altered flow paths and proposed detention facilities. It should be noted that the runoff discharge from the post-development condition are at the same locations as in the pre-development condition. The proposed project will not substantially alter the existing drainage pattern of the site or drainage basin areas.

Site runoff will be significantly less in the post-development condition due to lengthened flow paths and proposed detention systems for hydromodification.

In summary, the decrease in the peak 100-year discharge due to the construction of this project will not cause significant impacts to downstream facilities, streams, rivers, and/or adjacent properties.

PRE-DEVELOPMENT DRAINAGE CALCULATIONS

THE PEAK 100-YEAR DISCHARGES (Q)

BASIN A: Q_{100}

COMBINED RUNOFF COEFFICIENT (C):

Land Use	Coefficient (C)	Tributary Area
INDUSTRIAL	0.50	1.44 AC

City of San Diego Drainage Design Manual - January 2017 Edition
Table A-1: Runoff Coefficient for Rational Method. (See Enclosed Calculations)

C= Runoff Factor = **0.50**

RAINFALL INTENSITY (I):

ΔE= Change in elevation along the Effective Slope = 36.7 Feet

D= Water Course Distance = 660 Feet

S= Slope = (ΔE/D) X 100% = 5.56 %

Tc = Time of Concentration
T_c= [1.8(1.1-C)(D^1/2)]/[S^(1/3)] = 15.66 Minutes
Urban Areas Overland Time of Flow Curves Pg. A-8
City of San Diego- Drainage Design Manual 2017

Intensity = Intensity-Duration-Frequency Curves Pg. A-4 = 2.80 Inches/Hour
City of San Diego- Drainage Design Manual 2017

PEAK DISCHARGES (Q):

A = Area of the basin = 1.44 Acres

Q = CIA = **2.02 ft^3/sec**

Prepared by:
Snipes-Dye Associates

THE PEAK 100-YEAR DISCHARGES (Q)

BASIN B: Q_{100}

COMBINED RUNOFF COEFFICIENT (C):

Land Use	Coefficient (C)	Tributary Area
INDUSTRIAL	0.50	0.04 AC

City of San Diego Drainage Design Manual - January 2017 Edition
Table A-1: Runoff Coefficient for Rational Method. (See Enclosed Calculations)

C= Runoff Factor = **0.50**

RAINFALL INTENSITY (I):

ΔE= Change in elevation along the Effective Slope = 15 Feet

D= Water Course Distance = 34 Feet

S= Slope = (ΔE/D) X 100% = 44.12 %

Tc = Time of Concentration

T_c= [1.8(1.1-C)(D^1/2)]/[S^(1/3)] = 1.78 Minutes

Urban Areas Overland Time of Flow Curves Pg. A-8
City of San Diego- Drainage Design Manual 2017

Intensity = Intensity-Duration-Frequency Curves Pg. A-4 = 4.40 Inches/Hour

City of San Diego- Drainage Design Manual 2017

PEAK DISCHARGES (Q):

A = Area of the basin = 0.04 Acres

Q = CIA = **0.09 ft^3/sec**

Prepared by:
Snipes-Dye Associates

THE PEAK 100-YEAR DISCHARGES (Q)

BASIN C: Q_{100}

COMBINED RUNOFF COEFFICIENT (C):

Land Use	Coefficient (C)	Tributary Area
INDUSTRIAL	0.95	0.81 AC

City of San Diego Drainage Design Manual - January 2017 Edition
Table A-1: Runoff Coefficient for Rational Method. (See Enclosed Calculations)

C= Runoff Factor = **0.95**

RAINFALL INTENSITY (I):

ΔE= Change in elevation along the Effective Slope = 3.1 Feet

D= Water Course Distance = 162 Feet

S= Slope = (ΔE/D) X 100% = 1.91 %

Tc = Time of Concentration
T_c= [1.8(1.1-C)(D^1/2)]/[S^(1/3)] = 2.77 Minutes
Urban Areas Overland Time of Flow Curves Pg. A-8
City of San Diego- Drainage Design Manual 2017

Intensity = Intensity-Duration-Frequency Curves Pg. A-4 = 4.40 Inches/Hour
City of San Diego- Drainage Design Manual 2017

PEAK DISCHARGES (Q):

A = Area of the basin = 0.81 Acres

Q = CIA = **3.39 ft^3/sec**

Prepared by:
Snipes-Dye Associates

THE PEAK 100-YEAR DISCHARGES (Q)

BASIN D: Q_{100}

COMBINED RUNOFF COEFFICIENT (C):

Land Use	Coefficient (C)	Tributary Area
INDUSTRIAL	0.87	0.51 AC

City of San Diego Drainage Design Manual - January 2017 Edition
Table A-1: Runoff Coefficient for Rational Method. (See Enclosed Calculations)

C= Runoff Factor = **0.87**

RAINFALL INTENSITY (I):

ΔE= Change in elevation along the Effective Slope	=	2.2 Feet
D= Water Course Distance	=	238 Feet
S= Slope = (ΔE/D) X 100%	=	0.92 %
Tc = Time of Concentration T_c= [1.8(1.1-C)(D^1/2)]/[S^(1/3)] = Urban Areas Overland Time of Flow Curves Pg. A-8 City of San Diego- Drainage Design Manual 2017	=	6.56 Minutes
Intensity = Intensity-Duration-Frequency Curves Pg. A-4 City of San Diego- Drainage Design Manual 2017	=	4.03 Inches/Hour

PEAK DISCHARGES (Q):

A = Area of the basin	=	0.51 Acres
Q = CIA	=	**1.79 ft^3/sec**

Prepared by:
Snipes-Dye Associates

THE PEAK 100-YEAR DISCHARGES (Q)

BASIN E: Q_{100}

COMBINED RUNOFF COEFFICIENT (C):

Land Use	Coefficient (C)	Tributary Area
INDUSTRIAL	0.87	0.97 AC

City of San Diego Drainage Design Manual - January 2017 Edition
Table A-1: Runoff Coefficient for Rational Method. (See Enclosed Calculations)

C= Runoff Factor = **0.87**

RAINFALL INTENSITY (I):

ΔE= Change in elevation along the Effective Slope	=	7.5 Feet
D= Water Course Distance	=	189 Feet
S= Slope = (ΔE/D) X 100%	=	3.97 %
Tc = Time of Concentration T_c= [1.8(1.1-C)(D^1/2)]/[S^(1/3)] = Urban Areas Overland Time of Flow Curves Pg. A-8 City of San Diego- Drainage Design Manual 2017	=	3.59 Minutes
Intensity = Intensity-Duration-Frequency Curves Pg. A-4 City of San Diego- Drainage Design Manual 2017	=	4.40 Inches/Hour

PEAK DISCHARGES (Q):

A = Area of the basin	=	0.97 Acres
Q = CIA	=	**3.71 ft^3/sec**

Prepared by:
Snipes-Dye Associates

THE PEAK 100-YEAR DISCHARGES (Q)

BASIN F: Q_{100}

COMBINED RUNOFF COEFFICIENT (C):

Land Use	Coefficient (C)	Tributary Area
INDUSTRIAL	0.91	0.35 AC

City of San Diego Drainage Design Manual - January 2017 Edition
Table A-1: Runoff Coefficient for Rational Method. (See Enclosed Calculations)

C= Runoff Factor = **0.91**

RAINFALL INTENSITY (I):

ΔE= Change in elevation along the Effective Slope = 3.1 Feet

D= Water Course Distance = 116 Feet

S= Slope = (ΔE/D) X 100% = 2.67 %

Tc = Time of Concentration
T_c= [1.8(1.1-C)(D^1/2)]/[S^(1/3)] = 2.65 Minutes
Urban Areas Overland Time of Flow Curves Pg. A-8
City of San Diego- Drainage Design Manual 2017

Intensity = Intensity-Duration-Frequency Curves Pg. A-4 = 4.40 Inches/Hour
City of San Diego- Drainage Design Manual 2017

PEAK DISCHARGES (Q):

A = Area of the basin = 0.35 Acres

Q = CIA = **1.40 ft^3/sec**

Prepared by:
Snipes-Dye Associates

THE PEAK 100-YEAR DISCHARGES (Q)

BASIN G: Q_{100}

COMBINED RUNOFF COEFFICIENT (C):

Land Use	Coefficient (C)	Tributary Area
INDUSTRIAL	0.55	0.30 AC

City of San Diego Drainage Design Manual - January 2017 Edition
Table A-1: Runoff Coefficient for Rational Method. (See Enclosed Calculations)

C= Runoff Factor = **0.55**

RAINFALL INTENSITY (I):

ΔE= Change in elevation along the Effective Slope	=	19.6 Feet
D= Water Course Distance	=	242 Feet
S= Slope = (ΔE/D) X 100%	=	8.10 %
Tc = Time of Concentration T_c= [1.8(1.1-C)(D^1/2)]/[S^(1/3)] = Urban Areas Overland Time of Flow Curves Pg. A-8 City of San Diego- Drainage Design Manual 2017	=	7.67 Minutes
Intensity = Intensity-Duration-Frequency Curves Pg. A-4 City of San Diego- Drainage Design Manual 2017	=	3.84 Inches/Hour

PEAK DISCHARGES (Q):

A = Area of the basin	=	0.30 Acres
Q = CIA	=	**0.63 ft^3/sec**

Prepared by:
Snipes-Dye Associates

THE PEAK 100-YEAR DISCHARGES (Q)

BASIN H: Q_{100}

COMBINED RUNOFF COEFFICIENT (C):

Land Use	Coefficient (C)	Tributary Area
INDUSTRIAL	0.50	0.02 AC

City of San Diego Drainage Design Manual - January 2017 Edition
Table A-1: Runoff Coefficient for Rational Method. (See Enclosed Calculations)

C= Runoff Factor = **0.50**

RAINFALL INTENSITY (I):

ΔE= Change in elevation along the Effective Slope = 3.9 Feet

D= Water Course Distance = 46 Feet

S= Slope = (ΔE/D) X 100% = 8.48 %

Tc = Time of Concentration

T_c= [1.8(1.1-C)(D^1/2)]/[S^(1/3)] = 3.59 Minutes

Urban Areas Overland Time of Flow Curves Pg. A-8
City of San Diego- Drainage Design Manual 2017

Intensity = Intensity-Duration-Frequency Curves Pg. A-4 = 4.40 Inches/Hour

City of San Diego- Drainage Design Manual 2017

PEAK DISCHARGES (Q):

A = Area of the basin = 0.02 Acres

Q = CIA = 0.04 ft^3/sec

Prepared by:
Snipes-Dye Associates

POST-DEVELOPMENT DRAINAGE CALCULATIONS

THE PEAK 100-YEAR DISCHARGES (Q)

BASIN A: Q_{100}

COMBINED RUNOFF COEFFICIENT (C):

Land Use	Coefficient (C)	Tributary Area
INDUSTRIAL	0.50	0.51 AC

City of San Diego Drainage Design Manual - January 2017 Edition
Table A-1: Runoff Coefficient for Rational Method. (See Enclosed Calculations)

C= Runoff Factor = **0.50**

RAINFALL INTENSITY (I):

ΔE= Change in elevation along the Effective Slope	=	34 Feet
D= Water Course Distance	=	563 Feet
S= Slope = (ΔE/D) X 100%	=	6.04 %
Tc = Time of Concentration T_c= [1.8(1.1-C)(D^1/2)]/[S^(1/3)] = Urban Areas Overland Time of Flow Curves Pg. A-8 City of San Diego- Drainage Design Manual 2017	=	14.07 Minutes
Intensity = Intensity-Duration-Frequency Curves Pg. A-4 City of San Diego- Drainage Design Manual 2017	=	2.98 Inches/Hour

PEAK DISCHARGES (Q):

A = Area of the basin	=	0.51 Acres
Q = CIA	=	**0.76 ft^3/sec**

Prepared by:
Snipes-Dye Associates

THE PEAK 100-YEAR DISCHARGES (Q)

BASIN B: Q_{100}

COMBINED RUNOFF COEFFICIENT (C):

Land Use	Coefficient (C)	Tributary Area
INDUSTRIAL	0.62	0.84 AC

City of San Diego Drainage Design Manual - January 2017 Edition
Table A-1: Runoff Coefficient for Rational Method. (See Enclosed Calculations)

C= Runoff Factor = **0.62**

RAINFALL INTENSITY (I):

ΔE= Change in elevation along the Effective Slope = 28.4 Feet

D= Water Course Distance = 383 Feet

S= Slope = (ΔE/D) X 100% = 7.42 %

Tc = Time of Concentration

T_c= [1.8(1.1-C)(D^1/2)]/[S^(1/3)] = 8.67 Minutes

Urban Areas Overland Time of Flow Curves Pg. A-8
City of San Diego- Drainage Design Manual 2017

Intensity = Intensity-Duration-Frequency Curves Pg. A-4 = 3.61 Inches/Hour

City of San Diego- Drainage Design Manual 2017

PEAK DISCHARGES (Q):

A = Area of the basin = 0.84 Acres

Q = CIA = **1.88 ft^3/sec**

Prepared by:
Snipes-Dye Associates

THE PEAK 100-YEAR DISCHARGES (Q)

BASIN C: Q_{100}

COMBINED RUNOFF COEFFICIENT (C):

Land Use	Coefficient (C)	Tributary Area
INDUSTRIAL	0.93	1.02 AC

City of San Diego Drainage Design Manual - January 2017 Edition
Table A-1: Runoff Coefficient for Rational Method. (See Enclosed Calculations)

C= Runoff Factor = **0.93**

RAINFALL INTENSITY (I):

ΔE= Change in elevation along the Effective Slope = 13.6 Feet

D= Water Course Distance = 280 Feet

S= Slope = (ΔE/D) X 100% = 4.86 %

Tc = Time of Concentration
T_c= [1.8(1.1-C)(D^1/2)]/[S^(1/3)] = 3.02 Minutes
Urban Areas Overland Time of Flow Curves Pg. A-8
City of San Diego- Drainage Design Manual 2017

Intensity = Intensity-Duration-Frequency Curves Pg. A-4 = 4.40 Inches/Hour
City of San Diego- Drainage Design Manual 2017

PEAK DISCHARGES (Q):

A = Area of the basin = 1.02 Acres

Q = CIA = **4.17 ft^3/sec**

Prepared by:
Snipes-Dye Associates

THE PEAK 100-YEAR DISCHARGES (Q)

BASIN D: Q_{100}

COMBINED RUNOFF COEFFICIENT (C):

Land Use	Coefficient (C)	Tributary Area
INDUSTRIAL	0.80	0.76 AC

City of San Diego Drainage Design Manual - January 2017 Edition
Table A-1: Runoff Coefficient for Rational Method. (See Enclosed Calculations)

C= Runoff Factor = **0.80**

RAINFALL INTENSITY (I):

ΔE= Change in elevation along the Effective Slope = 12.3 Feet

D= Water Course Distance = 320 Feet

S= Slope = (ΔE/D) X 100% = 3.84 %

Tc = Time of Concentration

T_c= [1.8(1.1-C)(D^1/2)]/[S^(1/3)] = 6.17 Minutes

Urban Areas Overland Time of Flow Curves Pg. A-8
City of San Diego- Drainage Design Manual 2017

Intensity = Intensity-Duration-Frequency Curves Pg. A-4 = 4.20 Inches/Hour

City of San Diego- Drainage Design Manual 2017

PEAK DISCHARGES (Q):

A = Area of the basin = 0.76 Acres

Q = CIA = **2.55 ft^3/sec**

Prepared by:
Snipes-Dye Associates

THE PEAK 100-YEAR DISCHARGES (Q)

BASIN E: Q_{100}

COMBINED RUNOFF COEFFICIENT (C):

Land Use	Coefficient (C)	Tributary Area
INDUSTRIAL	0.67	1.31 AC

City of San Diego Drainage Design Manual - January 2017 Edition
Table A-1: Runoff Coefficient for Rational Method. (See Enclosed Calculations)

C= Runoff Factor = **0.67**

RAINFALL INTENSITY (I):

ΔE= Change in elevation along the Effective Slope = 13 Feet

D= Water Course Distance = 256 Feet

S= Slope = (ΔE/D) X 100% = 5.08 %

Tc = Time of Concentration

T_c = [1.8(1.1-C)(D^1/2)]/[S^(1/3)] = 7.20 Minutes

Urban Areas Overland Time of Flow Curves Pg. A-8
City of San Diego- Drainage Design Manual 2017

Intensity = Intensity-Duration-Frequency Curves Pg. A-4 = 3.52 Inches/Hour

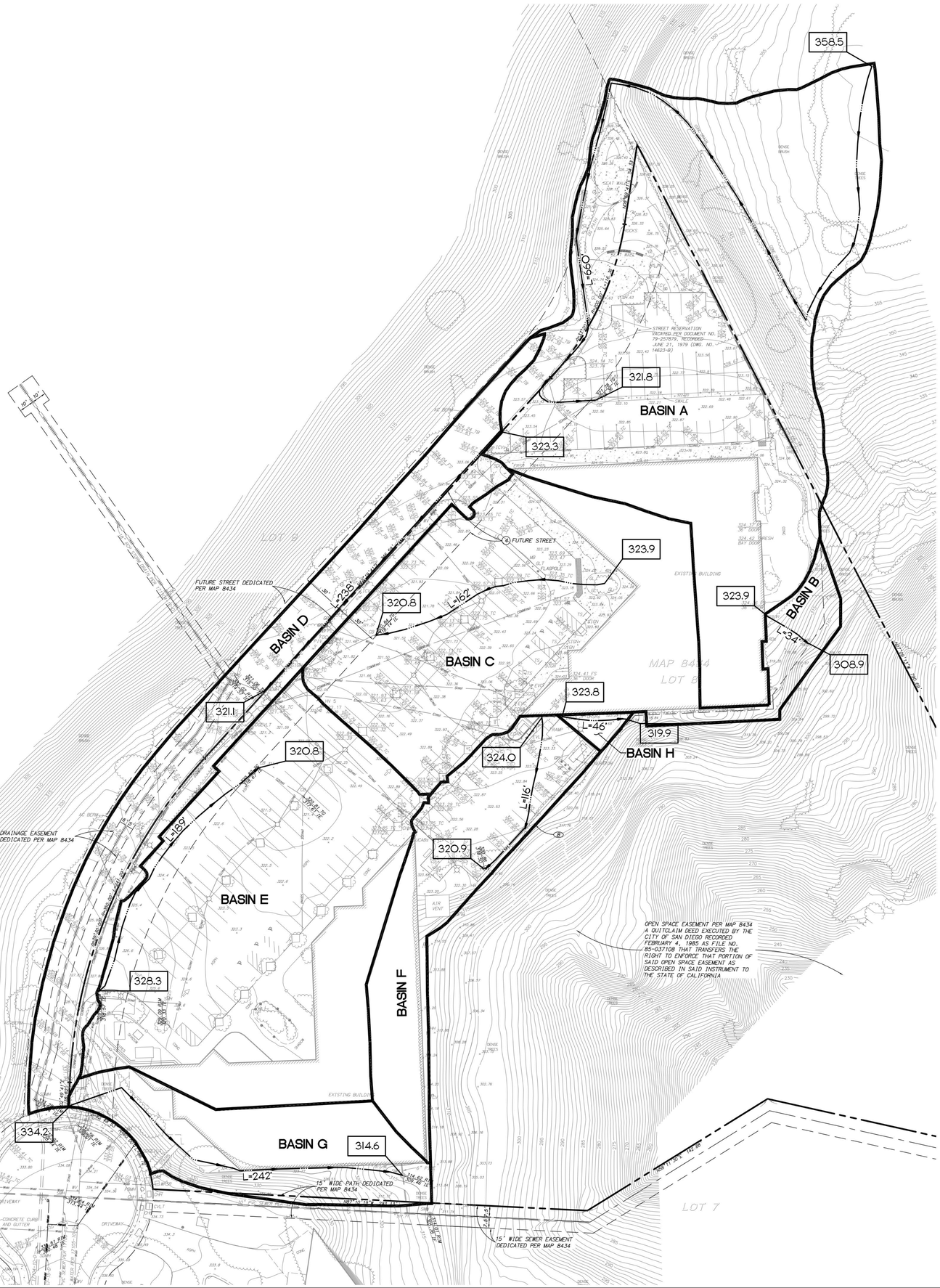
City of San Diego- Drainage Design Manual 2017

PEAK DISCHARGES (Q):

A = Area of the basin = 1.31 Acres

Q = CIA = **3.09 ft^3/sec**

DRAINAGE EXHIBITS



PRE & POST DEVELOPMENT 100-YR. PEAK DISCHARGES

BASIN	PRE-DEVELOPMENT AREA (ACRE)	PRE-DEVELOPMENT TIME OF CONCENTRATION (MIN)	PRE-DEVELOPMENT DISCHARGE (CFS)	POST-DEVELOPMENT AREA (ACRE)	POST-DEVELOPMENT TIME OF CONCENTRATION (MIN)	POST-DEVELOPMENT DISCHARGE (CFS)
A	1.44	15.66	2.02	0.51	14.07	0.76
B	0.04	1.78	0.09	0.84	8.67	1.88
C	0.81	2.77	3.39	1.02	3.02	4.17
D	0.51	6.56	1.79	0.76	6.17	2.55
E	0.97	3.59	3.71	1.31	7.20	3.09
F	0.35	2.65	1.40	--	--	--
G	0.30	7.67	0.63	--	--	--
H	0.02	3.59	0.04	--	--	--
TOTAL	4.44	--	13.07	4.44	--	12.45

BASIN A – 63,000 SF
IMPERVIOUS - 28,170 SF
PERVIOUS - 34,830 SF
SEMI-PERVIOUS - 0

BASIN B – 1,910 SF
IMPERVIOUS - 0
PERVIOUS - 1,910 SF
SEMI-PERVIOUS - 0

BASIN C – 35,500 SF
IMPERVIOUS - 34,920 SF
PERVIOUS - 580 SF
SEMI-PERVIOUS - 0

BASIN D – 22,085 SF
IMPERVIOUS - 18,155 SF
PERVIOUS - 3,930 SF
SEMI-PERVIOUS - 0

BASIN E – 42,210 SF
IMPERVIOUS - 39,800 SF
PERVIOUS - 2,410 SF
SEMI-PERVIOUS - 0

BASIN F – 15,040 SF
IMPERVIOUS - 12,915 SF
PERVIOUS - 2,125 SF
SEMI-PERVIOUS - 0

BASIN G – 12,985 SF
IMPERVIOUS - 6,825 SF
PERVIOUS - 6,160 SF
SEMI-PERVIOUS - 0

BASIN H – 710 SF
IMPERVIOUS - 0
PERVIOUS - 710 SF
SEMI-PERVIOUS - 0

N

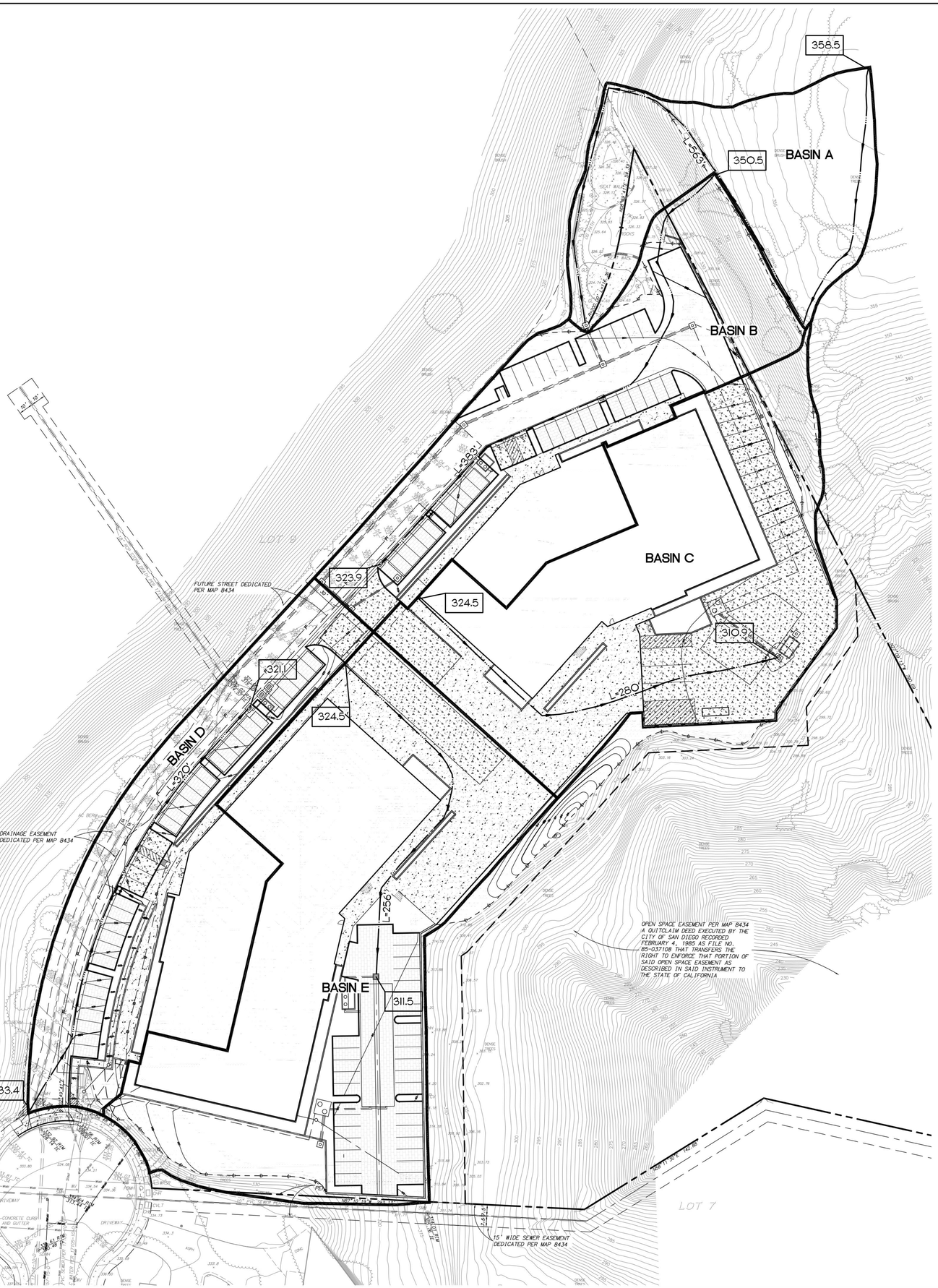
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SCALE: 1"=30'

SHEET TITLE: HYDROLOGY - PRE DEVELOPMENT
JOB NAME: HEALTHPEAK PROPERTIES, INC. TORREYANA CAMPUS
DESIGNER: TPS
DRAWN: BMW
CHECKED: WAS
DATE: 03/28/22
SHEET 1 OF 2 SHEETS
JOB NO. L-4584

REVISION DESCRIPTION | NO | DATE | BY

SNIPES-DYE ASSOCIATES
8348 CENTER DRIVE, SUITE 6, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033

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Fri, Mar 25, 2022 - 2:46pm
By: Brian Wilkinson



PRE & POST DEVELOPMENT 100-YR. PEAK DISCHARGES						
	PRE-DEVELOPMENT			POST-DEVELOPMENT		
BASIN	AREA (ACRE)	TIME OF CONCENTRATION (MIN)	DISCHARGE (CFS)	AREA (ACRE)	TIME OF CONCENTRATION (MIN)	DISCHARGE (CFS)
A	1.44	15.66	2.02	0.51	14.07	0.76
B	0.04	1.78	0.09	0.84	8.67	1.88
C	0.81	2.77	3.39	1.02	3.02	4.17
D	0.51	6.56	1.79	0.76	6.17	2.55
E	0.97	3.59	3.71	1.31	7.20	3.09
F	0.35	2.65	1.40	--	--	--
G	0.30	7.67	0.63	--	--	--
H	0.02	3.59	0.04	--	--	--
TOTAL	4.44	--	13.07	4.44	--	12.45

BASIN A - 22,084 SF
IMPERVIOUS - 0
PERVIOUS - 22,084 SF
SEMI-PERVIOUS - 0

BASIN B - 36,448 SF
IMPERVIOUS - 21,364 SF
PERVIOUS - 11,056 SF
SEMI-PERVIOUS - 4,028 SF

BASIN C - 44,416 SF
IMPERVIOUS - 39,016 SF
PERVIOUS - 5,400 SF
SEMI-PERVIOUS - 0

BASIN D - 33,276 SF
IMPERVIOUS - 25,340 SF
PERVIOUS - 3,752 SF
SEMI-PERVIOUS - 4,184 SF

BASIN E - 57,216 SF
IMPERVIOUS - 36,256 SF
PERVIOUS - 11,724 SF
SEMI-PERVIOUS - 9,236

N

SCALE: 1"=30'

SHEET TITLE: HYDROLOGY - POST DEVELOPMENT
JOB NAME: HEALTHPEAK PROPERTIES, INC. TORREYANA CAMPUS
DESIGNER: TPS
DRAWN: BMW
CHECKED: WAS
DATE: 03/28/22
SHEET 2 OF 2 SHEETS
JOB NO. L-4584

REVISION DESCRIPTION | NO | DATE | BY

SNIPES-DYE ASSOCIATES
8348 CENTER DRIVE, SUITE 6, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033

L:\SNIPES\L-4584_HOA Dr_2022 Campus Way\Layouts\L-4584_HYD-POST.dwg
Plotted: Monday, March 28, 2022 - 1:49pm by Brian Wray

REFERENCES

APPENDIX A: RATIONAL METHOD AND MODIFIED RATIONAL METHOD

Table A-1. Runoff Coefficients for Rational Method

Land Use	Runoff Coefficient (C) Soil Type [1]
Residential:	
Single Family	0.55
Multi-Units	0.70
Mobile Homes	0.65
Rural (lots greater than ½ acre)	0.45
Commercial [2]	
80% Impervious	0.85
Industrial [2]	
90% Impervious	0.95

Note:

[1] Type D soil to be used for all areas.

[2] Where actual conditions deviate significantly from the tabulated imperviousness values of 80% or 90%, the values given for coefficient C, may be revised by multiplying 80% or 90% by the ratio of actual imperviousness to the tabulated imperviousness. However, in case shall the final coefficient be less than 0.50. For example: Consider commercial property on D soil.

Actual imperviousness = 35%

Tabulated imperviousness (For Commercial) = 80%

Revised C = (35/80) x 0.85 = 0.37

The values in Table A–1 are typical for urban areas. However, if the basin contains rural or agricultural land use, parks, golf courses, or other types of nonurban land use that are expected to be permanent, the appropriate value should be selected based upon the soil and cover and approved by the City.

Pre-Development

Basin	A	B	C	D	E	F	G	H
Impervious Area (SF)	28,170	0	34,920	18,155	39,800	12,915	6,825	0
Total Basin Area (SF)	63,000	1,910	35,500	22,085	42,210	15,040	12,985	710
Actual imperviousness **(AI)** = Imp. Area/Total Area	45%	0%	98%	82%	94%	86%	53%	0%
Tabulated imperviousness =	90%	90%	90%	90%	90%	90%	90%	90%
For Commercial: Revised C = (**AI**/80) x 0.85, 0.50 Minimum 0.95 Maximum	0.47	0.00	1.04	0.87	1.00	0.91	0.55	0.00
Use	**0.50**	**0.50**	**0.95**	**0.87**	**0.95**	**0.91**	**0.55**	**0.50**

APPENDIX A: RATIONAL METHOD AND MODIFIED RATIONAL METHOD

Table A-1. Runoff Coefficients for Rational Method

Land Use	Runoff Coefficient (C) Soil Type [1]
Residential:	
Single Family	0.55
Multi-Units	0.70
Mobile Homes	0.65
Rural (lots greater than ½ acre)	0.45
Commercial [2]	
80% Impervious	0.85
Industrial [2]	
90% Impervious	0.95

Note:

[1] Type D soil to be used for all areas.

[2] Where actual conditions deviate significantly from the tabulated imperviousness values of 80% or 90%, the values given for coefficient C, may be revised by multiplying 80% or 90% by the ratio of actual imperviousness to the tabulated imperviousness. However, in case shall the final coefficient be less than 0.50. For example: Consider commercial property on D soil.

Actual imperviousness	=	35%
Tabulated imperviousness (For Commercial)	=	80%
Revised C = (35/80) x 0.85	=	0.37

The values in Table A–1 are typical for urban areas. However, if the basin contains rural or agricultural land use, parks, golf courses, or other types of nonurban land use that are expected to be permanent, the appropriate value should be selected based upon the soil and cover and approved by the City.

Post-Development

Basin	A	B	C	D	E
Impervious Area (SF)	0	21,364	39,016	25,340	36,256
Total Basin Area (SF)	22,084	36,448	44,416	33,276	57,216
Actual imperviousness **(AI)** = Imp. Area/Total Area	0%	59%	88%	76%	63%
Tabulated imperviousness =	90%	90%	90%	90%	90%
For Commercial: Revised C = (**AI**/80) x 0.85, 0.50 Minimum 0.95 Maximum	0.00	0.62	0.93	0.80	0.67
Use	**0.50**	**0.62**	**0.93**	**0.80**	**0.67**

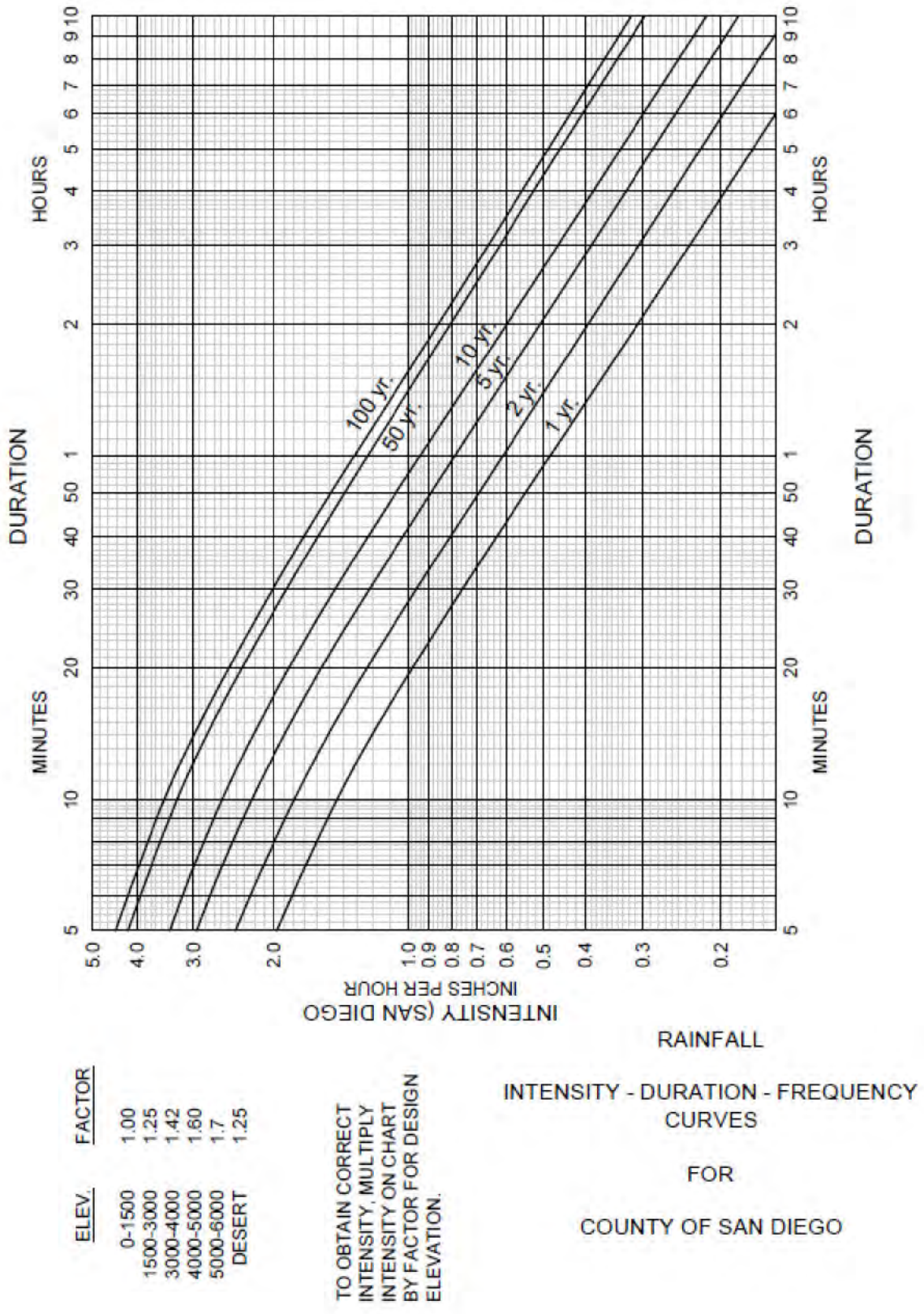


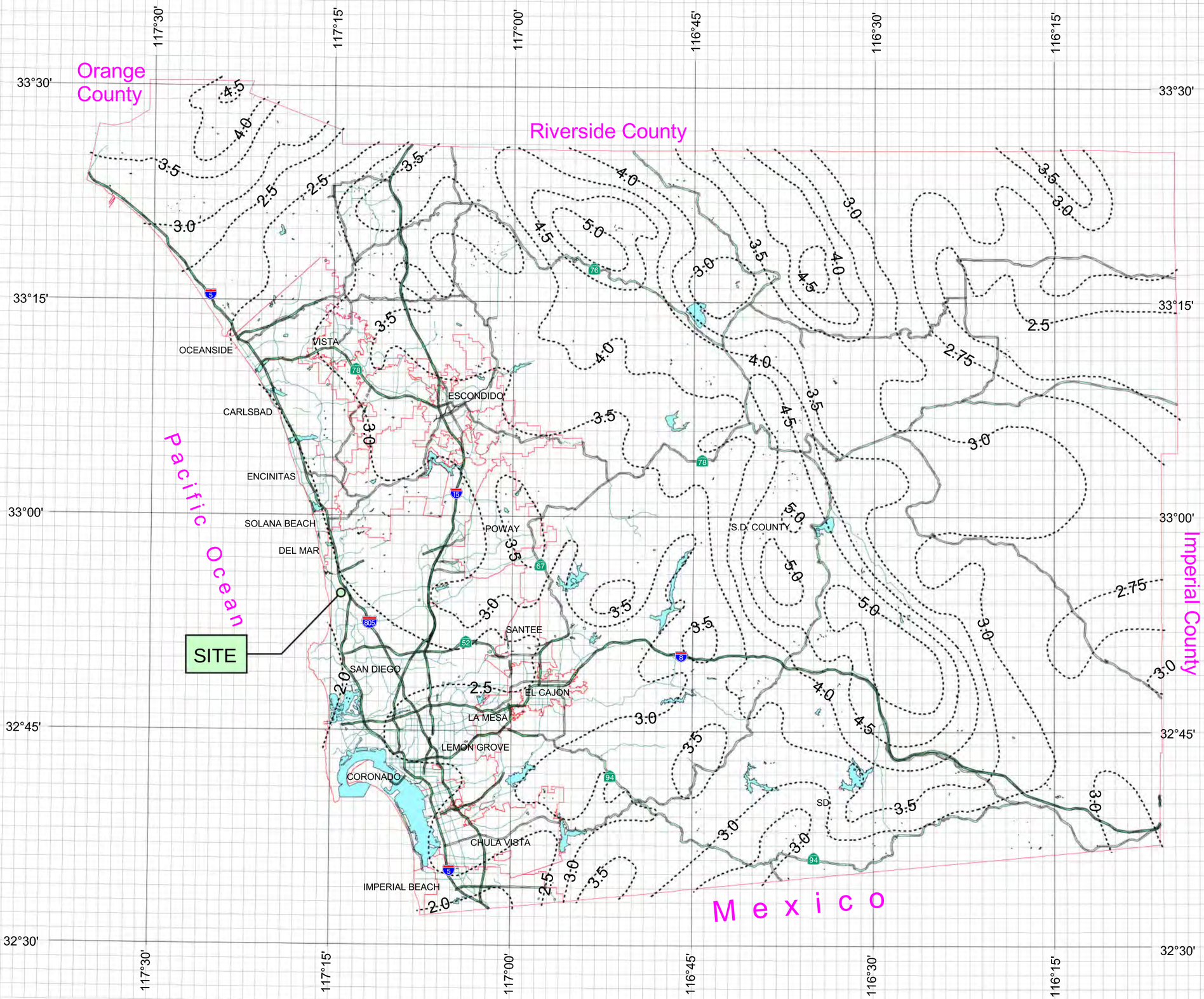
Figure A-1. Intensity-Duration-Frequency Design Chart

County of San Diego Hydrology Manual

Rainfall Isopluvials

100 Year Rainfall Event - 6 Hours

2.4 Isopluvial (inches)



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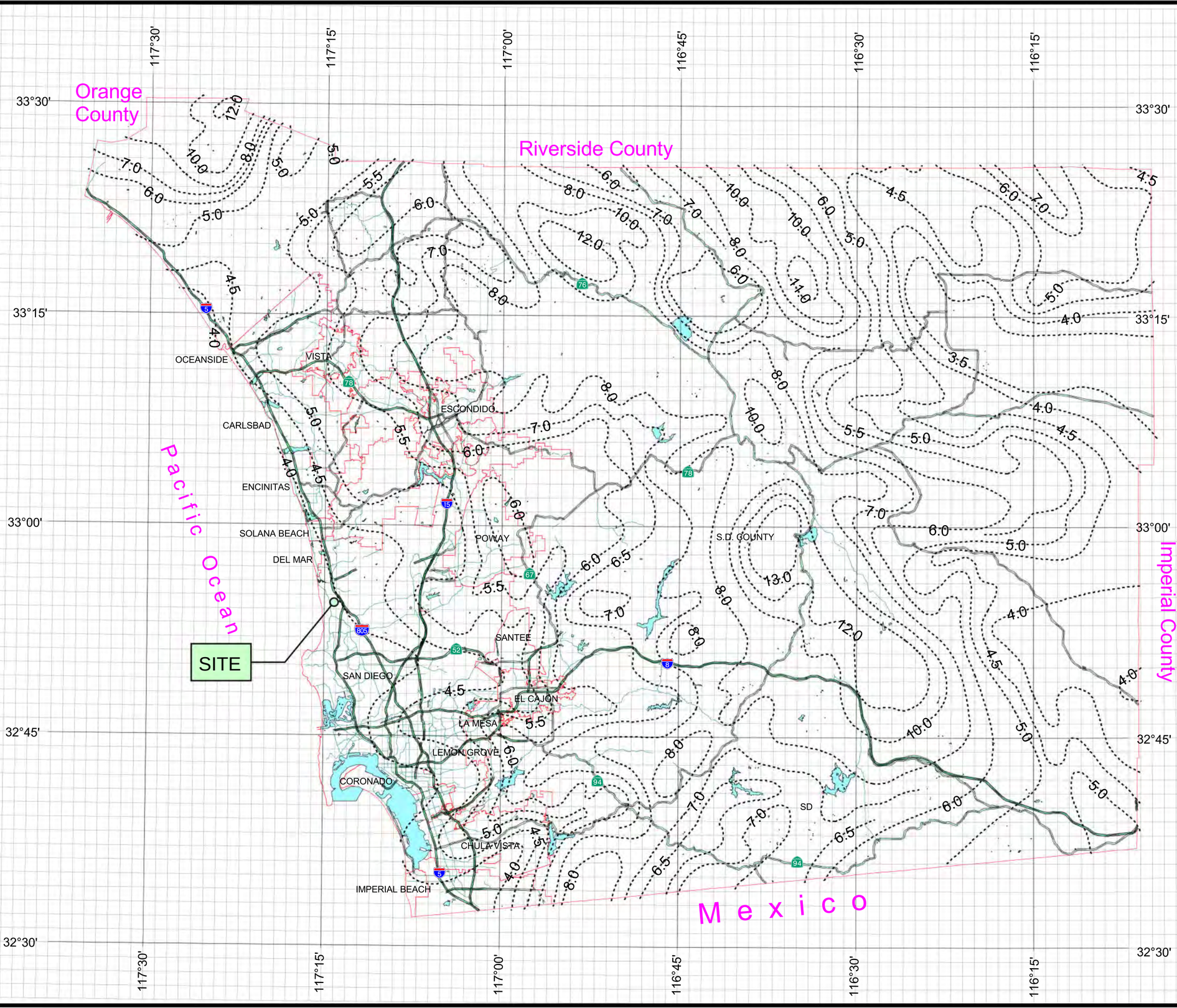
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County of San Diego Hydrology Manual

Rainfall Isopluvials

100 Year Rainfall Event - 24 Hours

3.9 Isopluvial (inches)



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Attachment 6
Geotechnical and Groundwater Investigation Report

Attach project's geotechnical and groundwater investigation report. Refer to Appendix C.4 to determine the reporting requirements.

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GEOTECHNICAL INVESTIGATION

TORREYANA CAMPUS
11085 AND 11095 TORREYANA ROAD
SAN DIEGO, CALIFORNIA

GEOCON
INCORPORATED

GEOTECHNICAL
ENVIRONMENTAL
MATERIALS

PREPARED FOR

PROJECT MANAGEMENT ADVISORS, INC.
SOLANA BEACH, CALIFORNIA

APRIL 1, 2022
PROJECT NO. G2898-42-01

Project No. G2898-42-01
April 1, 2022

Project Management Advisors, Inc.
420 Stevens Avenue, Suite 170
Solana Beach, California 92075

Attention: Mr. Connor Alan-Lee

Subject: GEOTECHNICAL INVESTIGATION
TORREYANA CAMPUS
11085 AND 11095 TORREYANA ROAD
SAN DIEGO, CALIFORNIA

Dear Mr. Alan-Lee:

In accordance with your request and authorization of our Proposal No. LG-22076 dated February 17, 2022, we herein submit the results of our geotechnical investigation for the subject project. We performed our investigation to evaluate the underlying soil and geologic conditions and potential geologic hazards, and to assist in the design of the proposed buildings and associated improvements.

The accompanying report contains the results of our study and conclusions and recommendations pertaining to geotechnical aspects of the proposed project. The site is suitable for the proposed buildings and improvements provided the recommendations of this report are incorporated into the design and construction of the planned project.

Should you have questions regarding this report, or if we may be of further service, please contact the undersigned at your convenience.

Very truly yours,

GEOCON INCORPORATED

Lilian E. Rodriguez
RCE 83227

Rodney C. Mikesell
GE 2533

Rupert Adams
CEG 2561

LR:RCM:RSA:arm

(e-mail) Addressee





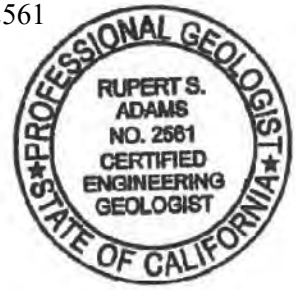


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- LABORATORY TESTING

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LIST OF REFERENCES

GEOTECHNICAL INVESTIGATION

1. PURPOSE AND SCOPE

This report contains the results of our geotechnical investigation for proposed office buildings located at 11085 and 11095 Torreyana Road in the Torrey Pines area of San Diego, California (see Vicinity Map).



Vicinity Map

The purpose of the geotechnical investigation is to evaluate the surface and subsurface soil conditions and general site geology, and to identify geotechnical constraints that may affect development of the property including faulting, liquefaction, and seismic shaking based on the 2019 CBC seismic design criteria. In addition, we are providing recommendations for remedial grading, temporary shoring, shallow foundations, concrete slab-on-grade, concrete flatwork, pavement, and retaining walls.

We reviewed the following plans and report in preparation of this report:

1. *Conceptual Grading Plan, Healthpeak Properties Inc., Torreyana Campus, 11085 and 11095 Torreyana Road, San Diego, California*, prepared by Snipes-Dye Associates, dated March 28, 2022.

2. *Concept Design Package, 11085 and 11095 Torreyana Road, San Diego, California*, prepared by FPBA, dated February 3, 2022.

3. *Review of Geotechnical Reports, Torreyana Road Property, San Diego, California,* prepared by Geocon Incorporated, dated November 18, 2009 (Project No. G1147-42-01).

The scope of this investigation included reviewing readily available published and unpublished geologic literature (see List of References), performing engineering analyses, and preparing this report. We also advanced seven exploratory borings to a maximum depth of about 20 feet below existing site grades, performed percolation/infiltration testing, collected soil samples, and performed laboratory testing. Appendix A contains the exploratory boring logs and details of the field investigation. Details of the laboratory testing and a summary of the test results are provided in Appendix B and on the boring logs in Appendix A. Appendix C contains a summary of our storm water management investigation.

2. SITE AND PROJECT DESCRIPTION

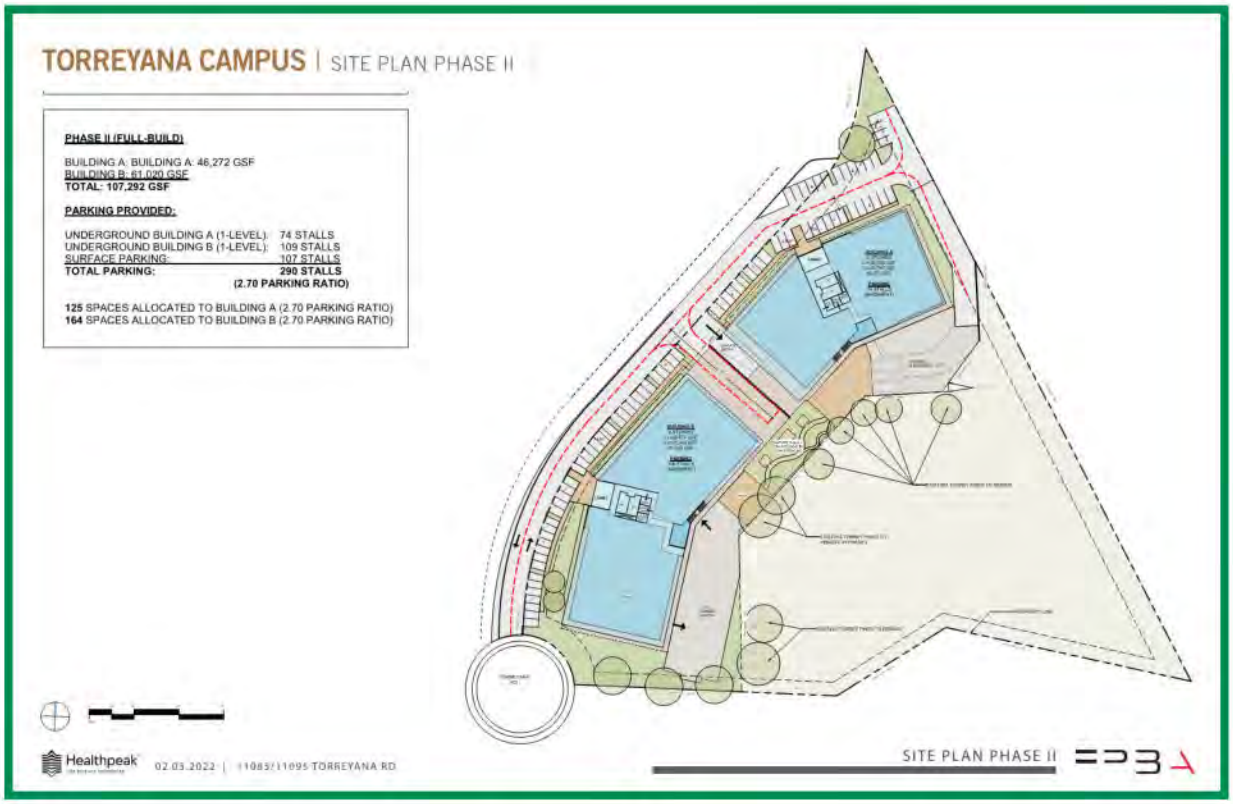
The site is located northeast of the Torreyana Road cul-de-sac in the city of San Diego, California. The property is formerly Lot 8 of the Torrey Pines Science Park Unit 2, and is currently occupied by two, two-story buildings situated at the north and south ends of the property. We understand the existing buildings each have a basement level. Paved parking lots are present on the western side of the site, between the two buildings, and at the north end of the property. A private driveway along the western edge of the property provides access to the parking lots and buildings. Retaining walls with heights varying from less than 5 feet to up to up to approximately 18 feet will be constructed in the northeast and southeast portions of the property.

The site sits atop a generally north-south trending ridge flanked by canyon drainages and slopes up to approximately 230 feet high to the southeast and northwest. Cut and/or fill slopes with inclinations of 2:1 (horizontal to vertical) up to approximately seven feet in height were constructed during previous grading on the east, south, and west sides of the southern building. Topographic relief across the developed portion of the site is flat to gently sloping with elevations ranging from approximately 308 feet to 332 feet above Mean Sea Level (MSL). The Existing Site Plan below shows the current site conditions.



Existing Site Plan

Based on review of the referenced conceptual grading plan and concept design package, site redevelopment consists of demolishing the existing buildings and parking lots, and constructing two, two-level office buildings (Buildings A and B) with two levels of subterranean parking. The proposed basement level elevation is 302.5 feet MSL. Building A will be located on the northeast portion of the site with a footprint of 46,272 square-feet, and Building B on the south portion with a footprint of 61,020 square-feet. Other improvements include access driveway, at-grade parking lots, an outdoor conference area, hardscape, and landscaping. We expect that storm-water management devices will be constructed on the lower elevations of the site. The figure below provided by FPBA, shows the proposed project after construction of Phases I and II.



Conceptual Site Plan

The locations, site descriptions, and proposed development are based on our site reconnaissance, review of published geologic literature, field investigations, and discussions with project personnel. If development plans differ from those described herein, Geocon Incorporated should be contacted for review of the plans and possible revisions to this report.

3. PREVIOUS GRADING AND GEOTECHNICAL REPORTS

Based on Reference 3, grading for the existing north building pad and parking lot occurred in 1979 under the testing and observation services of Woodward-Clyde Consultants (WCC). A report documenting the grading was not found during our record search; however, it appears previous grading resulted in placing compacted fill on a small portion of the southern slope at the parking lot and in a portion of the sidewalk area at north end of the site. We expect the entire north building is underlain by native Scripps Formation.

For the south building, a previous grading plan showed fills of approximately 2 feet to 11 feet were required to achieve pad grade on the west and east sides of the building pad, respectively. Reports documenting this fill were also not found during our record search.

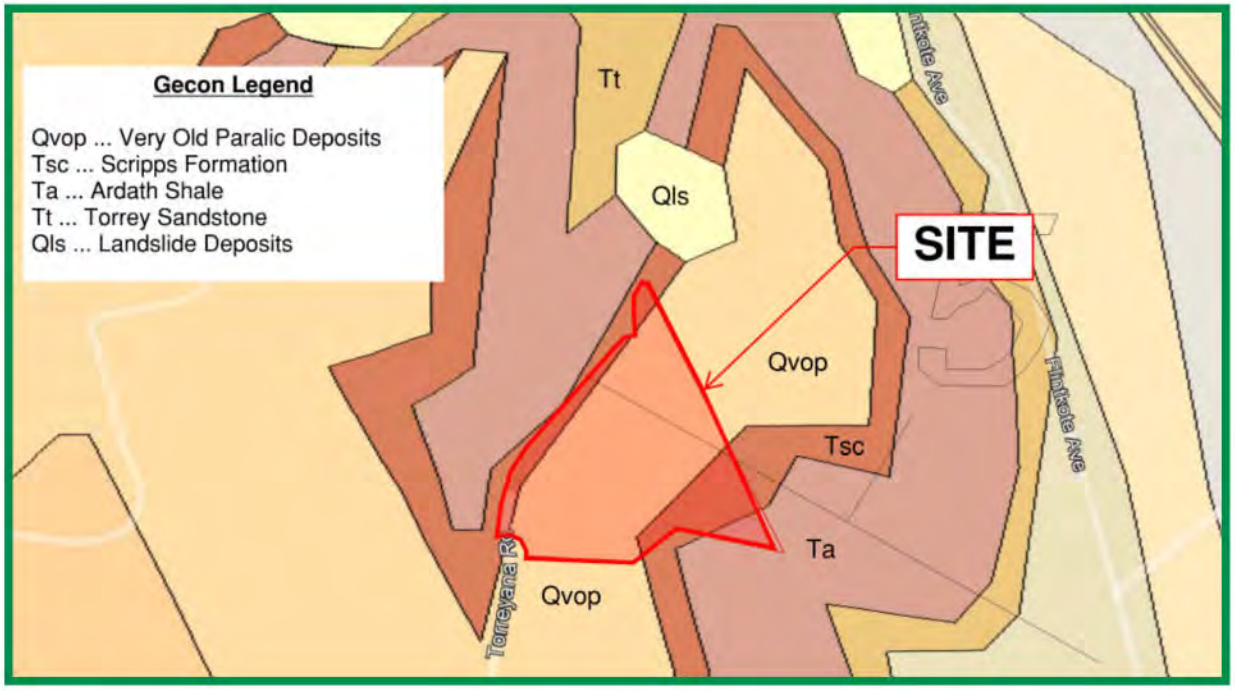
An 18-inch reinforced concrete pipe (RCP) storm drain extends from the Torrreyana Road cul-de-sac along the access road to approximately the mid-point of the property where the drain line turns downslope into the canyon drainage to the west. A previous grading plan reviewed for Reference 3 shows a private 6- to 8-inch storm drain line extending from the southern building northward and connecting into an 18-inch RCP storm drain in the private driveway.

4. GEOLOGIC SETTING

Regionally, the site is located in the Peninsular Ranges geomorphic province. The province is bounded by the Transverse Ranges to the north, the San Jacinto Fault Zone on the east, the Pacific Ocean coastline on the west, and the Baja California on the south. The province is characterized by elongated northwest-trending mountain ridges separated by straight-sided sediment-filled valleys. The northwest trend is further reflected in the direction of the dominant geologic structural features of the province that are northwest to west-northwest trending folds and faults, such as the nearby Rose Canyon fault zone.

Locally, the site is within the coastal plain of San Diego County. The coastal plain is underlain by a thick sequence of relatively undisturbed and non-conformable sedimentary bedrock units that thicken to the west and range in age from Upper Cretaceous age through the Pleistocene age which have been deposited on Cretaceous to Jurassic age igneous and volcanic bedrock. Geomorphically, the coastal plain is characterized by a series of 21, stair-stepped marine terraces (younger to the west) that have been dissected by west flowing rivers. The coastal plain is a relatively stable block that is dissected by relatively few faults consisting of the potentially active La Nacion Fault Zone and the active Rose Canyon Fault Zone.

Regional geologic maps show the site is underlain by Very Old Paralic Deposits, Scripps Formation and Ardath Shale. We expect the Very Old Paralic Deposits mapped on the site were removed during previous grading, exposing the underlying Scripps Formation at or near existing site grades. The Regional Geologic Map shows the geologic units in the area of the site.



Regional Geologic Map

5. SOIL AND GEOLOGIC CONDITIONS

We encountered undocumented fill and the Scripps Formation in our exploratory borings. The approximate geologic contacts are based on the borings and published geologic maps is shown on the Geologic Map, Figure 1. Boring logs are provided in Appendix A. The Geologic Cross-Sections, Figure 2, shows the approximate subsurface relationship between the geologic units. We prepared the geologic cross-sections using interpolation between exploratory excavations and observations; therefore, actual geotechnical conditions may vary from those illustrated and should be considered approximate. The surficial soil and geologic units are described below.

5.1 Undocumented Fill (Qudf)

We encountered undocumented fill to depths up to approximately 2.5 feet in Borings B-1 through B-6. In general, the fill consists of loose to medium dense, damp to moist, silty sand. Based on laboratory tests, the fill has a "very low" to "low" expansion index (expansion index [EI] of 50 or less). We expect some portions of the fill could have a "medium" expansion potential (EI between 51 and 90). We expect the undocumented fill will be removed to reach planned basement grades. Where it is present in surface improvements outside of the new building pads, the fill should be removed and recompacted.

5.2 Scripps Formation (Tsc)

Eocene-age Scripps Formation was encountered at grade or below the undocumented fill to the greatest depths explored in the borings. The Scripps Formation encountered generally consists of very dense, yellowish brown to gray, silty sandstone and hard, sandy to clayey siltstone. The Scripps Formation can possess areas of highly cemented concretionary beds. The Scripps Formation typically possesses a "low to "medium" expansion potential (expansion index [EI] of 21 to 90) and can possess "S0" to "S2" water-soluble sulfate classifications. The Scripps Formation is considered suitable for support of structural loads.

5.3 Ardath Shale (Ta)

We expect Tertiary-age Ardath Shale underlies the Scripps Formation, and makes up the bottom of the existing descending slopes to northwest and southeast of the site below an elevation of approximately 280 feet MSL, or approximately 40 feet below the existing surface of the developed portion of the site. This unit is sometimes characterized by adverse bedding and slope instability. This geologic unit generally consists of hard, moist, gray, weakly indurated claystone. The Ardath Shale is considered suitable for support of the proposed new buildings. We do not anticipate excavations in the Ardath Shale for the proposed subterranean levels.

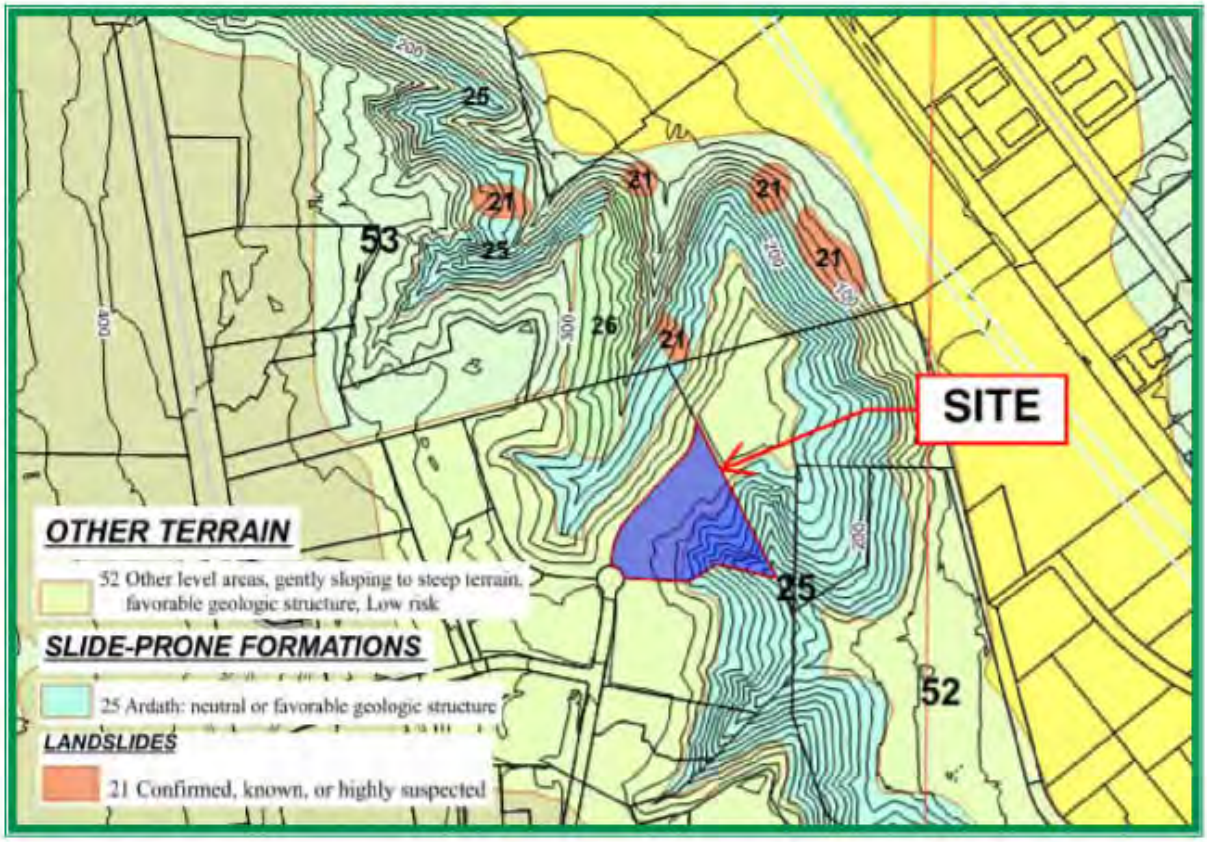
6. GROUNDWATER

We did not encounter groundwater or seepage during our site investigation and do not expect groundwater to be encountered during construction of the proposed development. We expect groundwater is deeper than 100 feet below existing grade. However, it is not uncommon for shallow seepage conditions to develop where none previously existed when sites are irrigated or infiltration is implemented. Seepage is dependent on seasonal precipitation, irrigation, land use, among other factors, and varies as a result. Proper surface drainage will be important to future performance of the project.

7. GEOLOGIC HAZARDS

7.1 Geologic Hazard Category

The City of San Diego Seismic Safety Study, Geologic Hazards and Faults, Sheet 34 defines the site with *Hazard Category 52: Other level areas, gently sloping to steep terrain, favorable geologic structure, Low Risk* and *Hazard Category 25: Ardath: Neutral or Favorable Geologic Structure* (as shown on the Hazard Category Map). Based on a review of the map, a fault does not traverse the planned development area. We opine the existing geologic conditions are favorable for the planned development.



Hazard Category Map

7.2 Faulting and Seismicity

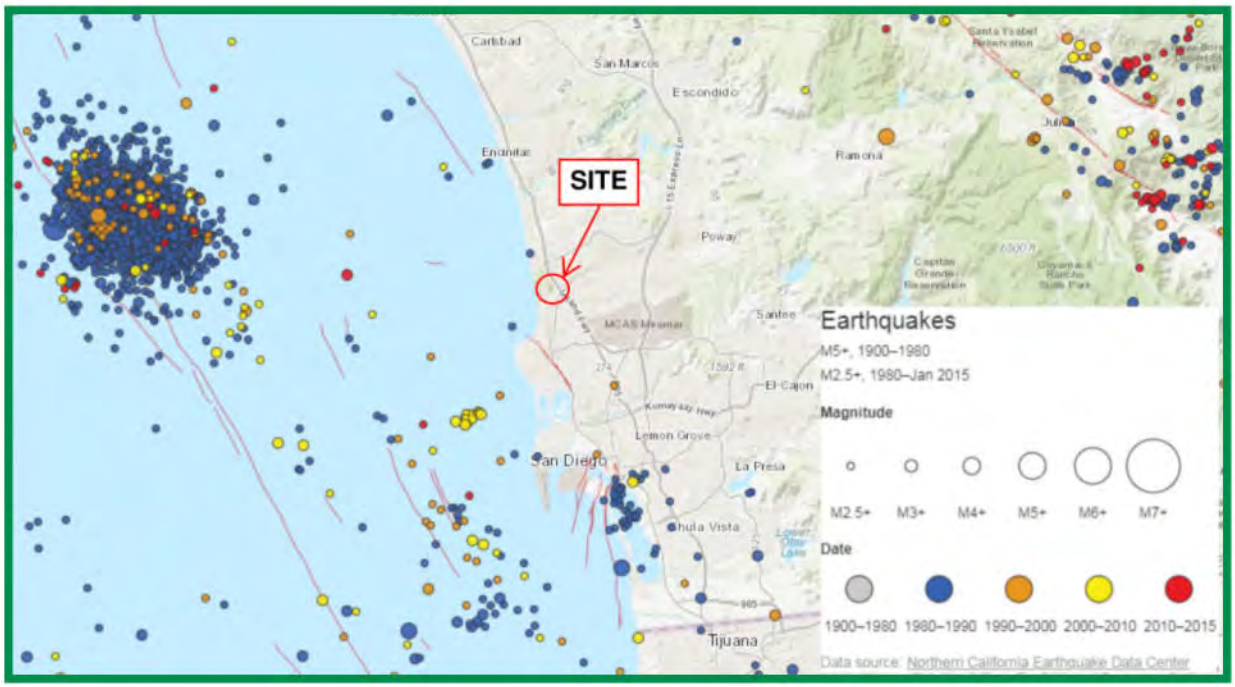
A review of the referenced geologic materials and our knowledge of the general area indicate that the site is not underlain by active, potentially active, or inactive faults. An active fault is defined by the California Geological Survey (CGS) as a fault showing evidence for activity within the last 11,700 years. The site is not located within a State of California Earthquake Fault Zone.

The USGS has developed a program to evaluate the approximate location of faulting in the area of properties. The following figure shows the location of the existing faulting in the San Diego County and Southern California region. The fault traces are shown as solid, dashed and dotted that represent well-constrained, moderately constrained and inferred, respectively. The fault line colors represent fault with ages less than 150 years (red), 15,000 years (orange), 130,000 years (green), 750,000 years (blue) and 1.6 million years (black).



Faults in Southern California

The San Diego County and Southern California region is seismically active. The following figure presents the occurrence of earthquakes with a magnitude greater than 2.5 from the period of 1900 through 2015 according to the Bay Area Earthquake Alliance website.



Earthquakes in Southern California

Considerations important in seismic design include the frequency and duration of motion and the soil conditions underlying the site. Seismic design of structures should be evaluated in accordance with the California Building Code (CBC) guidelines currently adopted by the local agency.

7.3 Ground Rupture

Ground surface rupture occurs when movement along a fault is sufficient to cause a gap or rupture where the upper edge of the fault zone intersects the ground surface. The potential for ground rupture is considered to be very low due to the absence of active faults at the subject site.

7.4 Liquefaction

Due to the lack of a permanent, near-surface groundwater table and the very dense nature of the underlying Scripps Formation and Ardath Shale, liquefaction potential for the site is considered very low.

7.5 Storm Surge, Tsunamis, and Seiches

The site is located about 1 mile from the Pacific Ocean and is at an elevation of about 300 feet or greater above Mean Sea Level (MSL). Therefore, the potential of storm surges affecting the site is considered low.

The potential for the site to be affected by a tsunami is negligible due to the distance from the Pacific Ocean and the site elevation.

The site is not located in the vicinity of or downstream from such bodies of water. Therefore, the risk of seiches affecting the site is negligible.

7.6 Landslides

We did not observe evidence of previous or recent slope instability at the site, or in the descending slopes adjacent to the site during our study. Review of stereoscopic aerial photographs confirm the presence of landslide features shown on regional geologic maps north of the site, which are likely the result of slope failures occurring along adverse bedding in the Ardath Shale. However, the existing landslides do not impact the footprint of the proposed redevelopment. The risk of future landslides near the property is considered low provided surface drainage is properly controlled.

7.7 Erosion

The site is relatively flat and is not located adjacent to the Pacific Ocean coast or a free-flowing drainage where active erosion is occurring. Provided the engineering recommendations herein are followed and the project civil engineer prepares the grading plans in accordance with generally-accepted regional standards, we do not expect erosion to be a major impact to site development. In addition, we expect the proposed development would not increase the potential for erosion if properly designed.

8. CONCLUSIONS AND RECOMMENDATIONS

8.1 General

8.1.1 We did not encounter soil or geologic conditions during our exploration that would preclude the proposed development, provided the recommendations presented herein are followed and implemented during design and construction. We will provide supplemental recommendations if we observe variable or undesirable conditions during construction, or if the proposed construction will differ from that anticipated herein.

8.1.2 With the exception of possible moderate to strong seismic shaking, we did not observe or know of significant geologic hazards to exist on the site that would adversely affect the proposed project.

8.1.3 The undocumented fill is unsuitable in its present condition for the support of compacted fill or settlement-sensitive improvements. Remedial grading of these materials should be performed as discussed herein. The underlying Scripps Formation and Ardath Shale are suitable for the support of proposed fill and structural loads.

8.1.4 We did not encounter groundwater during our subsurface exploration and we do not expect it to be a constraint to project development. However, seepage within the existing soils may be encountered during the grading operations, especially during the rainy seasons.

8.1.5 Excavation of the undocumented fill should generally be possible with moderate to heavy effort using conventional, heavy-duty equipment during grading and trenching operations. We expect very heavy effort with possible refusal in localized areas for excavations into strongly cemented portions of the Scripps Formation and Ardath Shale (if encountered).

8.1.6 Proper drainage should be maintained in order to preserve the engineering properties of the fill in both the building pads and slope areas. Recommendations for site drainage are provided herein.

8.1.7 Based on the results of our field infiltration testing and laboratory testing, we opine full or partial infiltration on the property is infeasible as discussed in Appendix C.

8.1.8 Based on our review of the project plans, we opine the planned development can be constructed in accordance with our recommendations provided herein. We do not expect the planned development will destabilize or result in settlement of adjacent properties if properly constructed.

8.1.9 Surface settlement monuments and canyon subdrains will not be required on this project.

8.2 Excavation and Soil Characteristics

8.2.1 Excavation of the in-situ soil should be possible with moderate to heavy effort using conventional heavy-duty equipment. Excavation of the formational materials will require very heavy effort and may generate oversized material. Due to limited fill depths, we expect oversize material will need to be exported. The grading and improvement contractors should review this report and evaluate the proper equipment to use for the planned excavations.

8.2.2 The soil encountered in the field investigation is considered to be both "non-expansive" (EI of 20 or less) and "expansive" (EI greater than 20) as defined by 2019 California Building Code (CBC) Section 1803.5.3. We expect a majority of the soil encountered possess a "very low" to "medium" expansion potential (EI of 90 or less) in accordance with ASTM D 4829. Table 8.2.1 presents soil classifications based on the expansion index.

TABLE 8.2.1
EXPANSION CLASSIFICATION BASED ON EXPANSION INDEX

Expansion Index (EI)	ASTM D 4829 Expansion Classification	2019 CBC Expansion Classification
0 – 20	Very Low	Non-Expansive
21 – 50	Low	Expansive
51 – 90	Medium	
91 – 130	High	
Greater Than 130	Very High	

8.2.3 We performed laboratory tests on samples of the site materials to evaluate the percentage of water-soluble sulfate content. Appendix B presents results of the laboratory water-soluble sulfate content tests. The test results indicate the on-site materials at the locations tested possess "S0" sulfate exposure to concrete structures as defined by 2019 CBC Section 1904 and ACI 318-19 Chapter 19. However, the Scripps Formation can possess sulfate exposure class "S1" and "S2". We recommend concrete surface improvements, foundations, and slab-on-grade that will be in contact with the Scripps Formation be designed assuming an "S2" exposure class. Samples of finish grade soils should be obtained and tested during grading. Table 8.2.2 presents a summary of concrete requirements set forth by 2019 CBC Section 1904 and ACI 318. The presence of water-soluble sulfates is not a visually discernible characteristic; therefore, other soil samples from the site could yield different concentrations. Additionally, over time landscaping activities (i.e., addition of fertilizers and other soil nutrients) may affect the concentration.

TABLE 8.2.2
REQUIREMENTS FOR CONCRETE EXPOSED TO SULFATE-CONTAINING SOLUTIONS

Exposure Class		Water-Soluble Sulfate (SO_4) Percent by Weight	Cement Type (ASTM C 150)	Maximum Water to Cement Ratio by Weight[1]	Minimum Compressive Strength (psi)
S0		SO_4<0.10	No Type Restriction	n/a	2,500
S1		0.10≤SO_4<0.20	II	0.50	4,000
S2		0.20≤SO_4≤2.00	V	0.45	4,500
S3	Option 1	SO_4>2.00	V+Pozzolan or Slag	0.45	4,500
	Option 2		V	0.40	5,000

[1] Maximum water to cement ratio limits do not apply to lightweight concrete

8.2.4 We tested samples for potential of hydrogen (pH) and resistivity laboratory tests to aid in evaluating the corrosion potential to subsurface metal structures. Appendix B presents the laboratory test results.

8.2.5 Geocon Incorporated does not practice in the field of corrosion engineering. Therefore, further evaluation by a corrosion engineer may be performed if improvements susceptible to corrosion are planned.

8.3 Slope Stability

8.3.1 Based on the conceptual grading plan, a 2:1 (horizontal to vertical) cut slope up to approximately 10 feet high is planned at the south end of the site. Slopes less than 5 feet high and flatter than 2:1 will be constructed in other portions of the site. Natural hillside slopes up to approximately 230 feet high exist along the northwest and southeast perimeters of the site. Slope stability analyses for these slopes indicate a calculated factor of safety of at least 1.5 under static conditions for both deep-seated and surficial failure. Table 8.3.1 presents the slope stability analysis for existing hillside conditions.

TABLE 8.3.1
SLOPE STABILITY EVALUATION – EXISTING NATURAL SLOPES

Parameter	Value
Slope Height, H	230 Feet
Slope Inclination, I (Horizontal to Vertical)	2:1
Total Soil Unit Weight, γ	130 pcf
Friction Angle, ϕ	36 Degrees
Cohesion, C	400 psf
Slope Factor $\gamma_{C\phi}= (\gamma H \tan\phi)/C$	54
N_{Cf} (From Chart)	120
Factor of Safety = $(N_{Cf}C)/(\gamma H)$	1.61

8.3.2 Table 8.3.2 presents the surficial slope stability analysis for a the existing slopes.

TABLE 8.3.2
SURFICIAL SLOPE STABILITY EVALUATION – EXISTING NATURAL SLOPES

Parameter	Value
Slope Height, H	∞
Vertical Depth of Saturation, Z	5 Feet
Slope Inclination, I (Horizontal to Vertical)	2:1 (26.6 Degrees)
Total Soil Unit Weight, γ	130 pcf
Water Unit Weight, γ_W	62.4 pcf
Friction Angle, ϕ	36 Degrees
Cohesion, C	400 psf
Factor of Safety = $(C+(\gamma+\gamma_W)Z\cos^2 I \tan\phi)/(\gamma Z \sin I \cos I)$	2.29

8.3.3 We recommend that cut slopes be observed during grading by an engineering geologist to check that the soil and geologic conditions do not differ significantly from those anticipated and to check if adverse bedding, sheared claystones, fractures or joints exist. Remedial grading procedures, if needed, will be provided if adverse geologic conditions are observed.

8.3.4 Slopes should be landscaped with drought-tolerant vegetation having variable root depths and requiring minimal landscape irrigation. Slopes should also be properly maintained to reduce erosion.

8.4 Grading

8.4.1 Grading should be performed in accordance with the recommendations provided in this report, the Recommended Grading Specifications contained in Appendix D and the local grading ordinance. Geocon Incorporated should observe the grading operations on a full-time basis and provide testing during the fill placement.

8.4.2 Prior to commencing grading, a preconstruction conference should be held at the site with the agency inspector, developer, grading and underground contractors, civil engineer, and geotechnical engineer in attendance. Special soil handling and/or the grading plans can be discussed at that time.

8.4.3 Site preparation should begin with the removal of deleterious material, debris, and vegetation. The depth of vegetation removal should be such that material exposed in cut areas or soil to be used as fill is relatively free of organic matter. Material generated during stripping and/or site demolition should be exported from the site. Asphalt and concrete should not be mixed with the fill soil unless approved by the Geotechnical Engineer.

8.4.4 Abandoned foundations and buried utilities (if encountered) should be removed and the resultant depressions and/or trenches should be backfilled with properly compacted material as part of the remedial grading.

8.4.5 We expect the excavation to reach subterranean level for the proposed buildings and underground parking garage will expose formational Scripps Formation at pad grade. Where native formational soils are exposed at basement grade, no additional removal below pad elevation will be required.

8.4.6 If the basement level for the existing buildings extends to elevations that are below the proposed new basement pad grade, placement of compacted fill will be necessary to achieve proposed pad grade. If this occurs, we recommend building footings for the new structures be deepened to extend through the fill to bear entirely on the underlying native formational bedrock soils.

8.4.7 In areas where improvements are planned outside of proposed new building pads, the upper 2 feet of existing fill should be processed, moisture conditioned as necessary and recompacted. Deeper excavations may be required in areas where loose or saturated materials are encountered. The excavations should extend at least 2 feet laterally outside of the improvement area, where practicable. Where native formational bedrock soils are

encountered, removals are not required. Table 8.4.1 provides a summary of the remedial grading recommendations.

TABLE 8.4.1
SUMMARY OF REMEDIAL GRADING RECOMMENDATIONS

Area	Remedial Grading Excavation Requirements
Building Pads	Footings to be founded on native formational bedrock
Site Development	In areas of undocumented fills, process upper 2 feet of existing soils
Lateral Grading Limits	5 Feet Outside of Buildings
	2 Feet Outside of Improvement Areas
Exposed Bottoms of Excavations	Scarify Upper 12 Inches

8.4.8 Prior to placing fill, the base of excavations should be scarified approximately 12 inches, moisture conditioned, and compacted. The site should then be brought to final subgrade elevations with fill compacted in layers. In general, the existing soil is suitable for use from a geotechnical engineering standpoint as fill if relatively free from vegetation, debris and other deleterious material. Layers of fill should be about 6 to 8 inches in loose thickness and no thicker than will allow for adequate bonding and compaction. Fill, including backfill and scarified ground surfaces, should be compacted to a dry density of at least 90 percent of the laboratory maximum dry density near to slightly above optimum moisture content in accordance with ASTM Test Procedure D 1557. Fill materials placed below optimum moisture content may require additional moisture conditioning prior to placing additional fill. The upper 12 inches of subgrade soil underlying pavement should be compacted to a dry density of at least 95 percent of the laboratory maximum dry density near to slightly above optimum moisture content shortly before paving operations.

8.4.9 Import fill (if necessary) should consist of the characteristics presented in Table 8.4.2. Geocon Incorporated should be notified of the import soil source and should perform laboratory testing of import soil prior to its arrival at the site to determine its suitability as fill material.

TABLE 8.4.2
SUMMARY OF IMPORT FILL RECOMMENDATIONS

Soil Characteristic	Values
Expansion Potential	"Very Low" to "Medium" (Expansion Index of 90 or less)
Particle Size	Maximum Dimension Less Than 3 Inches
	Generally Free of Debris

8.5 Subdrains

8.5.1 With the exception of retaining wall drains, we do not expect the installation of other subdrains. We should be contacted to provide recommendations for wick drains, if proposed.

8.6 Excavation Slopes, Shoring and Tiebacks

8.6.1 The recommendations included herein are provided for stable excavations. It is the responsibility of the contractor and their competent person to ensure all excavations, temporary slopes and trenches are properly constructed and maintained in accordance with applicable OSHA guidelines in order to maintain safety and the stability of the excavations and adjacent improvements. These excavations should not be allowed to become saturated or to dry out. Surcharge loads should not be permitted to a distance equal to the height of the excavation from the top of the excavation. The top of the excavation should be a minimum of 15 feet from the edge of existing improvements. Excavations steeper than those recommended or closer than 15 feet from an existing surface improvement should be shored in accordance with applicable OSHA codes and regulations.

8.6.2 The stability of the excavations is dependent on the design and construction of the shoring system and site conditions. Therefore, Geocon Incorporated cannot be responsible for site safety and the stability of the proposed excavations.

8.6.3 The design of temporary shoring is governed by soil and groundwater conditions, and by the depth and width of the excavated area. Continuous support of the excavation face can be provided by a system of soldier piles and wood lagging or other applicable techniques. Excavations exceeding 15 feet may require soil nails, tieback anchors or internal bracing to provide additional wall restraint.

8.6.4 The condition of existing buildings, streets, sidewalks, and other structures/improvements around the perimeter of the planned excavation should be documented prior to the start of shoring and excavation work. Special attention should be given to documenting existing cracks or other indications of differential settlement within these adjacent structures, pavements and other improvements. Underground utilities sensitive to settlement should be videotaped prior to construction to check the integrity of pipes. In addition, monitoring points should be established indicating location and elevation around the excavation and upon existing buildings. These points should be monitored on a weekly basis during excavation work and on a monthly basis thereafter. Inclinometers should be installed and monitored behind any shoring sections that will be advanced deeper than 30 feet below the existing ground surface.

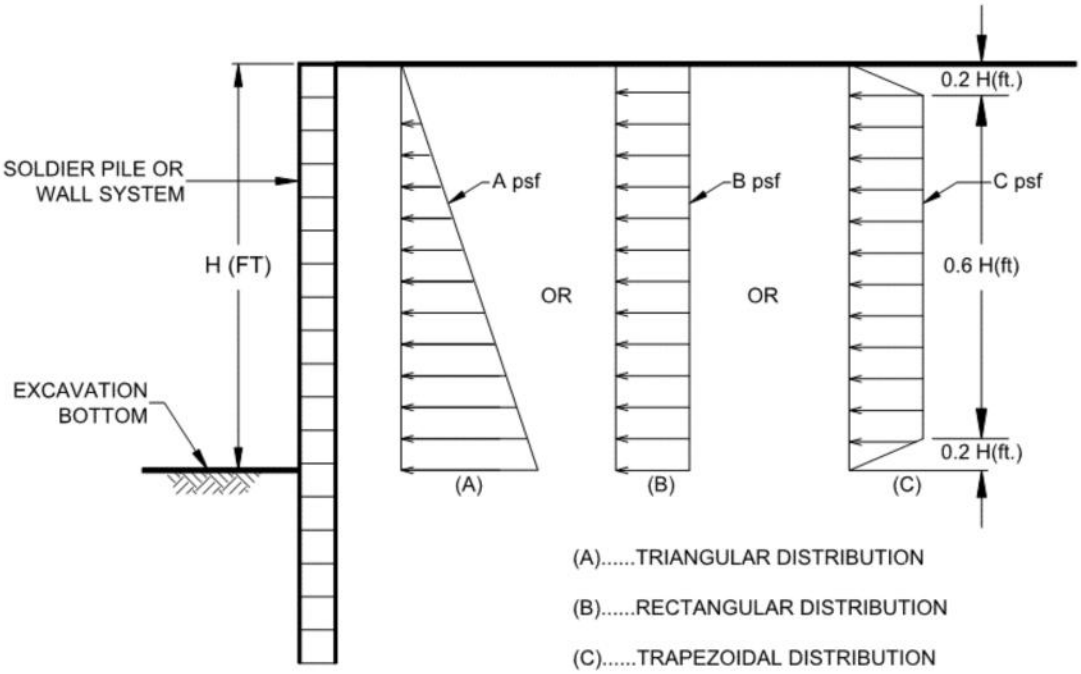
8.6.5 In general, ground conditions are moderately suited for soldier pile and tieback anchor wall construction techniques. However, gravel, cobble, and cemented material may be encountered in the existing bedrock soils that could be difficult to drill. Additionally, if cohesionless sands are encountered, some raveling may result along the unsupported portions of excavations.

8.6.6 Temporary shoring should be designed using a lateral pressure envelope acting on the back of the shoring as presented in Table 8.6.1 assuming a level backfill. The distributions are shown on the Active Pressures for Temporary Shoring. Triangular distribution should be used for cantilevered shoring and, the trapezoidal and rectangular distribution should be used for multi-braced systems such as tieback anchors and rakers. The project shoring engineer should determine the applicable soil distribution for the design of the temporary shoring system. Additional lateral earth pressure due to the surcharging effects from construction equipment, sloping backfill, planned stockpiles, adjacent structures and/or traffic loads should be considered, where appropriate, during design of the shoring system.

TABLE 8.6.1
SUMMARY OF TEMPORARY SHORING WALL RECOMMENDATIONS

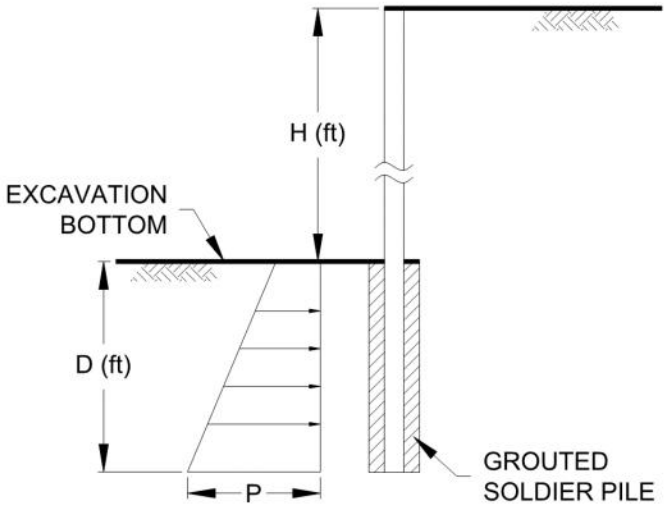
Parameter	Value
Triangular Distribution, A	22H psf
Rectangular Distribution, B	14H psf
Trapezoidal Distribution, C	18H psf
Passive Pressure, P	350D + 500 psf
Effective Zone Angle, E	28 degrees
Maximum Design Lateral Movement	1 Inch
Maximum Design Vertical Movement	½ Inch
Maximum Design Retained Height, H	25 Feet

H equals the height of the retaining portion of the wall in feet
D equals the embedment depth of the retaining wall in feet



Active Pressures on Temporary Shoring

8.6.7 The passive resistance can be assumed to act over a width of three pile diameters. Typically, soldier piles are embedded a minimum of 0.5 times the maximum height of the excavation (this depth is to include footing excavations) if tieback anchors are not employed. The project structural engineer should determine the actual embedment depth.



Passive Pressures on Temporary Shoring

8.6.8 We should observe the drilled shafts for the soldier piles prior to the placement of steel reinforcement to check that the exposed soil conditions are similar to those expected and

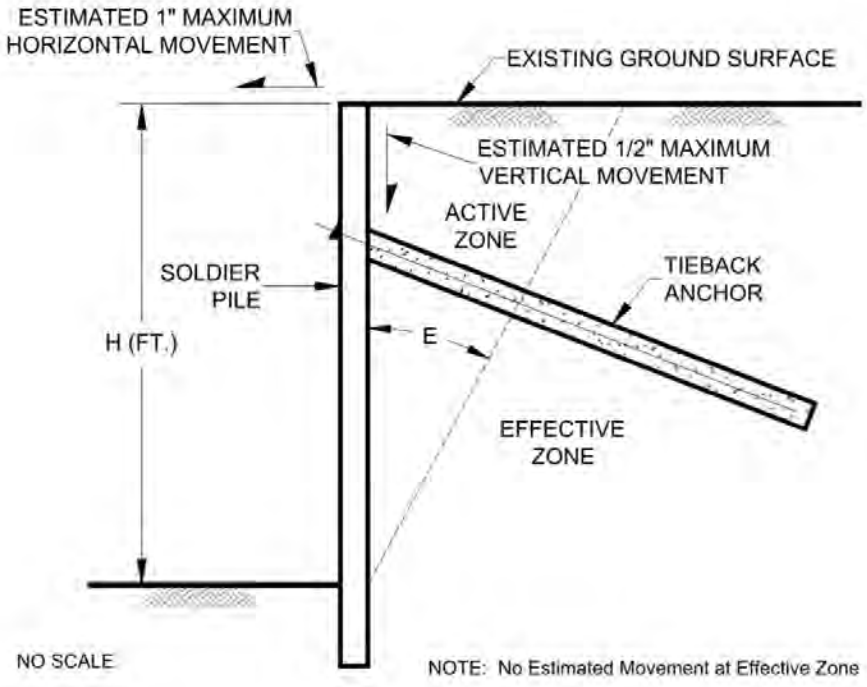
that footing excavations have been extended to the appropriate bearing strata and design depths. If unexpected soil conditions are encountered, foundation modifications may be required.

8.6.9 Lateral movement of shoring is associated with vertical ground settlement outside of the excavation. Therefore, it is essential that the soldier pile and tieback system allow very limited amounts of lateral displacement. Earth pressures acting on a lagging wall can cause movement of the shoring toward the excavation and result in ground subsidence outside of the excavation. Consequently, horizontal movements of the shoring wall should be accurately monitored and recorded during excavation and anchor construction.

8.6.10 Survey points should be established at the top of the pile on at least 20 percent of the soldier piles. An additional point located at an intermediate point between the top of the pile and the base of the excavation should be monitored on at least 20 percent of the piles if tieback anchors will be used. These points should be monitored on a weekly basis during excavation work and on a monthly basis thereafter until the permanent support system is constructed.

8.6.11 The project civil engineer should provide the approximate location, depth, and pipe type of the underground utilities to the shoring engineer to help select the shoring type and shoring design. The shoring system should be designed to limit horizontal soldier pile movement to a maximum of 1 inch. The amount of horizontal deflection can be assumed to be essentially zero along the Active Zone and Effective Zone boundary. The magnitude of movement for intermediate depths and distances from the shoring wall can be linearly interpolated.

8.6.12 Tieback anchors employed in shoring should be designed such that anchors fully penetrate the Active Zone behind the shoring. The Active Zone can be considered the wedge of soil from the face of the shoring to a plane extending upward from the base of the excavation as shown on the Active Zone Detail. Normally, tieback anchors are contractor-designed and installed, and there are numerous anchor construction methods available. Non-shrinkage grout should be used for the construction of the tieback anchors.



Active Zone Detail

8.6.13 Experience has shown that the use of pressure grouting during formation of the bonded portion of the anchor will increase the soil-grout bond stress. A pressure grouting tube should be installed during the construction of the tieback. Post grouting should be performed if adequate capacity cannot be obtained by other construction methods.

8.6.14 Anchor capacity is a function of construction method, depth of anchor, batter, diameter of the bonded section and the length of the bonded section. Anchor capacity should be evaluated using the strength parameters shown in Table 8.6.2.

TABLE 8.6.2
SOIL STRENGTH PARAMETERS FOR TEMPORARY SHORING

Description	Cohesion (psf)	Friction Angle (Degrees)
Undocumented Fill	250	28
Scripps Formation/Ardath Shale	300	36

8.6.15 Grout should only be placed in the tieback anchor's bonded section prior to testing. Tieback anchors should be proof-tested to at least 130 percent of the anchor's design working load. Following a successful proof test, the tieback anchors should be locked off at 80 percent of the allowable working load. Tieback anchor test failure criteria should be established in project plans and specifications. The tieback anchor test failure criteria should be based

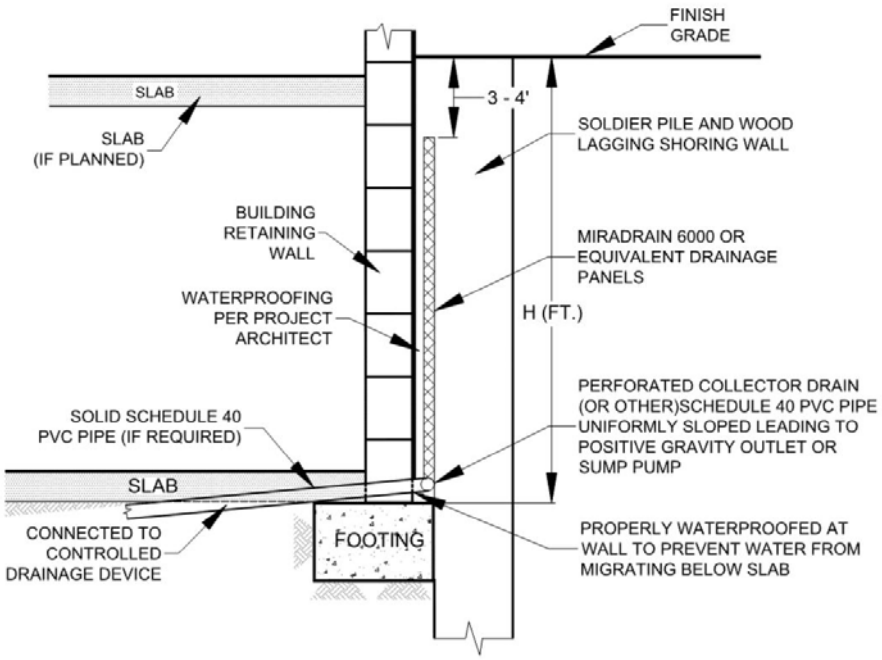
upon a maximum allowable displacement at 130 percent of the anchor's working load (anchor creep) and a maximum residual displacement within the anchor following stressing. Tieback anchor stressing should only be conducted after sufficient hydration has occurred within the grout. Tieback anchors that fail to meet project specified test criteria should be replaced or additional anchors should be constructed.

8.6.16 Lagging should keep pace with excavation. The excavation should not be advanced deeper than three feet below the bottom of lagging at any time or as determined by the shoring contractor. These unlagged gaps should only be allowed to stand for short periods of time in order to decrease the probability of soil instability and should never be unsupported overnight. Proper backfilling should be conducted when necessary between the back of lagging and excavation sidewalls to reduce sloughing in this zone and all voids should be filled by the end of each day. It may be necessary to backfill with slurry to help prevent future lateral movement behind the supported excavation. Further, the excavation should not be advanced further than four feet below a row of tiebacks prior to those tiebacks being proof tested and locked off unless otherwise specific by the shoring engineer. Surface sloughing may occur during the excavation process.

8.6.17 If tieback anchors are employed, an accurate survey of existing utilities and other underground structures adjacent to the shoring wall should be conducted. The survey should include both locations and depths of existing utilities. Locations of anchors should be adjusted as necessary during the design and construction process to accommodate the existing and proposed utilities.

8.6.18 Tieback anchors within the City of San Diego right-of-way should be properly detentioned and removed where steel does not exist within the upper 20 feet from the existing grade. The Notice – Land Development Review/Shoring in City Right-Of-Way, prepared by the City of San Diego, dated July 1, 2003 should be reviewed and incorporated into the design of the tieback anchors. Procedures for removal of tieback anchors include unscrewing tendons using special couplings, use of explosives, or heat induction. Geocon Incorporated should be consulted if other methods of removal are planned.

8.6.19 The shoring system should incorporate a drainage system for the proposed retaining wall as shown herein.



Shoring Retaining Wall Drainage Detail

8.7 Soil Nail Wall

8.7.1 As an alternative to temporary shoring followed by construction of a permanent basement wall, a soil nail wall can be used. Soil nail walls consist of installing closely spaced steel bars (nails) into a slope or excavation in a top-down construction sequence. Following installation of a horizontal row of nails, drains, waterproofing and wall reinforcing steel are placed and shotcrete applied to create a final wall. The wall should be designed by an engineer familiar with the design of soil nail walls.

8.7.2 Temporary soil nail walls should not be considered a permanent design to support the seismic lateral loads and soil pressures on a building wall. Therefore, the proposed building should be designed to support the expected lateral loads.

8.7.3 In general, ground conditions are moderately suited to soil nail wall construction techniques. However, localized gravel, cobble and oversized material could be encountered in the existing materials that could be difficult to drill. Additionally, relatively clean sands may be encountered within the existing soil that may result in some raveling of the unsupported excavation. Casing or specialized drilling techniques should be planned where raveling exists (e.g. casing).

8.7.4 Testing of the soil nails should be performed in accordance with the guidelines of the Federal Highway Administration or similar guidelines. At least two verification tests should be performed to confirm design assumptions for each soil/rock type encountered.

Verification tests nails should be sacrificial and should not be used to support the proposed wall. The bond length should be adjusted to allow for pullout testing of the verification nails to evaluate the ultimate bond stress. A minimum of 5 percent of the production nails should also be proof tested and a minimum of 4 sacrificial nails should be tested at the discretion of Geocon Incorporated. Consideration should be given to testing sacrificial nails with an adjusted bond length rather than testing production nails. Geocon Incorporated should observe the nail installation and perform the nail testing.

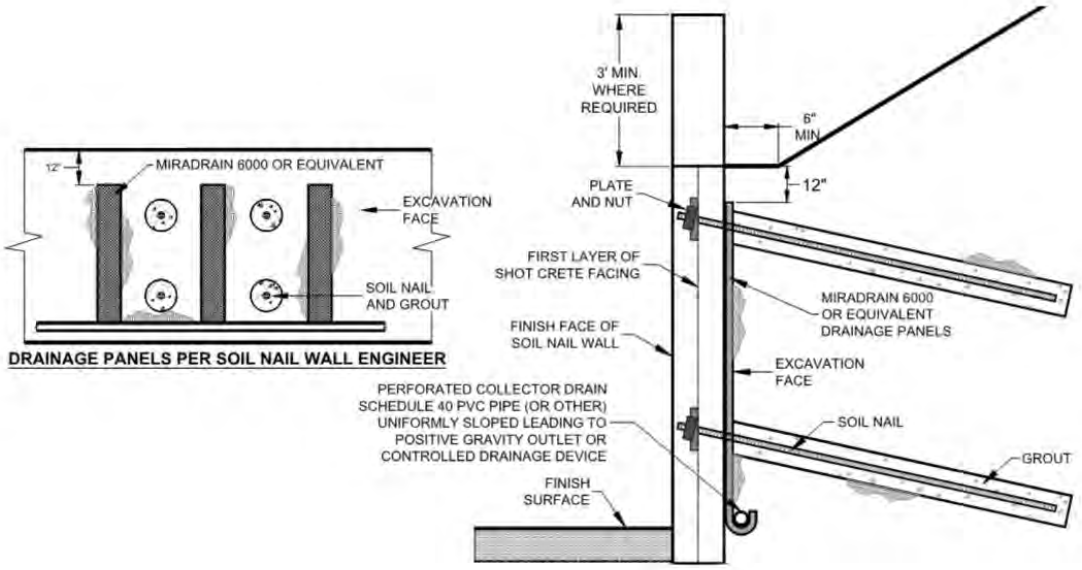
8.7.5 The soil strength parameters listed in Table 8.7.1 can be used in design of the soil nails. The bond stress is dependent on drilling method, diameter, and construction method. Therefore, the designer should evaluate the bond stress based on the existing soil conditions and the construction method.

TABLE 8.7.1
SOIL STRENGTH PARAMETERS FOR SOIL NAIL WALLS

Description	Soil Density (pcf)	Cohesion (psf)	Friction Angle (Degrees)	Estimated Ultimate Bond Stress (psi)*
Undocumented Fill	130	250	28	10
Scripps Formation/Ardath Shale	130	300	36	20

*Assuming gravity fed, open hole drilling techniques.

8.7.6 A wall drain system should be incorporated into the design of the soil nail wall as shown herein. Corrosion protection should be provided for the nails if the wall will be a permanent structure.



Soil Nail Wall Drainage Detail

8.8 Seismic Design Criteria – 2019 California Building Code

8.8.1 Table 8.8.1 summarizes site-specific design criteria obtained from the 2019 California Building Code (CBC; Based on the 2018 International Building Code [IBC] and ASCE 7-16), Chapter 16 Structural Design, Section 1613 Earthquake Loads. We used the computer program *U.S. Seismic Design Maps*, provided by the Structural Engineers Association (SEA) to calculate the seismic design parameters. The short spectral response uses a period of 0.2 second. We evaluated the Site Class based on the discussion in Section 1613.2.2 of the 2019 CBC and Table 20.3-1 of ASCE 7-16. The values presented herein are for the risk-targeted maximum considered earthquake (MCE_R). Sites designated as Site Class D, E and F may require additional analyses if requested by the project structural engineer and client.

TABLE 8.8.1
2019 CBC SEISMIC DESIGN PARAMETERS

Parameter	Value	2019 CBC Reference
Site Class	C	Section 1613.2.2
MCE_R Ground Motion Spectral Response Acceleration – Class B (short), S_S	1.209g	Figure 1613.2.1(1)
MCE_R Ground Motion Spectral Response Acceleration – Class B (1 sec), S_1	0.427g	Figure 1613.2.1(2)
Site Coefficient, F_A	1.2	Table 1613.2.3(1)
Site Coefficient, F_V	1.5	Table 1613.2.3(2)
Site Class Modified MCE_R Spectral Response Acceleration (short), S_{MS}	1.451g	Section 1613.2.3 (Eqn 16-36)
Site Class Modified MCE_R Spectral Response Acceleration – (1 sec), S_{M1}	0.640g	Section 1613.2.3 (Eqn 16-37)
5% Damped Design Spectral Response Acceleration (short), S_{DS}	0.967g	Section 1613.2.4 (Eqn 16-38)
5% Damped Design Spectral Response Acceleration (1 sec), S_{D1}	0.427g	Section 1613.2.4 (Eqn 16-39)

8.8.2 Using the code-based values presented in this Table 8.8.1, in lieu of a performing a ground motion hazard analysis, requires the exceptions outlined in ASCE 7-16 Section 11.4.8 be followed by the project structural engineer. Per Section 11.4.8 of ASCE/SEI 7-16, a ground motion hazard analysis should be performed for projects for Site Class "E" sites with Ss greater than or equal to 1.0g and for Site Class "D" and "E" sites with S1 greater than 0.2g. Section 11.4.8 also provides exceptions which indicates that the ground motion hazard analysis may be waived provided the exceptions are followed.

8.8.3 Table 8.8.2 presents the mapped maximum considered geometric mean (MCE_G) seismic design parameters for projects located in Seismic Design Categories of D through F in accordance with ASCE 7-16.

TABLE 8.8.2
ASCE 7-16 PEAK GROUND ACCELERATION

Parameter	Value	ASCE 7-16 Reference
Mapped MCE_G Peak Ground Acceleration, PGA	0.545g	Figure 22-9
Site Coefficient, F_{PGA}	1.200	Table 11.8-1
Site Class Modified MCE_G Peak Ground Acceleration, PGA_M	0.654g	Section 11.8.3 (Eqn 11.8-1)

8.8.4 Conformance to the criteria in Tables 8.8.1 and 8.8.2 for seismic design does not constitute any kind of guarantee or assurance that significant structural damage or ground failure will not occur in the event of a large earthquake. The primary goal of seismic design is to protect life, not to avoid all damage, since such design may be economically prohibitive.

8.8.5 The project structural engineer and architect should evaluate the appropriate Risk Category and Seismic Design Category for the planned structures. The values presented herein assume a Risk Category of II and resulting in a Seismic Design Category D. Table 8.8.3 presents a summary of the risk categories in accordance with ASCE 7-16.

TABLE 8.8.3
ASCE 7-16 RISK CATEGORIES

Risk Category	Building Use	Examples
I	Low risk to Human Life at Failure	Barn, Storage Shelter
II	Nominal Risk to Human Life at Failure (Buildings Not Designated as I, III or IV)	Residential, Commercial and Industrial Buildings
III	Substantial Risk to Human Life at Failure	Theaters, Lecture Halls, Dining Halls, Schools, Prisons, Small Healthcare Facilities, Infrastructure Plants, Storage for Explosives/Toxins
IV	Essential Facilities	Hazardous Material Facilities, Hospitals, Fire and Rescue, Emergency Shelters, Police Stations, Power Stations, Aviation Control Facilities, National Defense, Water Storage

8.9 Shallow Foundations

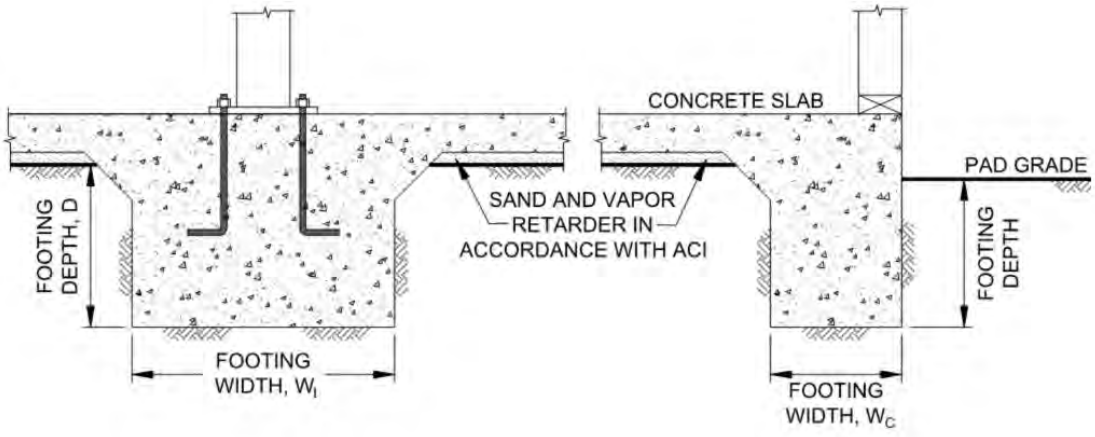
8.9.1 The proposed structures can be supported on a shallow foundation system founded in the formational bedrock soils. Where fill is present below the footings, the footings should be deepened to extend through the fill to bear entirely on the native formational bedrock.

Foundations for the structures should consist of continuous strip footings and/or isolated spread footings. Table 8.9 provides a summary of the foundation design recommendations.

TABLE 8.9
SUMMARY OF FOUNDATION RECOMMENDATIONS

Parameter	Value
Minimum Continuous Foundation Width, W_C	12 inches
Minimum Isolated Foundation Width, W_I	24 inches
Minimum Foundation Depth, D	24 Inches Below Lowest Adjacent Grade
Minimum Steel Reinforcement	4 No. 5 Bars, 2 at the Top and 2 at the Bottom
Allowable Bearing Capacity	8,000 psf
Bearing Capacity Increase	500 psf per Foot of Depth
	300 psf per Foot of Width
Maximum Allowable Bearing Capacity	10,000 psf
Estimated Total Settlement	1 Inch
Estimated Differential Settlement	½ Inch in 40 Feet
Footing Size Used for Settlement	9-Foot Square
Design Expansion Index	90 or less

8.9.2 The foundations should be embedded in accordance with the recommendations herein and the Wall/Column Footing Dimension Detail. The embedment depths should be measured from the lowest adjacent pad grade for both interior and exterior footings. Footings should be deepened such that the bottom outside edge of the footing is at least 7 feet horizontally from the face of the slope (unless designed with a post-tensioned foundation system as discussed herein).



Wall/Column Footing Dimension Detail

8.9.3 The bearing capacity values presented herein are for dead plus live loads and may be increased by one-third when considering transient loads due to wind or seismic forces.

8.9.4 If the basements of the existing buildings extend to depths greater than the planned pad grade of the new proposed buildings, fill be required to establish pad grade. Where fill is required, we recommend the footings be deepened to extend through the fill to bear on the formational bedrock soils. Alternatively, the fill can be overexcavated and replaced with 2 sack cement- slurry back to the bottom of proposed footings.

8.9.5 Where buildings or other improvements are planned near the top of a slope steeper than 3:1 (horizontal:vertical), special foundations and/or design considerations are recommended due to the tendency for lateral soil movement to occur.

- For fill slopes less than 20 feet high, building footings should be deepened such that the bottom outside edge of the footing is at least 7 feet horizontally from the face of the slope.

- When located next to a descending 3:1 (horizontal:vertical) fill slope or steeper, the foundations should be extended to a depth where the minimum horizontal distance is equal to H/3 (where H equals the vertical distance from the top of the fill slope to the base of the fill soil) with a minimum of 7 feet but need not exceed 40 feet. The horizontal distance is measured from the outer, deepest edge of the footing to the face of the slope. A post-tensioned slab and foundation system or mat foundation system can be used to help reduce potential foundation distress associated with slope creep and lateral fill extension. Specific design parameters or recommendations for either of these alternatives can be provided, if needed.

- Although other improvements, which are relatively rigid or brittle, such as concrete flatwork or masonry walls, may experience some distress if located near the top of a slope, it is generally not economical to mitigate this potential. It may be possible, however, to incorporate design measures that would permit some lateral soil movement without causing extensive distress. Geocon Incorporated should be consulted for specific recommendations.

8.9.6 We should observe the foundation excavations prior to the placement of reinforcing steel and concrete to check that the exposed soil conditions are similar to those expected and that they have been extended to the appropriate bearing strata. Foundation modifications may be required if unexpected soil conditions are encountered.

8.9.7 Geocon Incorporated should be consulted to provide additional design parameters as required by the structural engineer.

8.10 Concrete Slabs-On-Grade

8.10.1 Concrete slabs-on-grade for the structures should be constructed in accordance with Table 8.10.1.

TABLE 8.10.1
MINIMUM CONCRETE SLAB-ON-GRADE RECOMMENDATIONS

Parameter	Value
Minimum Concrete Slab Thickness	5 inches
Minimum Steel Reinforcement	No. 3 Bars 24 Inches on Center, Both Directions
Typical Slab Underlayment	3 to 4 Inches of Sand/Gravel/Base
Design Expansion Index	90 or less

8.10.2 Slabs that may receive moisture-sensitive floor coverings or may be used to store moisture-sensitive materials should be underlain by a vapor retarder. The vapor retarder design should be consistent with the guidelines presented in the American Concrete Institute's (ACI) *Guide for Concrete Slabs that Receive Moisture-Sensitive Flooring Materials* (ACI 302.2R-06). In addition, the membrane should be installed in accordance with manufacturer's recommendations and ASTM requirements and installed in a manner that prevents puncture. The vapor retarder used should be specified by the project architect or developer based on the type of floor covering that will be installed and if the structure will possess a humidity controlled environment.

8.10.3 The bedding sand thickness should be determined by the project foundation engineer, architect, and/or developer. It is common to have 3 to 4 inches of sand for 5-inch and 4-inch thick slabs, respectively, in the southern California region. However, we should be contacted to provide recommendations if the bedding sand is thicker than 6 inches. The foundation design engineer should provide appropriate concrete mix design criteria and curing measures to assure proper curing of the slab by reducing the potential for rapid moisture loss and subsequent cracking and/or slab curl. We suggest that the foundation design engineer present the concrete mix design and proper curing methods on the foundation plans. It is critical that the foundation contractor understands and follows the recommendations presented on the foundation plans.

8.10.4 Concrete slabs should be provided with adequate crack-control joints, construction joints and/or expansion joints to reduce unsightly shrinkage cracking. The design of joints should consider criteria of the American Concrete Institute (ACI) when establishing crack-control spacing. Crack-control joints should be spaced at intervals no greater than 12 feet.

Additional steel reinforcing, concrete admixtures and/or closer crack control joint spacing should be considered where concrete-exposed finished floors are planned.

8.10.5 Special subgrade presaturation is not deemed necessary prior to placing concrete; however, the exposed foundation and slab subgrade soil should be moisturized to maintain a moist condition as would be expected in any such concrete placement.

8.10.6 The concrete slab-on-grade recommendations are based on soil support characteristics only. The project structural engineer should evaluate the structural requirements of the concrete slabs for supporting expected loads.

8.10.7 The recommendations of this report are intended to reduce the potential for cracking of slabs due to expansive soil (if present), differential settlement of existing soil or soil with varying thicknesses. However, even with the incorporation of the recommendations presented herein, foundations, stucco walls, and slabs-on-grade placed on such conditions may still exhibit some cracking due to soil movement and/or shrinkage. The occurrence of concrete shrinkage cracks is independent of the supporting soil characteristics. Their occurrence may be reduced and/or controlled by limiting the slump of the concrete, proper concrete placement and curing, and by the placement of crack control joints at periodic intervals, in particular, where re-entrant slab corners occur.

8.11 Exterior Concrete Flatwork

8.11.1 Exterior concrete flatwork not subject to vehicular traffic should be constructed in accordance with the recommendations presented in Table 8.11. The recommended steel reinforcement would help reduce the potential for cracking.

TABLE 8.11
MINIMUM CONCRETE FLATWORK RECOMMENDATIONS

Expansion Index, EI	Minimum Steel Reinforcement* Options	Minimum Thickness
EI ≤ 90	6x6-W2.9/W2.9 (6x6-6/6) welded wire mesh	4 Inches
	No. 3 Bars 18 inches on center, Both Directions	

*In excess of 8 feet square.

8.11.2 The subgrade soil should be properly moisturized and compacted prior to the placement of steel and concrete. The subgrade soil should be compacted to a dry density of at least 90 percent of the laboratory maximum dry density near to slightly above optimum moisture content in accordance with ASTM D 1557.

8.11.3 Even with the incorporation of the recommendations of this report, the exterior concrete flatwork has a potential to experience some uplift due to expansive soil beneath grade. The steel reinforcement should overlap continuously in flatwork to reduce the potential for vertical offsets within flatwork. Additionally, flatwork should be structurally connected to the curbs, where possible, to reduce the potential for offsets between the curbs and the flatwork.

8.11.4 Concrete flatwork should be provided with crack control joints to reduce and/or control shrinkage cracking. Crack control spacing should be determined by the project structural engineer based upon the slab thickness and intended usage. Criteria of the American Concrete Institute (ACI) should be taken into consideration when establishing crack control spacing. Subgrade soil for exterior slabs not subjected to vehicle loads should be compacted in accordance with criteria presented in the grading section prior to concrete placement. Subgrade soil should be properly compacted and the moisture content of subgrade soil should be verified prior to placing concrete. Base materials will not be required below concrete improvements.

8.11.5 Where exterior flatwork abuts the structure at entrant or exit points, the exterior slab should be dowelled into the structure's foundation stemwall. This recommendation is intended to reduce the potential for differential elevations that could result from differential settlement or minor heave of the flatwork. Dowelling details should be designed by the project structural engineer.

8.11.6 The recommendations presented herein are intended to reduce the potential for cracking of exterior slabs as a result of differential movement. However, even with the incorporation of the recommendations presented herein, slabs-on-grade will still crack. The occurrence of concrete shrinkage cracks is independent of the soil supporting characteristics. Their occurrence may be reduced and/or controlled by limiting the slump of the concrete, the use of crack control joints and proper concrete placement and curing. Crack control joints should be spaced at intervals no greater than 12 feet. Literature provided by the Portland Concrete Association (PCA) and American Concrete Institute (ACI) present recommendations for proper concrete mix, construction, and curing practices, and should be incorporated into project construction.

8.12 Retaining Walls

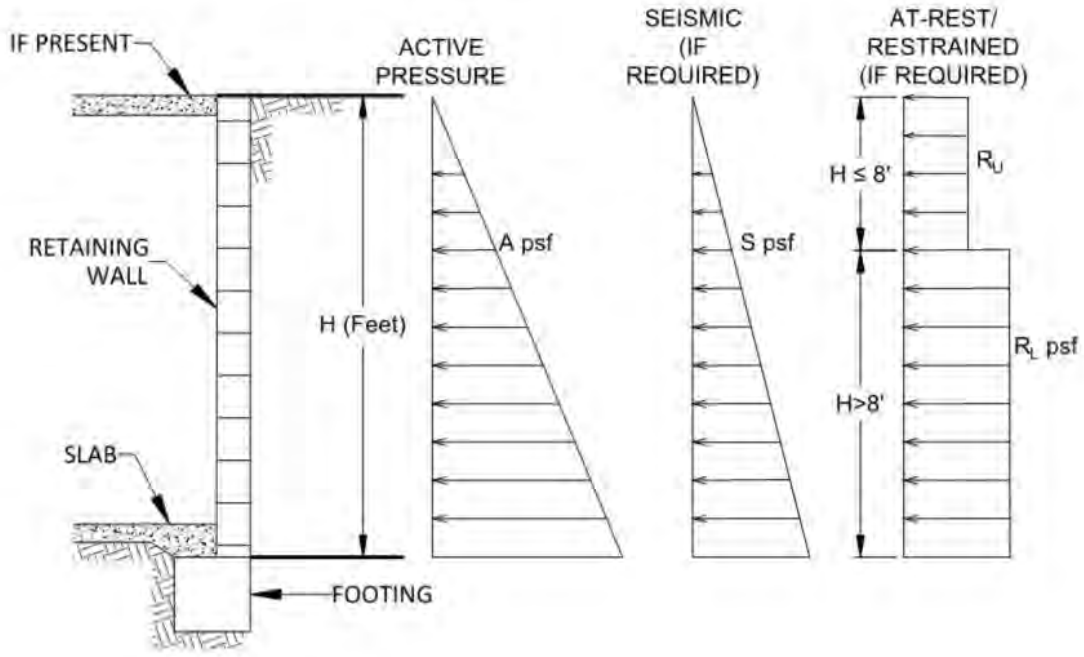
8.12.1 Retaining walls should be designed using the values presented in Table 8.12.1. Soil with an expansion index (EI) of greater than 90 should not be used as backfill material behind retaining walls.

TABLE 8.12.1
RETAINING WALL DESIGN RECOMMENDATIONS

Parameter	Value
Active Soil Pressure, A (Fluid Density, Level Backfill)	40 pcf
Active Soil Pressure, A (Fluid Density, 2:1 Sloping Backfill)	55 pcf
Seismic Pressure, S	15H psf
At-Rest/Restrained Walls Additional Uniform Pressure (0 to 8 Feet High)	7H psf
At-Rest/Restrained Walls Additional Uniform Pressure (8+ Feet High)	13H psf
Expected Expansion Index for the Subject Property	EI≤ 90

H equals the height of the retaining portion of the wall

8.12.2 The project retaining walls should be designed as shown in the Retaining Wall Loading Diagram.



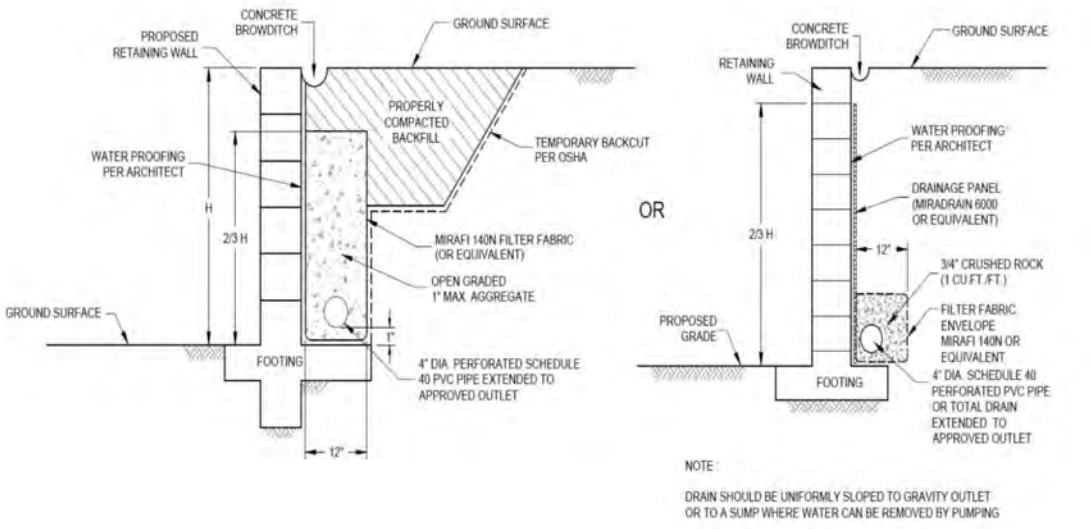
Retaining Wall Loading Diagram

8.12.3 Unrestrained walls are those that are allowed to rotate more than 0.001H (where H equals the height of the retaining portion of the wall) at the top of the wall. Where walls are restrained from movement at the top (at-rest condition), an additional uniform pressure should be applied to the wall. For retaining walls subject to vehicular loads within a horizontal distance equal to two-thirds the wall height, a surcharge equivalent to 2 feet of fill soil should be added to the upper 10 feet of the retaining wall.

8.12.4 The structural engineer should determine the Seismic Design Category for the project in accordance with Section 1613.3.5 of the 2019 CBC or Section 11.6 of ASCE 7-16. For structures assigned to Seismic Design Category of D, E, or F, retaining walls that support more than 6 feet of backfill should be designed with seismic lateral pressure in accordance with Section 1803.5.12 of the 2019 CBC. The seismic load is dependent on the retained height where H is the height of the wall, in feet, and the calculated loads result in pounds per square foot (psf) exerted at the base of the wall and zero at the top of the wall.

8.12.5 Retaining walls should be designed to ensure stability against overturning sliding, and excessive foundation pressure. Where a keyway is extended below the wall base with the intent to engage passive pressure and enhance sliding stability, it is not necessary to consider active pressure on the keyway.

8.12.6 Drainage openings through the base of the wall (weep holes) should not be used where the seepage could be a nuisance or otherwise adversely affect the property adjacent to the base of the wall. The recommendations herein assume a properly compacted granular (EI of 90 or less) free-draining backfill material with no hydrostatic forces or imposed surcharge load. The retaining wall should be properly drained as shown in the Typical Retaining Wall Drainage Detail. If conditions different than those described are expected, or if specific drainage details are desired, Geocon Incorporated should be contacted for additional recommendations.



Typical Retaining Wall Drainage Detail

8.12.7 The retaining walls may be designed using either the active and restrained (at-rest) loading condition or the active and seismic loading condition as suggested by the structural

engineer. Typically, it appears the design of the restrained condition for retaining wall loading may be adequate for the seismic design of the retaining walls. However, the active earth pressure combined with the seismic design load should be reviewed and also considered in the design of the retaining walls.

8.12.8 In general, wall foundations should be designed in accordance with Table 8.12.2. The proximity of the foundation to the top of a slope steeper than 3:1 could impact the allowable soil bearing pressure. Therefore, retaining wall foundations should be deepened such that the bottom outside edge of the footing is at least 7 feet horizontally from the face of the slope.

TABLE 8.12.2
SUMMARY OF RETAINING WALL FOUNDATION RECOMMENDATIONS

Parameter	Value
Minimum Retaining Wall Foundation Width	12 inches
Minimum Retaining Wall Foundation Depth	12 Inches
Minimum Steel Reinforcement	Per Structural Engineer
Allowable Bearing Capacity	2,500 psf
Bearing Capacity Increase	500 psf per Foot of Depth
	300 psf per Foot of Width
Maximum Allowable Bearing Capacity	4,000 psf
Estimated Total Settlement	1 Inch
Estimated Differential Settlement	½ Inch in 40 Feet

8.12.9 The recommendations presented herein are generally applicable to the design of rigid concrete or masonry retaining walls. In the event that other types of walls (such as mechanically stabilized earth [MSE] walls, soil nail walls, or soldier pile walls) are planned, Geocon Incorporated should be consulted for additional recommendations.

8.12.10 It is common to see retaining walls constructed in the areas of the elevator pits. The retaining walls should be properly drained and designed in accordance with the recommendations presented herein. If the elevator pit walls are not drained, the walls should be designed with an increased active pressure with an equivalent fluid density of 90 pcf. It is also common to see seepage and water collection within the elevator pit. The pit should be designed and properly waterproofed to prevent seepage and water migration into the elevator pit.

8.12.11 Unrestrained walls will move laterally when backfilled and loading is applied. The amount of lateral deflection is dependent on the wall height, the type of soil used for backfill, and loads acting on the wall. The retaining walls and improvements above the retaining walls should be designed to incorporate an appropriate amount of lateral deflection as determined by the structural engineer.

8.12.12 Soil contemplated for use as retaining wall backfill, including import materials, should be identified in the field prior to backfill. At that time, Geocon Incorporated should obtain samples for laboratory testing to evaluate its suitability. Modified lateral earth pressures may be necessary if the backfill soil does not meet the required expansion index or shear strength. City or regional standard wall designs, if used, are based on a specific active lateral earth pressure and/or soil friction angle. In this regard, on-site soil to be used as backfill may or may not meet the values for standard wall designs. Geocon Incorporated should be consulted to assess the suitability of the on-site soil for use as wall backfill if standard wall designs will be used.

8.13 Lateral Loading

8.13.1 Table 8.13 should be used to help design the proposed structures and improvements to resist lateral loads for the design of footings or shear keys. The allowable passive pressure assumes a horizontal surface extending at least 5 feet, or three times the surface generating the passive pressure, whichever is greater. The upper 12 inches of material in areas not protected by floor slabs or pavement should not be included in design for passive resistance.

TABLE 8.13
SUMMARY OF LATERAL LOAD DESIGN RECOMMENDATIONS

Parameter	Value
Passive Pressure Fluid Density	350 pcf
Coefficient of Friction (Concrete and Soil)	0.35
Coefficient of Friction (Along Vapor Barrier)	0.2 to 0.25*

*Per manufacturer's recommendations.

8.13.2 The passive and frictional resistant loads can be combined for design purposes. The lateral passive pressures may be increased by one-third when considering transient loads due to wind or seismic forces.

8.14 Preliminary Pavement Recommendations

8.14.1 We calculated the flexible pavement sections in general conformance with the *Caltrans Method of Flexible Pavement Design* (Highway Design Manual, Section 608.4) using an estimated Traffic Index (TI) of 5.0, 5.5, 6.0, and 7.0 for parking stalls, driveways, medium truck traffic areas, and heavy truck traffic areas, respectively. The project civil engineer and owner should review the pavement designations to determine appropriate locations for pavement thickness. The final pavement sections for the parking lot should be based on the R-Value of the subgrade soil encountered at final subgrade elevation. We have used an R-Value of 8 (based on laboratory testing) for the subgrade soil and 78 for base materials. Table 8.14.1 presents the preliminary flexible pavement sections.

TABLE 8.14.1
PRELIMINARY FLEXIBLE PAVEMENT SECTION

Location	Assumed Traffic Index	Assumed Subgrade R-Value	Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)
Parking Stalls for Automobiles and Light-Duty Vehicles	5.0	8	3	10
Driveways for Automobiles and Light-Duty Vehicles	5.5	8	3	11
Medium Truck Traffic Areas	6.0	8	3.5	12
Driveways for Heavy Truck Traffic	7.0	8	4	15

8.14.2 Prior to placing base materials, the upper 12 inches of the subgrade soil should be scarified, moisture conditioned as necessary, and recompacted to a dry density of at least 95 percent of the laboratory maximum dry density near to slightly above optimum moisture content as determined by ASTM D 1557. Similarly, the base material should be compacted to a dry density of at least 95 percent of the laboratory maximum dry density near to slightly above optimum moisture content. Asphalt concrete should be compacted to a density of at least 95 percent of the laboratory Hveem density in accordance with ASTM D 2726.

8.14.3 Base materials should conform to Section 26-1.02B of the *Standard Specifications for The State of California Department of Transportation (Caltrans)* with a ¾-inch maximum size aggregate. Asphalt concrete should conform to Section 203-6 of the *Standard Specifications for Public Works Construction (Greenbook)*.

8.14.4 The base thickness can be reduced if a reinforcement geogrid is used during the installation of the pavement. Geocon should be contact for additional recommendations if alternate design parameters are requested.

8.14.5 A rigid Portland cement concrete (PCC) pavement section should be placed in roadway aprons and cross gutters. We calculated the rigid pavement section in general conformance with the procedure recommended by the American Concrete Institute report ACI 330-21 *Commercial Concrete Parking Lots and Site Paving Design and Construction – Guide.* Table 8.14.2 provides the traffic categories and design parameters used for the calculations for 20-year design life.

TABLE 8.14.2
TRAFFIC CATEGORIES

Traffic Category	Description	Reliability (%)	Slabs Cracked at End of Design Life (%)
A	Car Parking Areas and Access Lanes	60	15
B	Entrance and Truck Service Lanes	60	15
C	School or City Buses (Excluding Large Articulated Buses)	75	15
D	Heavy Duty Trucks (Gross Weight of 80 Kips)	75	15
E	Garbage or Fire Truck Lane	75	15

8.14.6 We used the parameters presented in Table 8.14.3 to calculate the pavement design sections. We should be contacted to provide updated design sections, if necessary.

TABLE 8.14.3
RIGID PAVEMENT DESIGN PARAMETERS

Design Parameter	Design Value
Modulus of Subgrade Reaction, k	50 pci
Modulus of Rupture for Concrete, M_R	500 psi
Concrete Compressive Strength	3,000 psi
Concrete Modulus of Elasticity, E	3,150,000 psi

8.14.7 Based on the criteria presented herein, the PCC pavement sections should have a minimum thickness as presented in Table 8.14.4.

TABLE 8.14.4
RIGID VEHICULAR PAVEMENT RECOMMENDATIONS

Traffic Category	Trucks Per Day	Portland Cement Concrete, T (Inches)
A = Car Parking Areas and Access Lanes	1	5.5
	10	6
B = Entrance and Truck Service Lanes	10	6½
	50	7
	100	7
C = School or City Buses	50	10
	100	10½
D = Heavy Duty Trucks	50	7½
	100	8½
E = Garbage or Fire Truck Lanes	5	7½
	10	7½

8.14.8 The PCC vehicular pavement should be placed over subgrade soil that is compacted to a dry density of at least 95 percent of the laboratory maximum dry density near to slightly above optimum moisture content. The garbage truck pad should be large enough such that all wheels are on the concrete pad during the loading operations.

8.14.9 Adequate joint spacing should be incorporated into the design and construction of the rigid pavement in accordance with Table 8.14.5.

TABLE 8.14.5
MAXIMUM JOINT SPACING

Pavement Thickness, T (Inches)	Maximum Joint Spacing (Feet)
4<T<5	10
5≤T<6	12.5
6<T	15

8.14.10 The rigid pavement should also be designed and constructed incorporating the parameters presented in Table 8.14.6.

TABLE 8.14.6
ADDITIONAL RIGID PAVEMENT RECOMMENDATIONS

Subject	Value
Thickened Edge	1.2 Times Slab Thickness Adjacent to Structures
	1.5 Times Slab Thickness Adjacent to Soil
	Minimum Increase of 2 Inches
	4 Feet Wide
Crack Control Joint Depth	Early Entry Sawn = T/6 to T/5, 1.25 Inch Minimum
	Conventional (Tooled or Conventional Sawing) = T/4 to T/3
Crack Control Joint Width	¼-Inch for Sealed Joints and Per Sealer Manufacturer's Recommendations
	$^{1}/_{16}$- to $^{1}/_{4}$-Inch is Common for Unsealed Joints

8.14.11 Reinforcing steel will not be necessary within the concrete for geotechnical purposes with the possible exception of dowels at construction joints as discussed herein.

8.14.12 To control the location and spread of concrete shrinkage cracks, crack-control joints (weakened plane joints) should be included in the design of the concrete pavement slab. Crack-control joints should be sealed with an appropriate sealant to prevent the migration of water through the control joint to the subgrade materials. The depth of the crack-control joints should be in accordance with the referenced ACI guide.

8.14.13 To provide load transfer between adjacent pavement slab sections, a butt-type construction joint should be constructed. The butt-type joint should be thickened by at least 20 percent at the edge and taper back at least 4 feet from the face of the slab.

8.14.14 Concrete curb/gutter should be placed on soil subgrade compacted to a dry density of at least 90 percent of the laboratory maximum dry density near to slightly above optimum moisture content. Cross-gutters that receives vehicular should be placed on subgrade soil compacted to a dry density of at least 95 percent of the laboratory maximum dry density near to slightly above optimum moisture content. Base materials should not be placed below the curb/gutter, or cross-gutters so water is not able to migrate from the adjacent parkways to the pavement sections. Where flatwork is located directly adjacent to the curb/gutter, the concrete flatwork should be structurally connected to the curbs to help reduce the potential for offsets between the curbs and the flatwork.

8.15 Site Drainage and Moisture Protection

8.15.1 Adequate site drainage is critical to reduce the potential for differential soil movement, erosion and subsurface seepage. Under no circumstances should water be allowed to pond adjacent to footings. The site should be graded and maintained such that surface drainage is directed away from structures in accordance with 2019 CBC 1804.4 or other applicable standards. In addition, surface drainage should be directed away from the top of slopes into swales or other controlled drainage devices. Roof and pavement drainage should be directed into conduits that carry runoff away from the proposed structure.

8.15.2 In the case of basement walls or building walls retaining landscaping areas, a water-proofing system should be used on the wall and joints, and a Miradrain drainage panel (or similar) should be placed over the waterproofing. The project architect or civil engineer should provide detailed specifications on the plans for all waterproofing and drainage.

8.15.3 Underground utilities should be leak free. Utility and irrigation lines should be checked periodically for leaks, and detected leaks should be repaired promptly. Detrimental soil movement could occur if water is allowed to infiltrate the soil for prolonged periods of time.

8.15.4 Landscaping planters adjacent to paved areas are not recommended due to the potential for surface or irrigation water to infiltrate the pavement's subgrade and base course. Area drains to collect excess irrigation water and transmit it to drainage structures or impervious above-grade planter boxes can be used. In addition, where landscaping is planned adjacent to the pavement, construction of a cutoff wall along the edge of the pavement that extends at least 6 inches below the bottom of the base material should be considered.

8.15.5 Appendix C provides storm water management recommendations.

8.16 Grading and Foundation Plan Review

8.16.1 Geocon Incorporated should review the grading and building foundation plans for the project prior to final design submittal to evaluate if additional analyses and/or recommendations are required.

8.17 Testing and Observation Services During Construction

8.17.1 Geocon Incorporated should provide geotechnical testing and observation services during the grading operations, foundation construction, utility installation, retaining wall backfill and pavement installation. Table 8.17 presents the typical geotechnical observations we would expect for the proposed improvements.

TABLE 8.17
EXPECTED GEOTECHNICAL TESTING AND OBSERVATION SERVICES

Construction Phase	Observations	Expected Time Frame
Grading	Base of Removal	Part Time During Removals
	Geologic Logging	Part Time to Full Time
	Fill Placement and Soil Compaction	Full Time
Soldier Piles	Solder Pile Drilling Depth	Part Time
Tieback Anchors	Tieback Drilling and Installation	Full Time
	Tieback Testing	Full Time
Soil Nail Walls	Soil Nail Drilling and Installation	Full Time
	Soil Nail Testing	Full Time
Foundations	Foundation Excavation Observations	Part Time
Utility Backfill	Fill Placement and Soil Compaction	Part Time to Full Time
Retaining Wall Backfill	Fill Placement and Soil Compaction	Part Time to Full Time
Subgrade for Sidewalks, Curb/Gutter and Pavement	Soil Compaction	Part Time
Pavement Construction	Base Placement and Compaction	Part Time
	Asphalt Concrete Placement and Compaction	Full Time

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The firm that performed the geotechnical investigation for the project should be retained to provide testing and observation services during construction to provide continuity of geotechnical interpretation and to check that the recommendations presented for geotechnical aspects of site development are incorporated during site grading, construction of improvements, and excavation of foundations. If another geotechnical firm is selected to perform the testing and observation services during construction operations, that firm should prepare a letter indicating their intent to assume the responsibilities of project geotechnical engineer of record. A copy of the letter should be provided to the regulatory agency for their records. In addition, that firm should provide revised recommendations concerning the geotechnical aspects of the proposed development, or a written acknowledgement of their concurrence with the recommendations presented in our report. They should also perform additional analyses deemed necessary to assume the role of Geotechnical Engineer of Record.

2. The recommendations of this report pertain only to the site investigated and are based upon the assumption that the soil conditions do not deviate from those disclosed in the investigation. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that anticipated herein, Geocon Incorporated should be notified so that supplemental recommendations can be given. The evaluation or identification of the potential presence of hazardous or corrosive materials was not part of the scope of services provided by Geocon Incorporated.

3. This report is issued with the understanding that it is the responsibility of the owner or his representative to ensure that the information and recommendations contained herein are brought to the attention of the architect and engineer for the project and incorporated into the plans, and the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.

4. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they be due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of three years.



GEOCON LEGEND

- Qudf.....UNDOCUMENTED FILL
- Tsc.....SCRIPPS FORMATION (Dotted Where Buried)
- Ta.....ARDATH SHALE
- .....APPROX. LOCATION OF GEOLOGIC CONTACT (Queried Where Uncertain)
- B-8.....APPROX. LOCATION OF BORING
- P-4.....APPROX. LOCATION OF INFILTRATION TEST
- (1.0).....DEPTH TO SCRIPPS FORMATION (In Feet)
- B B'.....APPROX. LOCATION OF GEOLOGIC CROSS SECTION

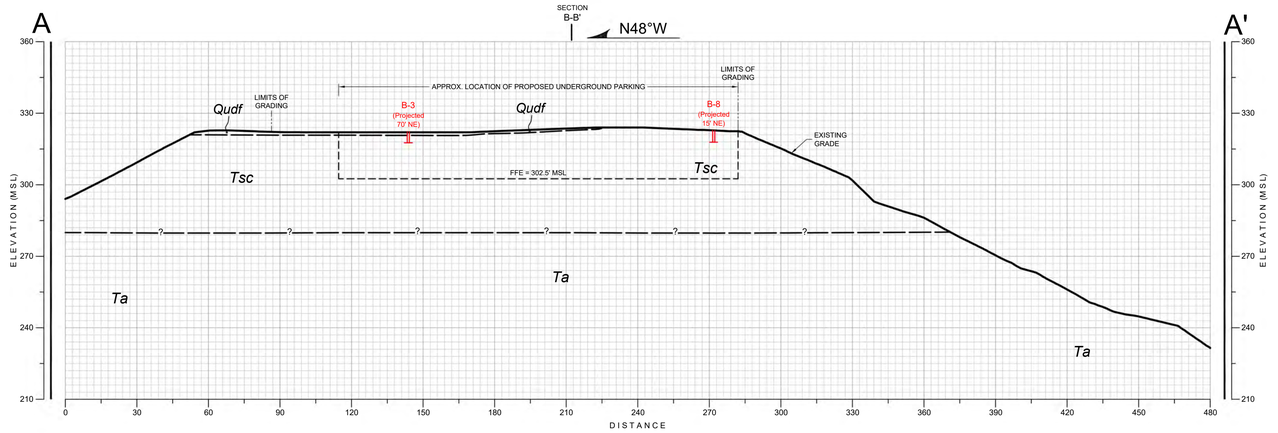
GEOLOGIC MAP

TORREYANA CAMPUS
SAN DIEGO, CALIFORNIA

GEOCON INCORPORATED
GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS
6960 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121 - 2974
PHONE 858 558-6900 - FAX 858 558-6159

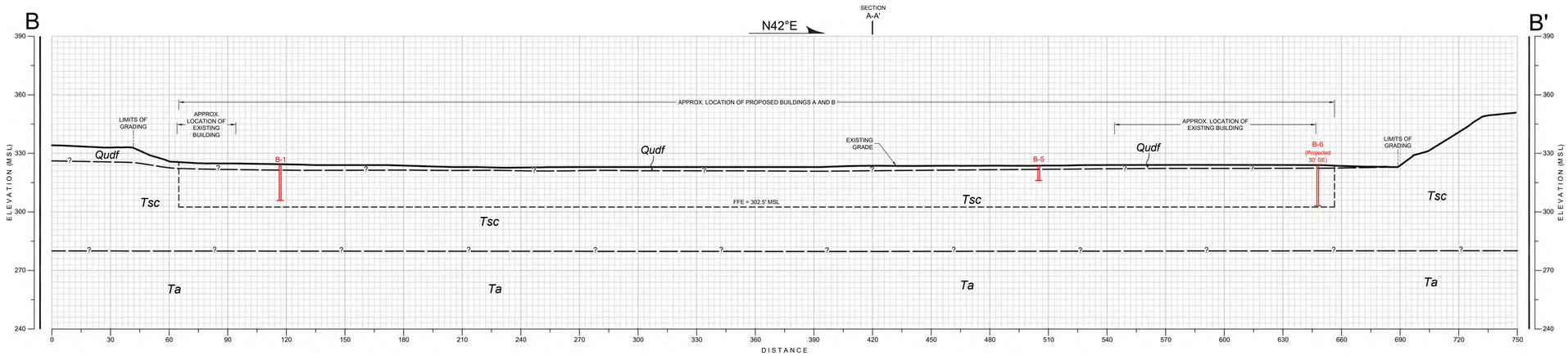
SCALE	1" = 30'	DATE	04 - 01 - 2022
PROJECT NO.	G2898 - 42 - 01	FIGURE	1
SHEET	1 OF 1		

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GEOLOGIC CROSS-SECTION A-A'

SCALE: 1" = 30' (Vert. = Horiz.)



GEOLOGIC CROSS-SECTION B-B'

SCALE: 1" = 30' (Vert. = Horiz.)

GEOCON LEGEND

Qudf.....UNDOCUMENTED FILL

Tsc.....SCRIPPS FORMATION

Ta.....ARDATH SHALE

~2~.....APPROX. LOCATION OF GEOLOGIC CONTACT (Queried Where Uncertain)

B-6.....APPROX. LOCATION OF BORING

GEOLOGIC CROSS SECTION

TORREYANA CAMPUS
SAN DIEGO, CALIFORNIA

GEOCON INCORPORATED
GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS
6960 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121 - 2974
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SCALE	1" = 30'	DATE	04 - 01 - 2022
PROJECT NO.	G2898 - 42 - 01	FIGURE	2
SHEET	1 OF 1		

Plotted:04/01/2022 3:14PM | By:ALVIN LADRILLONO | File Location:Y:\PROJECTS\G2898-42-01 (Torreyana Campus)\SHEETS\G2898-42-01 XSection.dwg

APPENDIX A

APPENDIX A

FIELD INVESTIGATION

We performed the drilling operations on February 23, 2022. Borings extended to maximum depth of approximately 19 feet. The locations of the exploratory borings are shown on the Geologic Map, Figure 1, and the boring logs are presented in this Appendix. We located the borings in the field using a measuring tape and existing reference points; therefore, actual boring locations may deviate slightly.

The geotechnical borings were drilled to depths ranging from approximately 5 to 19 feet below existing grade using an Ingersoll Rand A-300 drill rig equipped with hollow-stem augers. The infiltration-test borings were drilled to depths of approximately 4 to 5 feet.

We obtained samples during our subsurface exploration in the borings using a California sampler. The sampler was composed of steel and driven to obtain ring samples. The California sampler has an inside diameter of 2.5 inches and an outside diameter of 3 inches. Up to 18 rings are placed inside the sampler that is 2.4 inches in diameter and 1 inch in height. The SPT sampler has an inside diameter of 1.5 inches and an outside diameter of 2 inches. We obtained ring samples at appropriate intervals, placed them in moisture-tight containers, and transported them to the laboratory for testing. The type of sample is noted on the exploratory boring logs.

The sampler was driven 12 inches. The sampler is connected to A rods and driven into the bottom of the excavation using a 140-pound hammer with a 30-inch drop. Blow counts are recorded for every 6 inches the sampler is driven. The penetration resistances shown on the boring logs are shown in terms of blows per foot. The values indicated on the boring logs are the sum of the last 12 inches of the sampler. If the sampler was not driven for 12 inches, an approximate value is calculated in term of blows per foot or the final 6-inch interval is reported. These values are not to be taken as N-values as adjustments have not been applied. We estimated elevations shown on the boring logs either from a topographic map or by using a benchmark. Each excavation was backfilled as noted on the boring logs.

We visually examined, classified, and logged the soil encountered in the borings in general accordance with American Society for Testing and Materials (ASTM) practice for Description and Identification of Soils (Visual-Manual Procedure D 2488). The logs depict the soil and geologic conditions observed and the depth at which samples were obtained.

PROJECT NO. G2898-42-01

BORING B 1

ELEV. (MSL.) **325'** DATE COMPLETED **02-23-2022**

EQUIPMENT **IR A-300** BY: **L. RODRIGUEZ**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					**4" ASPHALT Over 5.5" BASE**			
2				SM	**UNDOCUMENTED FILL (Qudf)** Loose to medium dense, moist, gray to yellowish brown, Silty, fine SAND			
4	B1-1			SM	**SCRIPPS FORMATION (Tsc)** Dense, moist, gray to yellowish brown, Silty, fine-grained SANDSTONE -Sampler broke after 8-inch drive	48/8"	108.7	13.1
6	B1-2				-Becomes very dense	50/5"	109.8	13.3
10	B1-3				-Becomes damp, light brown	50/4"	97.7	10.6
14	B1-4				-Becomes light yellowish to grayish brown	50/4"	94.2	11.6
18	B1-5					50/3"		
					BORING TERMINATED AT 19.25 FEET Groundwater not encountered			

Figure A-1,
Log of Boring B 1, Page 1 of 1

G2898-42-01.GPJ

SAMPLE SYMBOLS

... SAMPLING UNSUCCESSFUL ... STANDARD PENETRATION TEST ... DRIVE SAMPLE (UNDISTURBED)

... DISTURBED OR BAG SAMPLE ... CHUNK SAMPLE ... WATER TABLE OR ... SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

PROJECT NO. G2898-42-01

BORING B 2/P 1

ELEV. (MSL.) **323'** DATE COMPLETED **02-23-2022**

EQUIPMENT **IR A-300** BY: **L. RODRIGUEZ**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					**3.5" ASPHALT Over 2.5" BASE**			
	B2-1			SM	**UNDOCUMENTED FILL (Qudf)** Loose to medium dense, moist, light yellowish brown, Silty, fine SAND; trace gravel			
2				ML				
	B2-2				**SCRIPPS FORMATION (Tsc)** Hard, damp, yellowish brown to gray, Sandy SILTSTONE	50/5"		
4	B2-3					50/5"		9.3
					BORING TERMINATED AT 5 FEET Groundwater not encountered			

Figure A-2,
Log of Boring B 2/P 1, Page 1 of 1

G2898-42-01.GPJ

SAMPLE SYMBOLS

... SAMPLING UNSUCCESSFUL ... STANDARD PENETRATION TEST ... DRIVE SAMPLE (UNDISTURBED)

... DISTURBED OR BAG SAMPLE ... CHUNK SAMPLE ... WATER TABLE OR ... SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

PROJECT NO. G2898-42-01

BORING B 3/P 2

ELEV. (MSL.) **323'** DATE COMPLETED **02-23-2022**

EQUIPMENT **IR A-300** BY: **L. RODRIGUEZ**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					**5" ASPHALT Over 4.5" BASE**			
				SM	**UNDOCUMENTED FILL (Qudf)** Medium dense, moist, brown, Silty, fine to medium SAND; trace gravel			
2				SM	**SCRIPPS FORMATION (Tsc)**			
	B3-1				Very dense, damp, light yellowish brown, Silty, fine-grained SANDSTONE	50/5"		12.8
4	B3-2					50/4"	100.9	9.4
					BORING TERMINATED AT 5 FEET Groundwater not encountered			

Figure A-3,
Log of Boring B 3/P 2, Page 1 of 1

G2898-42-01.GPJ

SAMPLE SYMBOLS

... SAMPLING UNSUCCESSFUL ... STANDARD PENETRATION TEST ... DRIVE SAMPLE (UNDISTURBED)

... DISTURBED OR BAG SAMPLE ... CHUNK SAMPLE ... WATER TABLE OR ... SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

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BORING B 4/P 3

ELEV. (MSL.) **322'** DATE COMPLETED **02-23-2022**

EQUIPMENT **IR A-300** BY: **L. RODRIGUEZ**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					**3.5" ASPHALT Over 2" BASE**			
	B4-1			SM	**UNDOCUMENTED FILL (Qudf)**			
				SM	Medium dense, moist, reddish brown, Silty, fine to coarse SAND; trace gravel			
2					**SCRIPPS FORMATION (Tsc)**			
	B4-2				Very dense, dry/damp, light yellowish brown, Silty, fine- to medium-grained SANDSTONE; trace rounded gravel	50/5.5"	109.1	4.5
4	B4-3				-Becomes damp	74	108.1	6.2
					BORING TERMINATED AT 5 FEET Groundwater not encountered			

Figure A-4,
Log of Boring B 4/P 3, Page 1 of 1

G2898-42-01.GPJ

SAMPLE SYMBOLS

... SAMPLING UNSUCCESSFUL ... STANDARD PENETRATION TEST ... DRIVE SAMPLE (UNDISTURBED)

... DISTURBED OR BAG SAMPLE ... CHUNK SAMPLE ... WATER TABLE OR ... SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

PROJECT NO. G2898-42-01

BORING B 5

ELEV. (MSL.) **322'** DATE COMPLETED **02-23-2022**

EQUIPMENT **IR A-300** BY: **L. RODRIGUEZ**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					**4.5" ASPHALT Over 5" BASE**			
				SM	**UNDOCUMENTED FILL (Qudf)**			
				SM	Loose to medium dense, damp, brown, Silty, fine to medium SAND; trace gravel			
2	B5-1				**SCRIPPS FORMATION (Tsc)**	50/4"		
					Very dense, dry/damp, light yellowish brown, Silty, fine- to coarse-grained SANDSTONE; trace rounded gravel			
4								
	B5-2					50/4"	102.4	5.0
					BORING TERMINATED AT 5.5 FEET Groundwater not encountered			

Figure A-5,
Log of Boring B 5, Page 1 of 1

G2898-42-01.GPJ

SAMPLE SYMBOLS

... SAMPLING UNSUCCESSFUL ... STANDARD PENETRATION TEST ... DRIVE SAMPLE (UNDISTURBED)

... DISTURBED OR BAG SAMPLE ... CHUNK SAMPLE ... WATER TABLE OR ... SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

PROJECT NO. G2898-42-01

BORING B 6

ELEV. (MSL.) **323'** DATE COMPLETED **02-23-2022**

EQUIPMENT **IR A-300** BY: **L. RODRIGUEZ**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					**2.5" ASPHALT Over 3" BASE**			
	B6-1			SM	**UNDOCUMENTED FILL (Qudf)** Loose to medium dense, moist, brown, Silty, fine to coarse SAND; trace gravel			
2				SM	**SCRIPPS FORMATION (Tsc)** Very dense, moist, light yellowish brown, Silty, fine- to medium-grained SANDSTONE			
4	B6-2					50/5.5"	101.7	13.6
6								
8								
10	B6-3				-Becomes light yellowish brown to gray	80/11.5"	104.9	11.2
12								
14								
	B6-4					86/11"	106.8	10.1
16								
18								
	B6-5					50/5.5"		
					BORING TERMINATED AT 19.5 FEET Groundwater not encountered			

Figure A-6,
Log of Boring B 6, Page 1 of 1

G2898-42-01.GPJ

SAMPLE SYMBOLS

... SAMPLING UNSUCCESSFUL ... STANDARD PENETRATION TEST ... DRIVE SAMPLE (UNDISTURBED)

... DISTURBED OR BAG SAMPLE ... CHUNK SAMPLE ... WATER TABLE OR ... SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

PROJECT NO. G2898-42-01

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	BORING B 7 ELEV. (MSL.) 322' DATE COMPLETED 02-23-2022 EQUIPMENT IR A-300 BY: L. RODRIGUEZ MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					**4" ASPHALT Over 4" BASE**			
				SM	**SCRIPPS FORMATION (Tsc)** Very dense, dry, light yellowish brown, Silty, fine- to coarse-grained SANDSTONE			
2								
4								
	B7-1					50/4"		2.0
6								
8								
10	B7-2				-Becomes yellowish to grayish brown	50/3"		
12								
14								
	B7-3					50/3.5"		3.3
16								
18								
	B7-4					50/3.5"		
					BORING TERMINATED AT 19.25 FEET Groundwater not encountered			

Figure A-7,
Log of Boring B 7, Page 1 of 1

G2898-42-01.GPJ

SAMPLE SYMBOLS

... SAMPLING UNSUCCESSFUL ... STANDARD PENETRATION TEST ... DRIVE SAMPLE (UNDISTURBED)

... DISTURBED OR BAG SAMPLE ... CHUNK SAMPLE ... WATER TABLE OR ... SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

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PROJECT NO. G2898-42-01

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	BORING B 8	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					ELEV. (MSL.) **323'** DATE COMPLETED **02-23-2022** EQUIPMENT **IR A-300** BY: **L. RODRIGUEZ**			
					MATERIAL DESCRIPTION			
0					**5.5" ASPHALT Over 4" BASE**			
				SM	**SCRIPPS FORMATION (Tsc)** Very dense, dry, light yellowish brown, Silty, fine- to medium-grained SANDSTONE			
2	B8-1					50/3.5"		
4								
	B8-2				-No recovery	50/3"		
					BORING TERMINATED AT 5.25 FEET Groundwater not encountered			

Figure A-8,
Log of Boring B 8, Page 1 of 1

G2898-42-01.GPJ

SAMPLE SYMBOLS

... SAMPLING UNSUCCESSFUL ... STANDARD PENETRATION TEST ... DRIVE SAMPLE (UNDISTURBED)

... DISTURBED OR BAG SAMPLE ... CHUNK SAMPLE ... WATER TABLE OR ... SEEPAGE

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PROJECT NO. G2898-42-01

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	**BORING P 4** ELEV. (MSL.) **324'** DATE COMPLETED **02-23-2022** EQUIPMENT **IR A-300** BY: **L. RODRIGUEZ**	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					MATERIAL DESCRIPTION			
0					**3" ASPHALT Over 3" BASE**			
				SM	**UNDOCUMENTED FILL (Qudf)**			
				SM	Loose to medium dense, damp, brown, Silty, fine to medium SAND; trace gravel			
2					**SCRIPPS FORMATION (Tsc)**			
					Dense, damp, light yellowish brown, Silty, fine- to medium-grained SANDSTONE; trace rounded gravel			
4					BORING TERMINATED AT 4 FEET Groundwater not encountered			

Figure A-9,
Log of Boring P 4, Page 1 of 1

G2898-42-01.GPJ

SAMPLE SYMBOLS

... SAMPLING UNSUCCESSFUL ... STANDARD PENETRATION TEST ... DRIVE SAMPLE (UNDISTURBED)

... DISTURBED OR BAG SAMPLE ... CHUNK SAMPLE ... WATER TABLE OR ... SEEPAGE

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APPENDIX B

APPENDIX B

LABORATORY TESTING

We performed laboratory tests in accordance with generally accepted test methods of the American Society for Testing and Materials (ASTM) or other suggested procedures. We tested selected soil samples for in-place dry density/moisture content, maximum density/optimum moisture content, expansion index, water-soluble sulfate, pH, resistivity, water-soluble chloride ion content, R-Value, consolidation, gradation and direct shear strength. The results of our current laboratory tests are presented herein. The in-place dry density and moisture content of the samples tested are presented on the boring logs in Appendix A.

SUMMARY OF LABORATORY MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT TEST RESULTS ASTM D 1557

Sample No.	Description	Maximum Dry Density (pcf)	Optimum Moisture Content (% dry wt.)
B2-1	Yellowish brown, Sandy SILT to Silty, fine to medium SAND	126.4	10.7

SUMMARY OF LABORATORY EXPANSION INDEX TEST RESULTS ASTM D 4829

Sample No.	Moisture Content (%)		Dry Density (pcf)	Expansion Index	2019 CBC Expansion Classification	ASTM Soil Expansion Classification
	Before Test	After Test				
B2-1	10.4	19.4	109.6	45	Expansive	Low
B6-1	8.9	16.3	112.2	14	Non-Expansive	Very Low

SUMMARY OF LABORATORY WATER-SOLUBLE SULFATE TEST RESULTS CALIFORNIA TEST NO. 417

Sample No.	Depth (feet)	Geologic Unit	Water-Soluble Sulfate (%)	ACI 318 Sulfate Exposure
B2-1	½-5	Qudf/Tsc	0.014	S0
B6-1	½-5	Qudf/Tsc	0.008	S0

SUMMARY OF LABORATORY CHLORIDE TEST RESULTS
AASHTO T 291

Sample No.	Depth (Feet)	Geologic Unit	Chloride Ion Content (ppm)	Chloride Ion Content (%)
B2-1	½-5	Qudf/Tsc	688	0.069
B6-1	½-5	Qudf/Tsc	122	0.012

SUMMARY OF LABORATORY POTENTIAL OF HYDROGEN (PH) AND RESISTIVITY TEST RESULTS
CALIFORNIA TEST NO. 643

Sample No.	Depth (Feet)	Geologic Unit	pH	Minimum Resistivity (ohm-centimeters)
B2-1	½-5	Qudf/Tsc	7.77	640

SUMMARY OF LABORATORY RESISTANCE VALUE (R-VALUE) TEST RESULTS
ASTM D 2844

Sample No.	Depth (Feet)	Description (Geologic Unit)	R-Value
B4-1	1-5	Yellowish brown, Silty, fine to medium SAND (Qudf/Tsc)	8

SAMPLE NO.: **B1-3**

SAMPLE DEPTH (FT): **10'**

GEOLOGIC UNIT: **Tsc**

TEST INFORMATION	
INITIAL DRY DENSITY (PCF):	98.1
INITIAL WATER CONTENT (%):	11.0%
SAMPLE SATURATED AT (KSF):	2.0
INITIAL SATURATION (%):	42.2%



CONSOLIDATION CURVE - ASTM D 2435

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TORREYANA CAMPUS

PROJECT NO.: G2898-42-01

SAMPLE NO.: **B1-4**

SAMPLE DEPTH (FT): **15'**

GEOLOGIC UNIT: **Tsc**

TEST INFORMATION	
INITIAL DRY DENSITY (PCF):	94.2
INITIAL WATER CONTENT (%):	11.6%
SAMPLE SATURATED AT (KSF):	2.0
INITIAL SATURATION (%):	40.5%



CONSOLIDATION CURVE - ASTM D 2435

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TORREYANA CAMPUS

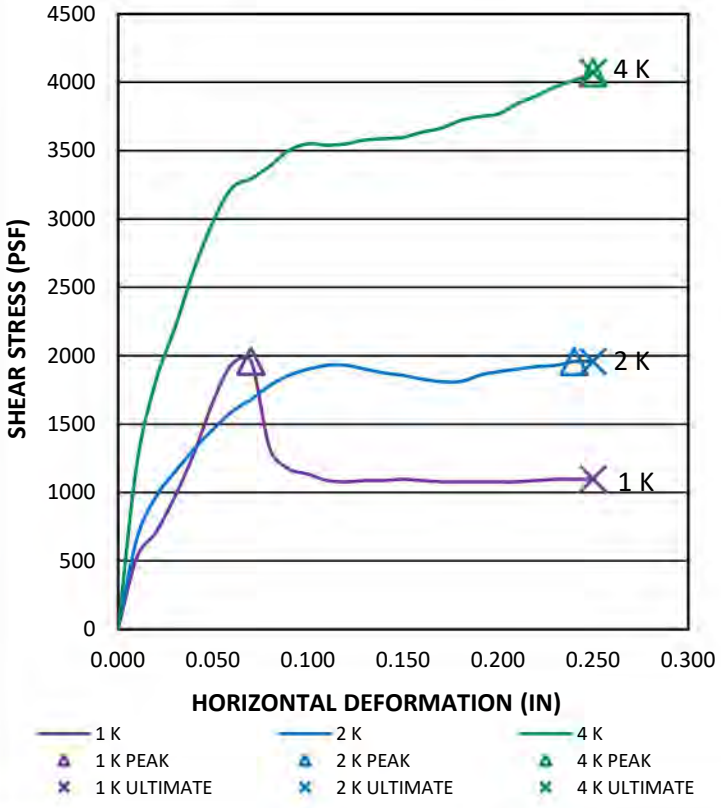
PROJECT NO.: G2898-42-01

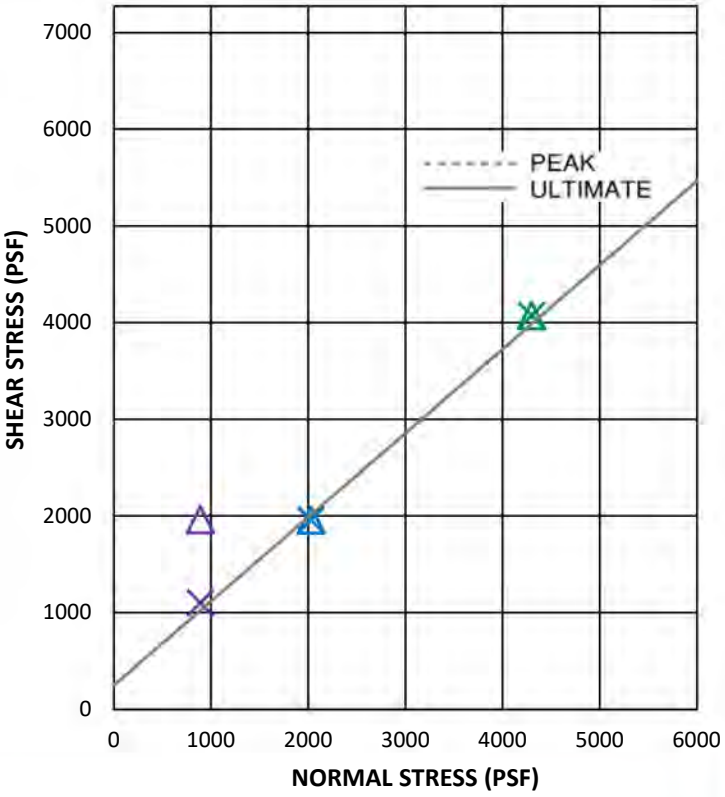
SAMPLE NO.:	**B6-3**	GEOLOGIC UNIT:	**Tsc**
SAMPLE DEPTH (FT):	**10'**	NATURAL/REMOLDED:	**N**

INITIAL CONDITIONS				
NORMAL STRESS TEST LOAD	**1 K**	**2 K**	**4 K**	**AVERAGE**
ACTUAL NORMAL STRESS (PSF):	890	2030	4300	--
WATER CONTENT (%):	9.9	11.8	11.7	11.2
DRY DENSITY (PCF):	107.3	103.5	104.0	104.9

AFTER TEST CONDITIONS				
NORMAL STRESS TEST LOAD	**1 K**	**2 K**	**4 K**	**AVERAGE**
WATER CONTENT (%):	17.5	19.3	20.6	19.1
PEAK SHEAR STRESS (PSF):	1960	1958	4071	--
ULT.-E.O.T. SHEAR STRESS (PSF):	1098	1958	4071	--

RESULTS		
PEAK	COHESION, C (PSF)	250
	FRICTION ANGLE (DEGREES)	41
ULTIMATE	COHESION, C (PSF)	250
	FRICTION ANGLE (DEGREES)	41





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DIRECT SHEAR - ASTM D 3080

TORREYANA CAMPUS

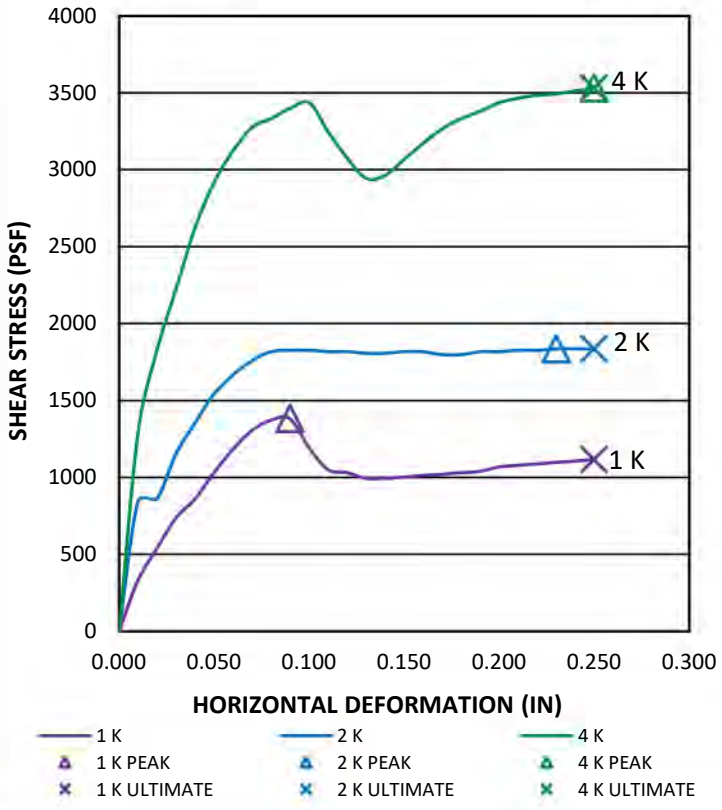
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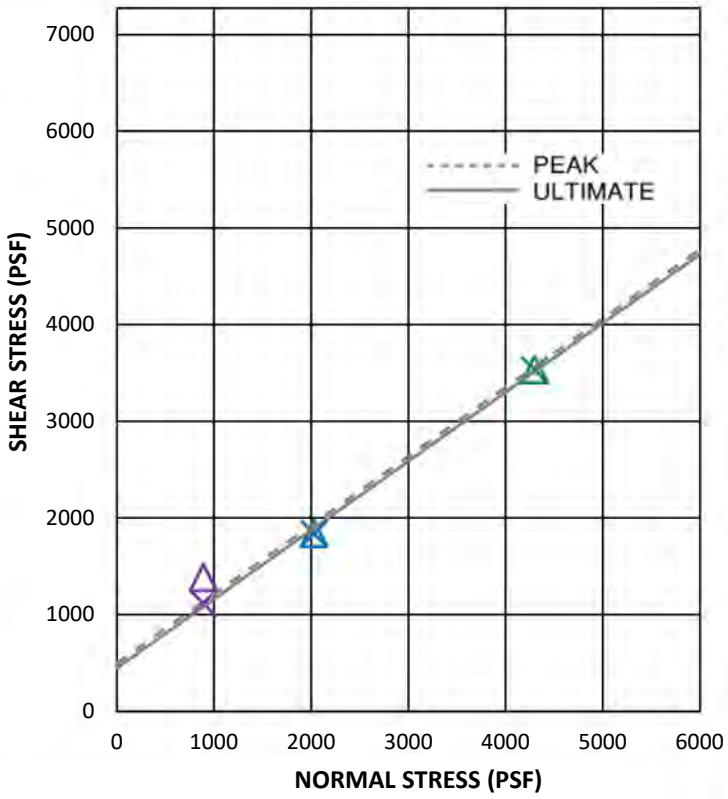
SAMPLE NO.:	**B6-4**	GEOLOGIC UNIT:	**Tsc**
SAMPLE DEPTH (FT):	**15'**	NATURAL/REMOLDED:	**N**

INITIAL CONDITIONS				
NORMAL STRESS TEST LOAD	**1 K**	**2 K**	**4 K**	**AVERAGE**
ACTUAL NORMAL STRESS (PSF):	890	2030	4300	--
WATER CONTENT (%):	9.8	9.8	10.8	10.1
DRY DENSITY (PCF):	107.0	104.8	108.7	106.8

AFTER TEST CONDITIONS				
NORMAL STRESS TEST LOAD	**1 K**	**2 K**	**4 K**	**AVERAGE**
WATER CONTENT (%):	18.9	19.6	18.6	19.0
PEAK SHEAR STRESS (PSF):	1382	1837	3531	--
ULT.-E.O.T. SHEAR STRESS (PSF):	1117	1837	3531	--

RESULTS		
PEAK	COHESION, C (PSF)	500
	FRICTION ANGLE (DEGREES)	36
ULTIMATE	COHESION, C (PSF)	450
	FRICTION ANGLE (DEGREES)	36





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DIRECT SHEAR - ASTM D 3080

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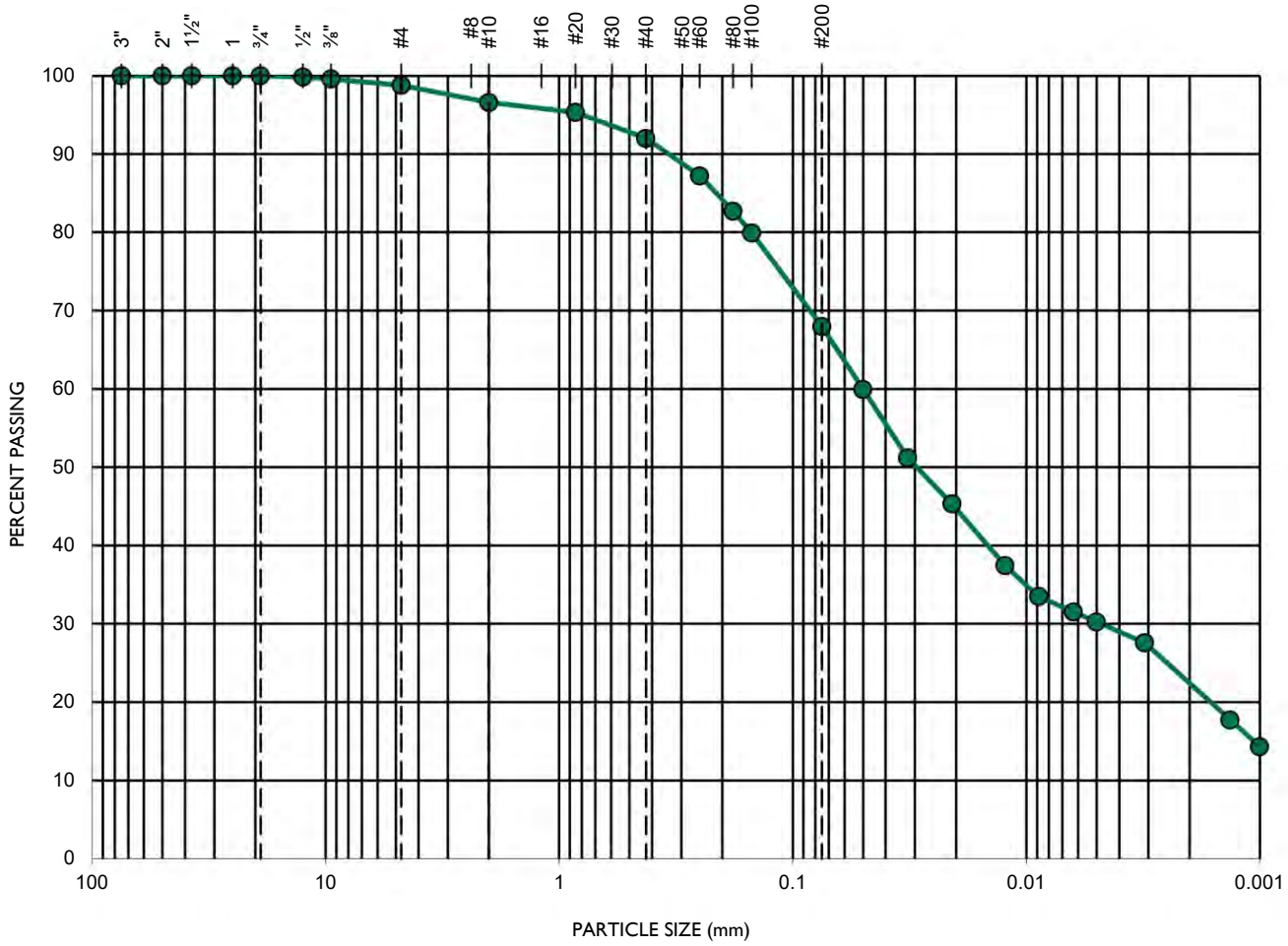
SAMPLE NO.: **B2-1**

SAMPLE DEPTH (FT.): **0-5'**

GEOLOGIC UNIT: **Qudf/Tsc**

GRAVEL		SAND			SILT OR CLAY
COARSE	FINE	COARSE	MEDIUM	FINE	

U.S. STANDARD SIEVE SIZE



TEST DATA					
D_{10} (mm)	D_{30} (mm)	D_{60} (mm)	C_c	C_u	SOIL DESCRIPTION
0.00057	0.00483	0.05017	0.8	87.9	ML - Sandy SILT

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SIEVE ANALYSES - ASTM D 6913

TORREYANA CAMPUS

PROJECT NO.: G2898-42-01

APPENDIX C

APPENDIX C

STORM WATER MANAGEMENT INVESTIGATION

We understand storm water management devices are being proposed in accordance with the *2021 City of San Diego Storm Water Standards* (SWS). If not properly constructed, there is a potential for distress to improvements and properties located hydrologically down gradient or adjacent to these devices. Factors such as the amount of water to be detained, its residence time, and soil permeability have an important effect on seepage transmission and the potential adverse impacts that may occur if the storm water management features are not properly designed and constructed. We have not performed a hydrogeological study at the site. If infiltration of storm water runoff occurs, downstream properties may be subjected to seeps, springs, slope instability, raised groundwater, movement of foundations and slabs, or other undesirable impacts as a result of water infiltration.

Hydrologic Soil Group

The United States Department of Agriculture (USDA), Natural Resources Conservation Services, possesses general information regarding the existing soil conditions for areas within the United States. The USDA website also provides the Hydrologic Soil Group. Table E-I presents the descriptions of the hydrologic soil groups. If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. In addition, the USDA website also provides an estimated saturated hydraulic conductivity for the existing soil.

TABLE C-I
HYDROLOGIC SOIL GROUP DEFINITIONS

Soil Group	Soil Group Definition
A	Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
B	Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.
C	Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
D	Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

The property is underlain by man-made previously placed fill and dense formational bedrock and should be classified as Soil Group D. The Hydrologic Soil Group Map presents output from the USDA website showing the limits of the soil units.



Hydrologic Soil Group Map

Table C-II presents the information from the USDA website for the subject property.

TABLE C-II
USDA WEB SOIL SURVEY – HYDROLOGIC SOIL GROUP*

Map Unit Name	Map Unit Symbol	Approximate Percentage of Property	Hydrologic Soil Group	k_{SAT} of Most Limiting Layer (Inches/ Hour)
Loamy alluvial land-Huerhuero complex, 9 to 50 percent slopes, severely eroded	LvF3	66	D	0.00 – 0.06
Chesterton fine sandy loam, 5 to 9 percent slopes	CfC	32	D	0.00
Terrace Escarpments	TeF	2	Info. Not Available	Info. Not Available

*The property should be considered to possess a Hydrologic Soil Group D due to the existing fill materials and dense formational bedrock.

In Situ Testing

We performed four constant-head infiltration tests at the locations shown on the Geologic Map, Figure 1. Table C-III presents the results of the infiltration tests. The field data sheets are attached herein. We applied a feasibility factor of safety of 2.0 to our estimated infiltration rates to provide input on Worksheet C.4-1. Soil infiltration rates from in-situ tests can vary significantly from one location to another due to the heterogeneous characteristics inherent to most soil.

TABLE C-III
INFILTRATION TEST RESULTS

Test No.	Geologic Unit	Test Elevation (feet, MSL)	Field-Saturated Hydraulic Conductivity/Infiltration Rate, k_{sat} (inch/hour)	Worksheet Infiltration Rate[1] (inch/hour)
P-1	Tsc	318	0.155	0.078
P-2	Tsc	317	0.005	0.003
P-3	Tsc	317	0.014	0.007
P-4	Tsc	320	0.083	0.042
Average			0.064	0.032

[1]Using a Factor of Safety of 2.

Infiltration categories include full infiltration, partial infiltration and no infiltration. Table C-IV presents the commonly accepted definitions of the potential infiltration categories based on the infiltration rates.

TABLE C-IV
INFILTRATION CATEGORIES

Infiltration Category	Field Infiltration Rate, I (Inches/Hour)	Factored Infiltration Rate[1], I (Inches/Hour)
Full Infiltration	$I > 1.0$	$I > 0.5$
Partial Infiltration	$0.10 < I \leq 1.0$	$0.05 < I \leq 0.5$
No Infiltration (Infeasible)	$I < 0.10$	$I < 0.05$

[1]Using a Factor of Safety of 2.

The results of the infiltration tests indicate an average infiltration rate of 0.064 inches per hour (0.032 inches per hour with a factor of safety of 2) for the tests performed in Scripps Formation. Therefore, based on the results of the field infiltration tests, and our experience, infiltration would be considered infeasible in the Scripps Formation.

GEOTECHNICAL CONSIDERATIONS

Groundwater Elevations

Groundwater was not encountered in our borings to a maximum depth of about 20 feet. We expect groundwater is at a depth of greater than 100 feet below existing grades within the project area. Therefore, infiltration due to groundwater elevations would be considered feasible.

Expansive Soils

Based on our laboratory testing, the soil encountered in the field investigation is “non-expansive” and “expansive” (expansion index [EI] of 20 or less and greater than 20) as defined by 2019 California Building Code (CBC) Section 1803.5.3. We expect most of the soil on site will have a “very low” to “medium” expansion potential (expansion index of 90 or less). Infiltration would be feasible when considering the expansion potential of the soil.

New or Existing Utilities

Utilities are located on and adjacent to the property within the existing parking area and roadways. Therefore, full and partial infiltration within the areas near these utilities should be considered infeasible. Setbacks for infiltration should be incorporated. The setback for infiltration devices should be a minimum of 10 feet and a 1:1 plane of 1 foot below the closest edge of the deepest adjacent utility.

Existing or Planned Structures

Structures are present to the south and southwest of the site, and structures are proposed on-site as described herein. Water should not be allowed to infiltrate in areas where it could affect the neighboring properties and adjacent structures. Mitigation for existing structures consists of not allowing water infiltration within 10 feet of the existing foundations.

Slopes

Perimeter natural slopes descend to the northwest and southeast at approximate inclinations of 2:1 (horizontal to vertical) and are up to about 230 feet high. Infiltration devices should not be installed adjacent to or on slopes unless they are lined, possess a minimum setback distance of 50 feet or 1.5 times the slope height, or extend below the height of the slope.

Soil or Groundwater Contamination

We are unaware of contaminated soil or groundwater on the property. Therefore, infiltration associated with this risk is considered feasible.

CONCLUSIONS AND RECOMMENDATIONS

Storm Water Evaluation Narrative

We used information from our geotechnical investigation and site observations to help evaluate possible locations for infiltration based on the known geologic information on the property. We selected areas on the property underlain by less than 5 feet of fill materials overlying Scripps Formation. The in-place infiltration test locations were also provided to us by the civil engineer as areas likely used for potential infiltration devices. We performed 4 infiltration tests within the formational Scripps Formation and the results indicate an average rate of 0.032 inches per hour (with an applied factor of safety of 2).

Storm Water Evaluation Conclusion

Based on the average results of our infiltration tests performed within the existing formational materials (less than 0.05 inches per hour); we opine full and partial infiltration on the property is considered infeasible and the property possesses a “No Infiltration” condition.

Storm Water Management Devices

Liners and subdrains should be incorporated into the design and construction of the planned storm water devices. The liners should be impermeable (e.g. High-density polyethylene, HDPE, with a thickness of about 30 mil or equivalent Polyvinyl Chloride, PVC) to prevent water migration. The

subdrains should be perforated within the liner area, installed at the base and above the liner, be at least 3 inches in diameter and consist of Schedule 40 PVC pipe. The subdrains outside of the liner should consist of solid pipe. The penetration of the liners at the subdrains should be properly waterproofed. The subdrains should be connected to a proper outlet. The devices should also be installed in accordance with the manufacturer's recommendations.

Storm Water Standard Worksheets

The SWS requests the geotechnical engineer complete the *Categorization of Infiltration Feasibility Condition* (Worksheet C.4-1 or I-8) worksheet information to help evaluate the potential for infiltration on the property. Worksheet C.4-1 presents the completed information for the submittal process and is attached herein.

The regional storm water standards also have a worksheet (Worksheet D.5-1 or Form I-9) that helps the project civil engineer estimate the factor of safety based on several factors. Table C-V describes the suitability assessment input parameters related to the geotechnical engineering aspects for the factor of safety determination.

TABLE C-V
SUITABILITY ASSESSMENT RELATED CONSIDERATIONS FOR INFILTRATION FACILITY SAFETY FACTORS

Consideration	High Concern – 3 Points	Medium Concern – 2 Points	Low Concern – 1 Point
Assessment Methods	Use of soil survey maps or simple texture analysis to estimate short-term infiltration rates. Use of well permeameter or borehole methods without accompanying continuous boring log. Relatively sparse testing with direct infiltration methods	Use of well permeameter or borehole methods with accompanying continuous boring log. Direct measurement of infiltration area with localized infiltration measurement methods (e.g., Infiltrometer). Moderate spatial resolution	Direct measurement with localized (i.e. small-scale) infiltration testing methods at relatively high resolution or use of extensive test pit infiltration measurement methods.
Predominant Soil Texture	Silty and clayey soils with significant fines	Loamy soils	Granular to slightly loamy soils
Site Soil Variability	Highly variable soils indicated from site assessment or unknown variability	Soil boring/test pits indicate moderately homogenous soils	Soil boring/test pits indicate relatively homogenous soils
Depth to Groundwater/ Impervious Layer	<5 feet below facility bottom	5-15 feet below facility bottom	>15 feet below facility bottom

Based on our geotechnical investigation and the previous table, Table C-VI presents the estimated factor values for the evaluation of the factor of safety. This table only presents the suitability assessment safety factor (Part A) of the worksheet. The project civil engineer should evaluate the safety factor for design (Part B) and use the combined safety factor for the design infiltration rate.

TABLE C-VI
FACTOR OF SAFETY WORKSHEET DESIGN VALUES – PART A1

Suitability Assessment Factor Category	Assigned Weight (w)	Factor Value (v)	Product (p = w x v)
Assessment Methods	0.25	2	0.50
Predominant Soil Texture	0.25	2	0.50
Site Soil Variability	0.25	2	0.50
Depth to Groundwater/ Impervious Layer	0.25	1	0.25
Suitability Assessment Safety Factor, $S_A = \sum p$			1.75

*The project civil engineer should complete Worksheet D.5-1 or Form I-9 using the data on this table. Additional information is required to evaluate the design factor of safety.

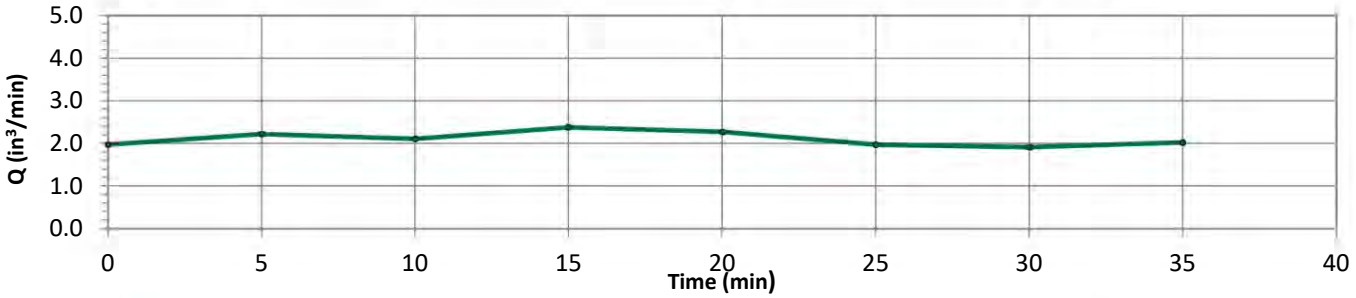
TEST NO.: **P-1**

GEOLOGIC UNIT: **Tsc**

EXCAVATION ELEVATION (MSL, FT): **323**

TEST INFORMATION	
BOREHOLE DIAMETER (IN):	8
BOREHOLE DEPTH (FT):	5.0
TEST/BOTTOM ELEVATION (MSL, FT):	318
MEASURED HEAD HEIGHT (IN):	5.5
CALCULATED HEAD HEIGHT (IN):	6.3
FACTOR OF SAFETY:	2.0

TEST RESULTS	
STEADY FLOW RATE (IN^3/MIN):	**1.966**
FIELD-SATURATED INFILTRATION RATE (IN/HR):	**0.155**
FACTORED INFILTRATION RATE (IN/HR):	**0.078**



TEST DATA				
Reading	Time Elapsed (min)	Water Weight Consumed (lbs)	Water Volume Consumed (in^3)	Q (in^3/min)
1	0.00	0.000	0.00	0.00
2	5.00	0.355	9.83	1.966
3	5.00	0.400	11.08	2.215
4	5.00	0.380	10.52	2.105
5	5.00	0.430	11.91	2.382
6	5.00	0.410	11.35	2.271
7	5.00	0.355	9.83	1.966
8	5.00	0.345	9.55	1.911
9	5.00	0.365	10.11	2.022

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AARDVARK PERMEAMETER TEST RESULTS

TORREYANA CAMPUS

PROJECT NO.: G2898-42-01

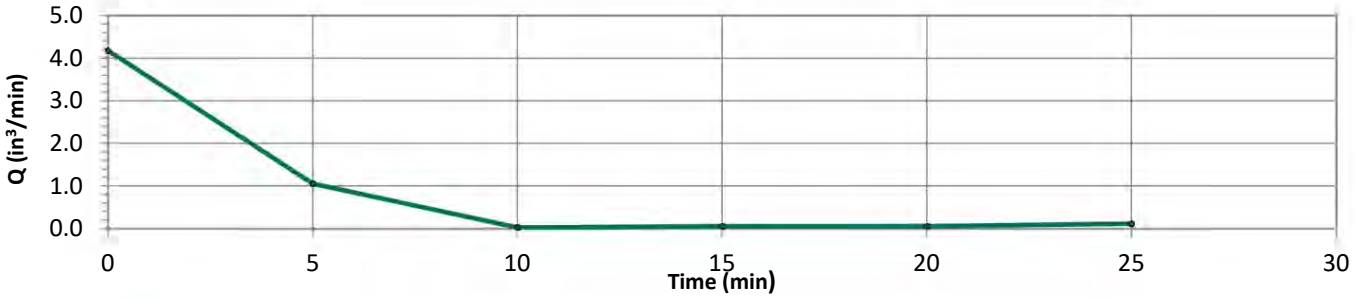
TEST NO.: **P-2**

GEOLOGIC UNIT: **Tsc**

EXCAVATION ELEVATION (MSL, FT): **322**

TEST INFORMATION	
BOREHOLE DIAMETER (IN):	8
BOREHOLE DEPTH (FT):	5.0
TEST/BOTTOM ELEVATION (MSL, FT):	317
MEASURED HEAD HEIGHT (IN):	6.0
CALCULATED HEAD HEIGHT (IN):	6.3
FACTOR OF SAFETY:	2.0

TEST RESULTS	
STEADY FLOW RATE (IN^3/MIN):	**0.074**
FIELD-SATURATED INFILTRATION RATE (IN/HR):	**0.005**
FACTORED INFILTRATION RATE (IN/HR):	**0.003**



TEST DATA				
Reading	Time Elapsed (min)	Water Weight Consumed (lbs)	Water Volume Consumed (in^3)	Q (in^3/min)
1	0.00	0.000	0.00	0.00
2	5.00	0.755	20.91	4.182
3	5.00	0.190	5.26	1.052
4	5.00	0.005	0.14	0.028
5	5.00	0.010	0.28	0.055
6	5.00	0.010	0.28	0.055
7	5.00	0.020	0.55	0.111

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AARDVARK PERMEAMETER TEST RESULTS

TORREYANA CAMPUS

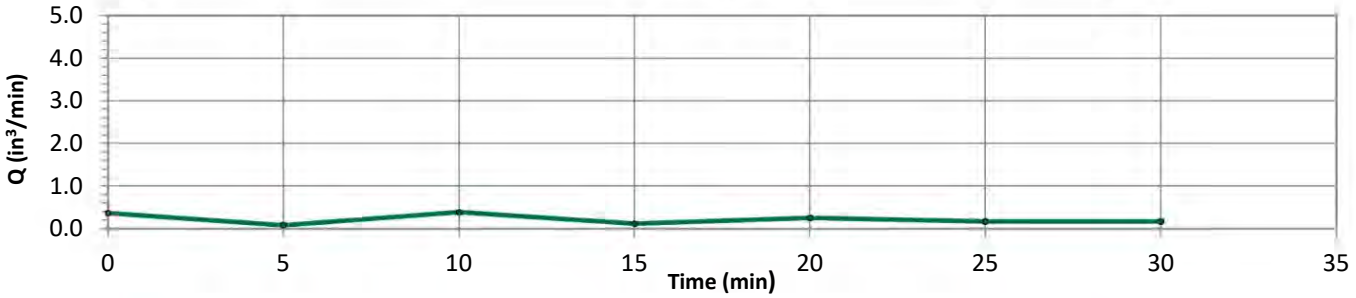
PROJECT NO.: G2898-42-01

TEST NO.: **P-3** GEOLOGIC UNIT: **Tsc**

EXCAVATION ELEVATION (MSL, FT): **322**

TEST INFORMATION	
BOREHOLE DIAMETER (IN):	8
BOREHOLE DEPTH (FT):	5.0
TEST/BOTTOM ELEVATION (MSL, FT):	317
MEASURED HEAD HEIGHT (IN):	6.0
CALCULATED HEAD HEIGHT (IN):	6.4
FACTOR OF SAFETY:	2.0

TEST RESULTS	
STEADY FLOW RATE (IN^3/MIN):	**0.194**
FIELD-SATURATED INFILTRATION RATE (IN/HR):	**0.014**
FACTORED INFILTRATION RATE (IN/HR):	**0.007**



TEST DATA				
Reading	Time Elapsed (min)	Water Weight Consumed (lbs)	Water Volume Consumed (in^3)	Q (in^3/min)
1	0.00	0.000	0.00	0.00
2	5.00	0.065	1.80	0.360
3	5.00	0.015	0.42	0.083
4	5.00	0.070	1.94	0.388
5	5.00	0.020	0.55	0.111
6	5.00	0.045	1.25	0.249
7	5.00	0.030	0.83	0.166
8	5.00	0.030	0.83	0.166

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AARDVARK PERMEAMETER TEST RESULTS

TORREYANA CAMPUS

PROJECT NO.: G2898-42-01

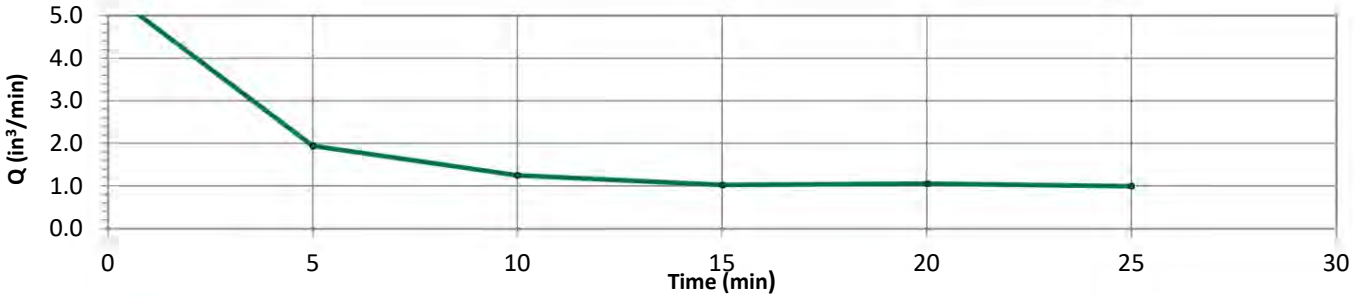
TEST NO.: **P-4**

GEOLOGIC UNIT: **Tsc**

EXCAVATION ELEVATION (MSL, FT): **324**

TEST INFORMATION	
BOREHOLE DIAMETER (IN):	8
BOREHOLE DEPTH (FT):	4.0
TEST/BOTTOM ELEVATION (MSL, FT):	320
MEASURED HEAD HEIGHT (IN):	5.3
CALCULATED HEAD HEIGHT (IN):	6.2
FACTOR OF SAFETY:	2.0

TEST RESULTS	
STEADY FLOW RATE (IN^3/MIN):	**1.025**
FIELD-SATURATED INFILTRATION RATE (IN/HR):	**0.083**
FACTORED INFILTRATION RATE (IN/HR):	**0.042**



TEST DATA				
Reading	Time Elapsed (min)	Water Weight Consumed (lbs)	Water Volume Consumed (in^3)	Q (in^3/min)
1	0.00	0.000	0.00	0.00
2	5.00	1.005	27.83	5.566
3	5.00	0.350	9.69	1.938
4	5.00	0.225	6.23	1.246
5	5.00	0.185	5.12	1.025
6	5.00	0.190	5.26	1.052
7	5.00	0.180	4.98	0.997

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AARDVARK PERMEAMETER TEST RESULTS

TORREYANA CAMPUS

PROJECT NO.: G2898-42-01

Worksheet C.4-1: Categorization of Infiltration Feasibility Condition Based on Geotechnical Conditions[9]

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions		Worksheet C.4-1: Form I-8A[10]
Part 1 - Full Infiltration Feasibility Screening Criteria		
DMA(s) Being Analyzed:		**Project Phase:**
Torreyana Campus		Design
Criteria 1: Infiltration Rate Screening		
1A	Is the mapped hydrologic soil group according to the NRCS Web Soil Survey or UC Davis Soil Web Mapper Type A or B and corroborated by available site soil data[11]? ☐ Yes; the DMA may feasibly support full infiltration. Answer "Yes" to Criteria 1 Result or continue to Step 1B if the applicant elects to perform infiltration testing. ☐ No; the mapped soil types are A or B but is not corroborated by available site soil data (continue to Step 1B). ☐ No; the mapped soil types are C, D, or "urban/unclassified" and is corroborated by available site soil data. Answer "No" to Criteria 1 Result. ☒ No; the mapped soil types are C, D, or "urban/unclassified" but is not corroborated by available site soil data (continue to Step 1B).	
1B	Is the reliable infiltration rate calculated using planning phase methods from Table D.3-1? ☒ Yes; Continue to Step 1C. ☐ No; Skip to Step 1D.	
1C	Is the reliable infiltration rate calculated using planning phase methods from Table D.3-1 greater than 0.5 inches per hour? ☐ Yes; the DMA may feasibly support full infiltration. Answer "Yes" to Criteria 1 Result. ☒ No; full infiltration is not required. Answer "No" to Criteria 1 Result.	
1D	**Infiltration Testing Method.** Is the selected infiltration testing method suitable during the design phase (see Appendix D.3)? Note: Alternative testing standards may be allowed with appropriate rationales and documentation. ☐ Yes; continue to Step 1E. ☐ No; select an appropriate infiltration testing method.	

[9] Note that it is not required to investigate each and every criterion in the worksheet, a single "no" answer in Part 1, Part 2, Part 3, or Part 4 determines a full, partial, or no infiltration condition.

[10] This form must be completed each time there is a change to the site layout that would affect the infiltration feasibility condition. Previously completed forms shall be retained to document the evolution of the site stormwater design.

[11] Available data includes site-specific sampling or observation of soil types or texture classes, such as obtained from borings or test pits necessary to support other design elements.

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions	Worksheet C.4-1: Form I-8A[10]
1E	**Number of Percolation/Infiltration Tests.** Does the infiltration testing method performed satisfy the minimum number of tests specified in Table D.3-2? ☐ Yes; continue to Step 1F. ☐ No; conduct appropriate number of tests.
IF	**Factor of Safety.** Is the suitable Factor of Safety selected for full infiltration design? See guidance in D.5; Tables D.5-1 and D.5-2; and Worksheet D.5-1 (Form I-9). ☐ Yes; continue to Step 1G. ☐ No; select appropriate factor of safety.
1G	**Full Infiltration Feasibility.** Is the average measured infiltration rate divided by the Factor of Safety greater than 0.5 inches per hour? ☐ Yes; answer "Yes" to Criteria 1 Result. ☐ No; answer "No" to Criteria 1 Result.
Criteria 1 Result	Is the estimated reliable infiltration rate greater than 0.5 inches per hour within the DMA where runoff can reasonably be routed to a BMP? ☐ Yes; the DMA may feasibly support full infiltration. Continue to Criteria 2. ☒ No; full infiltration is not required. Skip to Part 1 Result.

Summarize infiltration testing methods, testing locations, replicates, and results and summarize estimates of reliable infiltration rates according to procedures outlined in D.5. Documentation should be included in project geotechnical report.

We performed 4 infiltration tests in formational Scripps Formation within areas of the site underlain by less than 5 feet of fill. The results indicate an average rate of 0.032 inches per hour (with an applied factor of safety of 2). Therefore, full infiltration is considered infeasible at the site.

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions		Worksheet C.4-1: Form I-8A[10]	
Criteria 2: Geologic/Geotechnical Screening			
2A	If all questions in Step 2A are answered "Yes," continue to Step 2B. For any "No" answer in Step 2A answer "No" to Criteria 2, and submit an "Infiltration Feasibility Condition Letter" that meets the requirements in Appendix C.1.1. The geologic/geotechnical analyses listed in Appendix C.2.1 do not apply to the DMA because one of the following setbacks cannot be avoided and therefore result in the DMA being in a no infiltration condition. The setbacks must be the closest horizontal radial distance from the surface edge (at the overflow elevation) of the BMP.		
2A-1	Can the proposed full infiltration BMP(s) avoid areas with existing fill materials greater than 5 feet thick below the infiltrating surface?	☐ Yes	☐ No
2A-2	Can the proposed full infiltration BMP(s) avoid placement within 10 feet of existing underground utilities, structures, or retaining walls?	☐ Yes	☐ No
2A-3	Can the proposed full infiltration BMP(s) avoid placement within 50 feet of a natural slope (>25%) or within a distance of 1.5H from fill slopes where H is the height of the fill slope?	☐ Yes	☐ No
2B	When full infiltration is determined to be feasible, a geotechnical investigation report must be prepared that considers the relevant factors identified in Appendix C.2.1. If all questions in Step 2B are answered "Yes," then answer "Yes" to Criteria 2 Result. If there are "No" answers continue to Step 2C.		
2B-1	**Hydroconsolidation.** Analyze hydroconsolidation potential per approved ASTM standard due to a proposed full infiltration BMP. Can full infiltration BMPs be proposed within the DMA without increasing hydroconsolidation risks?	☐ Yes	☐ No
2B-2	**Expansive Soils.** Identify expansive soils (soils with an expansion index greater than 20) and the extent of such soils due to proposed full infiltration BMPs. Can full infiltration BMPs be proposed within the DMA without increasing expansive soil risks?	☐ Yes	☐ No

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions		Worksheet C.4-1: Form I-8A[10]	
2B-3	**Liquefaction**. If applicable, identify mapped liquefaction areas. Evaluate liquefaction hazards in accordance with Section 6.4.2 of the City of San Diego's Guidelines for Geotechnical Reports (2011 or most recent edition). Liquefaction hazard assessment shall take into account any increase in groundwater elevation or groundwater mounding that could occur as a result of proposed infiltration or percolation facilities. Can full infiltration BMPs be proposed within the DMA without increasing liquefaction risks?	☐ Yes	☐ No
2B-4	**Slope Stability**. If applicable, perform a slope stability analysis in accordance with the ASCE and Southern California Earthquake Center (2002) Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Landslide Hazards in California to determine minimum slope setbacks for full infiltration BMPs. See the City of San Diego's Guidelines for Geotechnical Reports (2011) to determine which type of slope stability analysis is required. Can full infiltration BMPs be proposed within the DMA without increasing slope stability risks?	☐ Yes	☐ No
2B-5	**Other Geotechnical Hazards.** Identify site-specific geotechnical hazards not already mentioned (refer to Appendix C.2.1). Can full infiltration BMPs be proposed within the DMA without increasing risk of geologic or geotechnical hazards not already mentioned?	☐ Yes	☐ No
2B-6	**Setbacks.** Establish setbacks from underground utilities, structures, and/or retaining walls. Reference applicable ASTM or other recognized standard in the geotechnical report. Can full infiltration BMPs be proposed within the DMA using established setbacks from underground utilities, structures, and/or retaining walls?	☐ Yes	☐ No

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions		Worksheet C.4-1: Form I-8A[10]	
2C	**Mitigation Measures.** Propose mitigation measures for each geologic/geotechnical hazard identified in Step 2B. Provide a discussion of geologic/geotechnical hazards that would prevent full infiltration BMPs that cannot be reasonably mitigated in the geotechnical report. See Appendix C.2.1.8 for a list of typically reasonable and typically unreasonable mitigation measures. Can mitigation measures be proposed to allow for full infiltration BMPs? If the question in Step 2 is answered "Yes," then answer "Yes" to Criteria 2 Result. If the question in Step 2C is answered "No," then answer "No" to Criteria 2 Result.	☐ Yes	☐ No
Criteria 2 Result	Can infiltration greater than 0.5 inches per hour be allowed without increasing risk of geologic or geotechnical hazards that cannot be reasonably mitigated to an acceptable level?	☐ Yes	☐ No
Summarize findings and basis; provide references to related reports or exhibits.			

Part 1 Result – Full Infiltration Geotechnical Screening [12]	**Result**
If answers to both Criteria 1 and Criteria 2 are "Yes", a full infiltration design is potentially feasible based on Geotechnical conditions only. If either answer to Criteria 1 or Criteria 2 is "No", a full infiltration design is not required.	☐ Full infiltration Condition ☒ Complete Part 2

[12] To be completed using gathered site information and best professional judgement considering the definition of MEP in the MS4 Permit. Additional testing and/or studies may be required by City Engineer to substantiate findings.

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions	Worksheet C.4-1: Form I-8A[10]
Part 2 – Partial vs. No Infiltration Feasibility Screening Criteria	
DMA(s) Being Analyzed:	**Project Phase:**
Torreyana Campus	Design
Criteria 3 : Infiltration Rate Screening	
3A	**NRCS Type C, D, or "urban/unclassified":** Is the mapped hydrologic soil group according to the NRCS Web Soil Survey or UC Davis Soil Web Mapper is Type C, D, or "urban/unclassified" and corroborated by available site soil data? ☐ Yes; the site is mapped as C soils and a reliable infiltration rate of 0.15 in/hr. is used to size partial infiltration BMPS. Answer "Yes" to Criteria 3 Result. ☐ Yes; the site is mapped as D soils or "urban/unclassified" and a reliable infiltration rate of 0.05 in/hr. is used to size partial infiltration BMPS. Answer "Yes" to Criteria 3 Result. ☒ No; infiltration testing is conducted (refer to Table D.3-1), continue to Step 3B.
3B	**Infiltration Testing Result:** Is the reliable infiltration rate (i.e. average measured infiltration rate/2) greater than 0.05 in/hr. and less than or equal to 0.5 in/hr? ☐ Yes; the site may support partial infiltration. Answer "Yes" to Criteria 3 Result. ☒ No; the reliable infiltration rate (i.e. average measured rate/2) is less than 0.05 in/hr., partial infiltration is not required. Answer "No" to Criteria 3 Result.
Criteria 3 Result	Is the estimated reliable infiltration rate (i.e., average measured infiltration rate/2) greater than or equal to 0.05 inches/hour and less than or equal to 0.5 inches/hour at any location within each DMA where runoff can reasonably be routed to a BMP? ☐ Yes; Continue to Criteria 4. ☒ No: Skip to Part 2 Result.
Summarize infiltration testing and/or mapping results (i.e. soil maps and series description used for infiltration rate). We performed 4 infiltration tests in formational Scripps Formation within areas of the site underlain by less than 5 feet of fill. The results indicate an average rate of 0.032 inches per hour (with an applied factor of safety of 2). Therefore, partial infiltration is considered infeasible at the site.	

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions		Worksheet C.4-1: Form I-8A[10]	
Criteria 4: Geologic/Geotechnical Screening			
4A	If all questions in Step 4A are answered "Yes," continue to Step 2B. For any "No" answer in Step 4A answer "No" to Criteria 4 Result, and submit an "Infiltration Feasibility Condition Letter" that meets the requirements in Appendix C.1.1. The geologic/geotechnical analyses listed in Appendix C.2.1 do not apply to the DMA because one of the following setbacks cannot be avoided and therefore result in the DMA being in a no infiltration condition. The setbacks must be the closest horizontal radial distance from the surface edge (at the overflow elevation) of the BMP.		
4A-1	Can the proposed partial infiltration BMP(s) avoid areas with existing fill materials greater than 5 feet thick?	☐ Yes	☐ No
4A-2	Can the proposed partial infiltration BMP(s) avoid placement within 10 feet of existing underground utilities, structures, or retaining walls?	☐ Yes	☐ No
4A-3	Can the proposed partial infiltration BMP(s) avoid placement within 50 feet of a natural slope (>25%) or within a distance of 1.5H from fill slopes where H is the height of the fill slope?	☐ Yes	☐ No
4B	When full infiltration is determined to be feasible, a geotechnical investigation report must be prepared that considers the relevant factors identified in Appendix C.2.1 If all questions in Step 4B are answered "Yes," then answer "Yes" to Criteria 4 Result. If there are any "No" answers continue to Step 4C.		
4B-1	**Hydroconsolidation.** Analyze hydroconsolidation potential per approved ASTM standard due to a proposed full infiltration BMP. Can partial infiltration BMPs be proposed within the DMA without increasing hydroconsolidation risks?	☐ Yes	☐ No
4B-2	**Expansive Soils.** Identify expansive soils (soils with an expansion index greater than 20) and the extent of such soils due to proposed full infiltration BMPs. Can partial infiltration BMPs be proposed within the DMA without increasing expansive soil risks?	☐ Yes	☐ No
4B-3	**Liquefaction**. If applicable, identify mapped liquefaction areas. Evaluate liquefaction hazards in accordance with Section 6.4.2 of the City of San Diego's Guidelines for Geotechnical Reports (2011). Liquefaction hazard assessment shall take into account any increase in groundwater elevation or groundwater mounding that could occur as a result of proposed infiltration or percolation facilities. Can partial infiltration BMPs be proposed within the DMA without increasing liquefaction risks?	☐ Yes	☐ No

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions		Worksheet C.4-1: Form I-8A[10]	
4B-4	**Slope Stability**. If applicable, perform a slope stability analysis in accordance with the ASCE and Southern California Earthquake Center (2002) Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Landslide Hazards in California to determine minimum slope setbacks for full infiltration BMPs. See the City of San Diego's Guidelines for Geotechnical Reports (2011) to determine which type of slope stability analysis is required. Can partial infiltration BMPs be proposed within the DMA without increasing slope stability risks?	☐ Yes	☐ No
4B-5	**Other Geotechnical Hazards.** Identify site-specific geotechnical hazards not already mentioned (refer to Appendix C.2.1). Can partial infiltration BMPs be proposed within the DMA without increasing risk of geologic or geotechnical hazards not already mentioned?	☐ Yes	☐ No
4B-6	**Setbacks.** Establish setbacks from underground utilities, structures, and/or retaining walls. Reference applicable ASTM or other recognized standard in the geotechnical report. Can partial infiltration BMPs be proposed within the DMA using recommended setbacks from underground utilities, structures, and/or retaining walls?	☐ Yes	☐ No
4C	**Mitigation Measures.** Propose mitigation measures for each geologic/geotechnical hazard identified in Step 4B. Provide a discussion on geologic/geotechnical hazards that would prevent partial infiltration BMPs that cannot be reasonably mitigated in the geotechnical report. See Appendix C.2.1.8 for a list of typically reasonable and typically unreasonable mitigation measures. Can mitigation measures be proposed to allow for partial infiltration BMPs? If the question in Step 4C is answered "Yes," then answer "Yes" to Criteria 4 Result. If the question in Step 4C is answered "No," then answer "No" to Criteria 4 Result.	☐ Yes	☐ No
Criteria 4 Result	Can infiltration of greater than or equal to 0.05 inches/hour and less than or equal to 0.5 inches/hour be allowed without increasing the risk of geologic or geotechnical hazards that cannot be reasonably mitigated to an acceptable level?	☐ Yes	☐ No

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions	Worksheet C.4-1: Form I-8A[10]
Summarize findings and basis; provide references to related reports or exhibits.	

Part 2 – Partial Infiltration Geotechnical Screening Result[13]	Result
If answers to both Criteria 3 and Criteria 4 are "Yes", a partial infiltration design is potentially feasible based on geotechnical conditions only. If answers to either Criteria 3 or Criteria 4 is "No", then infiltration of any volume is considered to be infeasible within the site.	☐ Partial Infiltration Condition ☒ No Infiltration Condition

[13] To be completed using gathered site information and best professional judgement considering the definition of MEP in the MS4 Permit. Additional testing and/or studies may be required by City Engineer to substantiate findings.

APPENDIX D

APPENDIX D

RECOMMENDED GRADING SPECIFICATIONS

FOR

TORREYANA CAMPUS
11085 AND 11095 TORREYANA ROAD
SAN DIEGO, CALIFORNIA

PROJECT NO. G2898-42-01

RECOMMENDED GRADING SPECIFICATIONS

1. GENERAL

1.1 These Recommended Grading Specifications shall be used in conjunction with the Geotechnical Report for the project prepared by Geocon. The recommendations contained in the text of the Geotechnical Report are a part of the earthwork and grading specifications and shall supersede the provisions contained hereinafter in the case of conflict.

1.2 Prior to the commencement of grading, a geotechnical consultant (Consultant) shall be employed for the purpose of observing earthwork procedures and testing the fills for substantial conformance with the recommendations of the Geotechnical Report and these specifications. The Consultant should provide adequate testing and observation services so that they may assess whether, in their opinion, the work was performed in substantial conformance with these specifications. It shall be the responsibility of the Contractor to assist the Consultant and keep them apprised of work schedules and changes so that personnel may be scheduled accordingly.

1.3 It shall be the sole responsibility of the Contractor to provide adequate equipment and methods to accomplish the work in accordance with applicable grading codes or agency ordinances, these specifications and the approved grading plans. If, in the opinion of the Consultant, unsatisfactory conditions such as questionable soil materials, poor moisture condition, inadequate compaction, and/or adverse weather result in a quality of work not in conformance with these specifications, the Consultant will be empowered to reject the work and recommend to the Owner that grading be stopped until the unacceptable conditions are corrected.

2. DEFINITIONS

2.1 **Owner** shall refer to the owner of the property or the entity on whose behalf the grading work is being performed and who has contracted with the Contractor to have grading performed.

2.2 **Contractor** shall refer to the Contractor performing the site grading work.

2.3 **Civil Engineer** or **Engineer of Work** shall refer to the California licensed Civil Engineer or consulting firm responsible for preparation of the grading plans, surveying and verifying as-graded topography.

2.4 **Consultant** shall refer to the soil engineering and engineering geology consulting firm retained to provide geotechnical services for the project.

2.5 **Soil Engineer** shall refer to a California licensed Civil Engineer retained by the Owner, who is experienced in the practice of geotechnical engineering. The Soil Engineer shall be responsible for having qualified representatives on-site to observe and test the Contractor's work for conformance with these specifications.

2.6 **Engineering Geologist** shall refer to a California licensed Engineering Geologist retained by the Owner to provide geologic observations and recommendations during the site grading.

2.7 **Geotechnical Report** shall refer to a soil report (including all addenda) which may include a geologic reconnaissance or geologic investigation that was prepared specifically for the development of the project for which these Recommended Grading Specifications are intended to apply.

3. MATERIALS

3.1 Materials for compacted fill shall consist of any soil excavated from the cut areas or imported to the site that, in the opinion of the Consultant, is suitable for use in construction of fills. In general, fill materials can be classified as *soil* fills, *soil-rock* fills or *rock* fills, as defined below.

3.1.1 **Soil fills** are defined as fills containing no rocks or hard lumps greater than 12 inches in maximum dimension and containing at least 40 percent by weight of material smaller than ¾ inch in size.

3.1.2 **Soil-rock fills** are defined as fills containing no rocks or hard lumps larger than 4 feet in maximum dimension and containing a sufficient matrix of soil fill to allow for proper compaction of soil fill around the rock fragments or hard lumps as specified in Paragraph 6.2. **Oversize rock** is defined as material greater than 12 inches.

3.1.3 **Rock fills** are defined as fills containing no rocks or hard lumps larger than 3 feet in maximum dimension and containing little or no fines. Fines are defined as material smaller than ¾ inch in maximum dimension. The quantity of fines shall be less than approximately 20 percent of the rock fill quantity.

3.2 Material of a perishable, spongy, or otherwise unsuitable nature as determined by the Consultant shall not be used in fills.

3.3 Materials used for fill, either imported or on-site, shall not contain hazardous materials as defined by the California Code of Regulations, Title 22, Division 4, Chapter 30, Articles 9

and 10; 40CFR; and any other applicable local, state or federal laws. The Consultant shall not be responsible for the identification or analysis of the potential presence of hazardous materials. However, if observations, odors or soil discoloration cause Consultant to suspect the presence of hazardous materials, the Consultant may request from the Owner the termination of grading operations within the affected area. Prior to resuming grading operations, the Owner shall provide a written report to the Consultant indicating that the suspected materials are not hazardous as defined by applicable laws and regulations.

3.4 The outer 15 feet of *soil-rock* fill slopes, measured horizontally, should be composed of properly compacted *soil* fill materials approved by the Consultant. *Rock* fill may extend to the slope face, provided that the slope is not steeper than 2:1 (horizontal:vertical) and a soil layer no thicker than 12 inches is track-walked onto the face for landscaping purposes. This procedure may be utilized provided it is acceptable to the governing agency, Owner and Consultant.

3.5 Samples of soil materials to be used for fill should be tested in the laboratory by the Consultant to determine the maximum density, optimum moisture content, and, where appropriate, shear strength, expansion, and gradation characteristics of the soil.

3.6 During grading, soil or groundwater conditions other than those identified in the Geotechnical Report may be encountered by the Contractor. The Consultant shall be notified immediately to evaluate the significance of the unanticipated condition.

4. CLEARING AND PREPARING AREAS TO BE FILLED

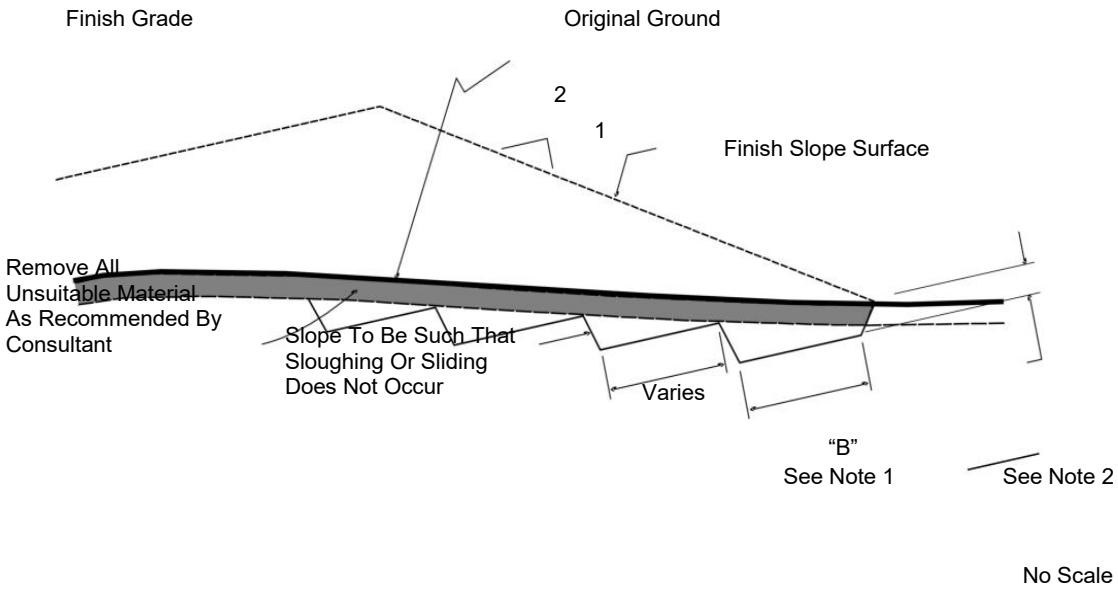
4.1 Areas to be excavated and filled shall be cleared and grubbed. Clearing shall consist of complete removal above the ground surface of trees, stumps, brush, vegetation, man-made structures, and similar debris. Grubbing shall consist of removal of stumps, roots, buried logs and other unsuitable material and shall be performed in areas to be graded. Roots and other projections exceeding 1½ inches in diameter shall be removed to a depth of 3 feet below the surface of the ground. Borrow areas shall be grubbed to the extent necessary to provide suitable fill materials.

4.2 Asphalt pavement material removed during clearing operations should be properly disposed at an approved off-site facility or in an acceptable area of the project evaluated by Geocon and the property owner. Concrete fragments that are free of reinforcing steel may be placed in fills, provided they are placed in accordance with Section 6.2 or 6.3 of this document.

4.3 After clearing and grubbing of organic matter and other unsuitable material, loose or porous soils shall be removed to the depth recommended in the Geotechnical Report. The depth of removal and compaction should be observed and approved by a representative of the Consultant. The exposed surface shall then be plowed or scarified to a minimum depth of 6 inches and until the surface is free from uneven features that would tend to prevent uniform compaction by the equipment to be used.

4.4 Where the slope ratio of the original ground is steeper than 5:1 (horizontal:vertical), or where recommended by the Consultant, the original ground should be benched in accordance with the following illustration.

TYPICAL BENCHING DETAIL



DETAIL NOTES:

(1) Key width "B" should be a minimum of 10 feet, or sufficiently wide to permit complete coverage with the compaction equipment used. The base of the key should be graded horizontal, or inclined slightly into the natural slope.

(2) The outside of the key should be below the topsoil or unsuitable surficial material and at least 2 feet into dense formational material. Where hard rock is exposed in the bottom of the key, the depth and configuration of the key may be modified as approved by the Consultant.

4.5 After areas to receive fill have been cleared and scarified, the surface should be moisture conditioned to achieve the proper moisture content, and compacted as recommended in Section 6 of these specifications.

5. COMPACTION EQUIPMENT

5.1 Compaction of *soil* or *soil-rock* fill shall be accomplished by sheepsfoot or segmented-steel wheeled rollers, vibratory rollers, multiple-wheel pneumatic-tired rollers, or other types of acceptable compaction equipment. Equipment shall be of such a design that it will be capable of compacting the *soil* or *soil-rock* fill to the specified relative compaction at the specified moisture content.

5.2 Compaction of *rock* fills shall be performed in accordance with Section 6.3.

6. PLACING, SPREADING AND COMPACTION OF FILL MATERIAL

6.1 *Soil* fill, as defined in Paragraph 3.1.1, shall be placed by the Contractor in accordance with the following recommendations:

6.1.1 *Soil* fill shall be placed by the Contractor in layers that, when compacted, should generally not exceed 8 inches. Each layer shall be spread evenly and shall be thoroughly mixed during spreading to obtain uniformity of material and moisture in each layer. The entire fill shall be constructed as a unit in nearly level lifts. Rock materials greater than 12 inches in maximum dimension shall be placed in accordance with Section 6.2 or 6.3 of these specifications.

6.1.2 In general, the *soil* fill shall be compacted at a moisture content at or above the optimum moisture content as determined by ASTM D 1557.

6.1.3 When the moisture content of *soil* fill is below that specified by the Consultant, water shall be added by the Contractor until the moisture content is in the range specified.

6.1.4 When the moisture content of the *soil* fill is above the range specified by the Consultant or too wet to achieve proper compaction, the *soil* fill shall be aerated by the Contractor by blading/mixing, or other satisfactory methods until the moisture content is within the range specified.

6.1.5 After each layer has been placed, mixed, and spread evenly, it shall be thoroughly compacted by the Contractor to a relative compaction of at least 90 percent. Relative compaction is defined as the ratio (expressed in percent) of the in-place dry density of the compacted fill to the maximum laboratory dry density as determined in accordance with ASTM D 1557. Compaction shall be continuous over the entire area, and compaction equipment shall make sufficient passes so that the specified minimum relative compaction has been achieved throughout the entire fill.

6.1.6 Where practical, soils having an Expansion Index greater than 50 should be placed at least 3 feet below finish pad grade and should be compacted at a moisture content generally 2 to 4 percent greater than the optimum moisture content for the material.

6.1.7 Properly compacted *soil* fill shall extend to the design surface of fill slopes. To achieve proper compaction, it is recommended that fill slopes be over-built by at least 3 feet and then cut to the design grade. This procedure is considered preferable to track-walking of slopes, as described in the following paragraph.

6.1.8 As an alternative to over-building of slopes, slope faces may be back-rolled with a heavy-duty loaded sheepsfoot or vibratory roller at maximum 4-foot fill height intervals. Upon completion, slopes should then be track-walked with a D-8 dozer or similar equipment, such that a dozer track covers all slope surfaces at least twice.

6.2 *Soil-rock* fill, as defined in Paragraph 3.1.2, shall be placed by the Contractor in accordance with the following recommendations:

6.2.1 Rocks larger than 12 inches but less than 4 feet in maximum dimension may be incorporated into the compacted *soil* fill, but shall be limited to the area measured 15 feet minimum horizontally from the slope face and 5 feet below finish grade or 3 feet below the deepest utility, whichever is deeper.

6.2.2 Rocks or rock fragments up to 4 feet in maximum dimension may either be individually placed or placed in windrows. Under certain conditions, rocks or rock fragments up to 10 feet in maximum dimension may be placed using similar methods. The acceptability of placing rock materials greater than 4 feet in maximum dimension shall be evaluated during grading as specific cases arise and shall be approved by the Consultant prior to placement.

6.2.3 For individual placement, sufficient space shall be provided between rocks to allow for passage of compaction equipment.

6.2.4 For windrow placement, the rocks should be placed in trenches excavated in properly compacted *soil* fill. Trenches should be approximately 5 feet wide and 4 feet deep in maximum dimension. The voids around and beneath rocks should be filled with approved granular soil having a Sand Equivalent of 30 or greater and should be compacted by flooding. Windrows may also be placed utilizing an "open-face" method in lieu of the trench procedure, however, this method should first be approved by the Consultant.

6.2.5 Windrows should generally be parallel to each other and may be placed either parallel to or perpendicular to the face of the slope depending on the site geometry. The minimum horizontal spacing for windrows shall be 12 feet center-to-center with a 5-foot stagger or offset from lower courses to next overlying course. The minimum vertical spacing between windrow courses shall be 2 feet from the top of a lower windrow to the bottom of the next higher windrow.

6.2.6 Rock placement, fill placement and flooding of approved granular soil in the windrows should be continuously observed by the Consultant.

6.3 *Rock* fills, as defined in Section 3.1.3, shall be placed by the Contractor in accordance with the following recommendations:

6.3.1 The base of the *rock* fill shall be placed on a sloping surface (minimum slope of 2 percent). The surface shall slope toward suitable subdrainage outlet facilities. The *rock* fills shall be provided with subdrains during construction so that a hydrostatic pressure buildup does not develop. The subdrains shall be permanently connected to controlled drainage facilities to control post-construction infiltration of water.

6.3.2 *Rock* fills shall be placed in lifts not exceeding 3 feet. Placement shall be by rock trucks traversing previously placed lifts and dumping at the edge of the currently placed lift. Spreading of the *rock* fill shall be by dozer to facilitate *seating* of the rock. The *rock* fill shall be watered heavily during placement. Watering shall consist of water trucks traversing in front of the current rock lift face and spraying water continuously during rock placement. Compaction equipment with compactive energy comparable to or greater than that of a 20-ton steel vibratory roller or other compaction equipment providing suitable energy to achieve the required compaction or deflection as recommended in Paragraph 6.3.3 shall be utilized. The number of passes to be made should be determined as described in Paragraph 6.3.3. Once a *rock* fill lift has been covered with *soil* fill, no additional *rock* fill lifts will be permitted over the *soil* fill.

6.3.3 Plate bearing tests, in accordance with ASTM D 1196, may be performed in both the compacted *soil* fill and in the *rock* fill to aid in determining the required minimum number of passes of the compaction equipment. If performed, a minimum of three plate bearing tests should be performed in the properly compacted *soil* fill (minimum relative compaction of 90 percent). Plate bearing tests shall then be performed on areas of *rock* fill having two passes, four passes and six passes of the compaction equipment, respectively. The number of passes required for the *rock* fill shall be determined by comparing the results of the plate bearing tests for the *soil* fill and the *rock* fill and by evaluating the deflection

variation with number of passes. The required number of passes of the compaction equipment will be performed as necessary until the plate bearing deflections are equal to or less than that determined for the properly compacted *soil* fill. In no case will the required number of passes be less than two.

6.3.4 A representative of the Consultant should be present during *rock* fill operations to observe that the minimum number of "passes" have been obtained, that water is being properly applied and that specified procedures are being followed. The actual number of plate bearing tests will be determined by the Consultant during grading.

6.3.5 Test pits shall be excavated by the Contractor so that the Consultant can state that, in their opinion, sufficient water is present and that voids between large rocks are properly filled with smaller rock material. In-place density testing will not be required in the *rock* fills.

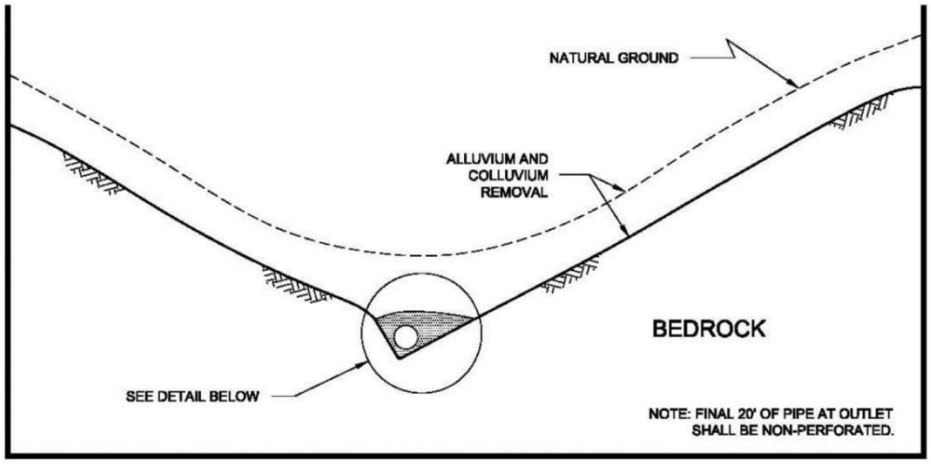
6.3.6 To reduce the potential for "piping" of fines into the *rock* fill from overlying *soil* fill material, a 2-foot layer of graded filter material shall be placed above the uppermost lift of *rock* fill. The need to place graded filter material below the *rock* should be determined by the Consultant prior to commencing grading. The gradation of the graded filter material will be determined at the time the *rock* fill is being excavated. Materials typical of the *rock* fill should be submitted to the Consultant in a timely manner, to allow design of the graded filter prior to the commencement of *rock* fill placement.

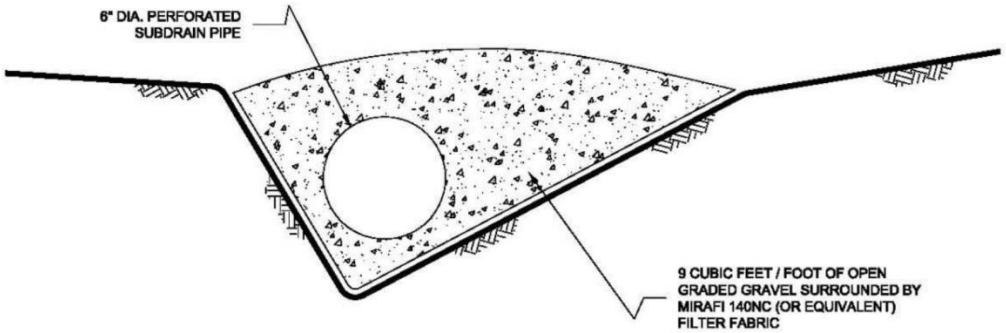
6.3.7 *Rock* fill placement should be continuously observed during placement by the Consultant.

7. SUBDRAINS

7.1 The geologic units on the site may have permeability characteristics and/or fracture systems that could be susceptible under certain conditions to seepage. The use of canyon subdrains may be necessary to mitigate the potential for adverse impacts associated with seepage conditions. Canyon subdrains with lengths in excess of 500 feet or extensions of existing offsite subdrains should use 8-inch-diameter pipes. Canyon subdrains less than 500 feet in length should use 6-inch-diameter pipes.

TYPICAL CANYON DRAIN DETAIL





NOTES:

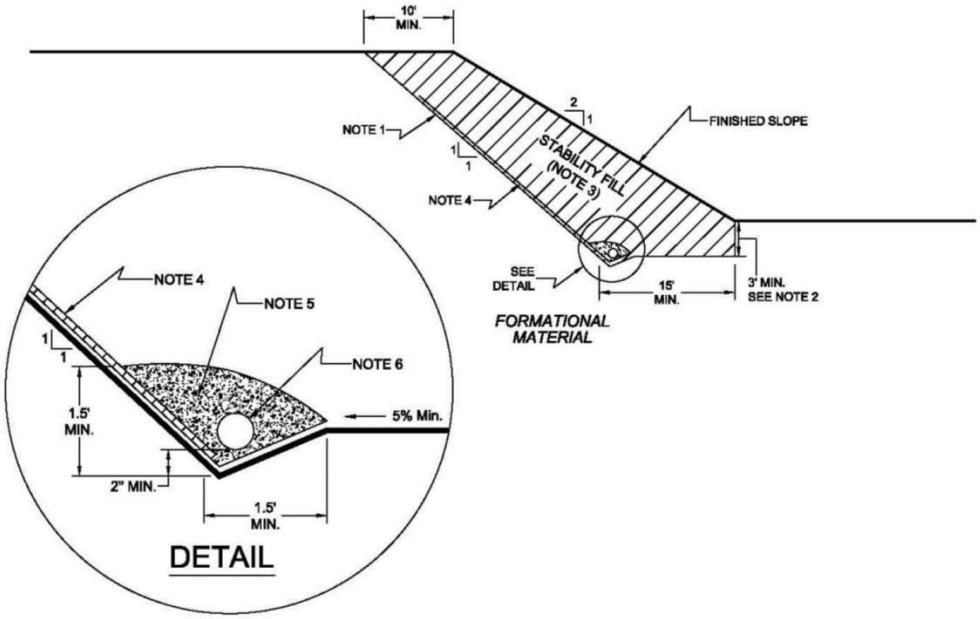
1.....6-INCH DIAMETER, SCHEDULE 80 PVC PERFORATED PIPE FOR FILLS
IN EXCESS OF 100-FEET IN DEPTH OR A PIPE LENGTH OF LONGER THAN 500 FEET.

2.....6-INCH DIAMETER, SCHEDULE 40 PVC PERFORATED PIPE FOR FILLS
LESS THAN 100-FEET IN DEPTH OR A PIPE LENGTH SHORTER THAN 500 FEET.

NO SCALE

7.2 Slope drains within stability fill keyways should use 4-inch-diameter (or lager) pipes.

TYPICAL STABILITY FILL DETAIL



NOTES:

1.....EXCAVATE BACKCUT AT 1:1 INCLINATION (UNLESS OTHERWISE NOTED).

2.....BASE OF STABILITY FILL TO BE 3 FEET INTO FORMATIONAL MATERIAL, SLOPING A MINIMUM 5% INTO SLOPE.

3.....STABILITY FILL TO BE COMPOSED OF PROPERLY COMPACTED GRANULAR SOIL.

4.....CHIMNEY DRAINS TO BE APPROVED PREFABRICATED CHIMNEY DRAIN PANELS (MIRADRAIN G200N OR EQUIVALENT) SPACED APPROXIMATELY 20 FEET CENTER TO CENTER AND 4 FEET WIDE. CLOSER SPACING MAY BE REQUIRED IF SEEPAGE IS ENCOUNTERED.

5.....FILTER MATERIAL TO BE 3/4-INCH, OPEN-GRADED CRUSHED ROCK ENCLOSED IN APPROVED FILTER FABRIC (MIRAFI 140NC).

6.....COLLECTOR PIPE TO BE 4-INCH MINIMUM DIAMETER, PERFORATED, THICK-WALLED PVC SCHEDULE 40 OR EQUIVALENT, AND SLOPED TO DRAIN AT 1 PERCENT MINIMUM TO APPROVED OUTLET.

NO SCALE

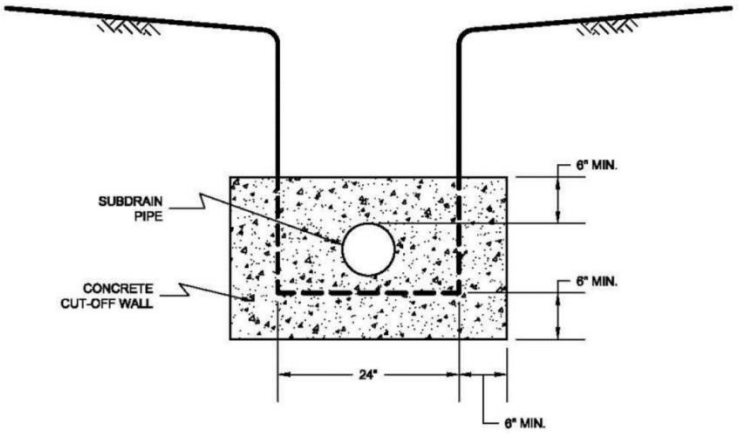
7.3 The actual subdrain locations will be evaluated in the field during the remedial grading operations. Additional drains may be necessary depending on the conditions observed and the requirements of the local regulatory agencies. Appropriate subdrain outlets should be evaluated prior to finalizing 40-scale grading plans.

7.4 *Rock* fill or *soil-rock* fill areas may require subdrains along their down-slope perimeters to mitigate the potential for buildup of water from construction or landscape irrigation. The subdrains should be at least 6-inch-diameter pipes encapsulated in gravel and filter fabric. *Rock* fill drains should be constructed using the same requirements as canyon subdrains.

7.5 Prior to outletting, the final 20-foot segment of a subdrain that will not be extended during future development should consist of non-perforated drainpipe. At the non-perforated/ perforated interface, a seepage cutoff wall should be constructed on the downslope side of the pipe.

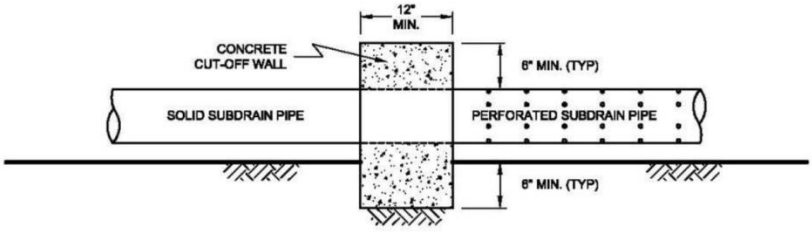
TYPICAL CUT OFF WALL DETAIL

FRONT VIEW



NO SCALE

SIDE VIEW

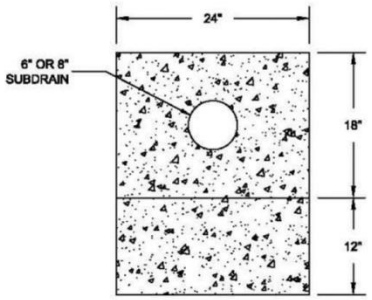


NO SCALE

7.6 Subdrains that discharge into a natural drainage course or open space area should be provided with a permanent headwall structure.

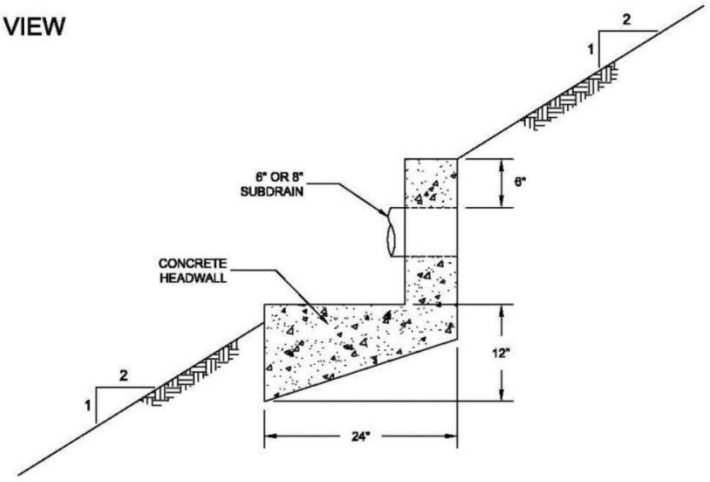
TYPICAL HEADWALL DETAIL

FRONT VIEW



NO SCALE

SIDE VIEW



NOTE: HEADWALL SHOULD OUTLET AT TOE OF FILL SLOPE OR INTO CONTROLLED SURFACE DRAINAGE

NO SCALE

7.7 The final grading plans should show the location of the proposed subdrains. After completion of remedial excavations and subdrain installation, the project civil engineer should survey the drain locations and prepare an "as-built" map showing the drain locations. The final outlet and connection locations should be determined during grading operations. Subdrains that will be extended on adjacent projects after grading can be placed on formational material and a vertical riser should be placed at the end of the subdrain. The grading contractor should consider videoing the subdrains shortly after burial to check proper installation and functionality. The contractor is responsible for the performance of the drains.

8. OBSERVATION AND TESTING

8.1 The Consultant shall be the Owner's representative to observe and perform tests during clearing, grubbing, filling, and compaction operations. In general, no more than 2 feet in vertical elevation of *soil* or *soil-rock* fill should be placed without at least one field density test being performed within that interval. In addition, a minimum of one field density test should be performed for every 2,000 cubic yards of *soil* or *soil-rock* fill placed and compacted.

8.2 The Consultant should perform a sufficient distribution of field density tests of the compacted *soil* or *soil-rock* fill to provide a basis for expressing an opinion whether the fill material is compacted as specified. Density tests shall be performed in the compacted materials below any disturbed surface. When these tests indicate that the density of any layer of fill or portion thereof is below that specified, the particular layer or areas represented by the test shall be reworked until the specified density has been achieved.

8.3 During placement of *rock* fill, the Consultant should observe that the minimum number of passes have been obtained per the criteria discussed in Section 6.3.3. The Consultant should request the excavation of observation pits and may perform plate bearing tests on the placed *rock* fills. The observation pits will be excavated to provide a basis for expressing an opinion as to whether the *rock* fill is properly seated and sufficient moisture has been applied to the material. When observations indicate that a layer of *rock* fill or any portion thereof is below that specified, the affected layer or area shall be reworked until the *rock* fill has been adequately seated and sufficient moisture applied.

8.4 A settlement monitoring program designed by the Consultant may be conducted in areas of *rock* fill placement. The specific design of the monitoring program shall be as recommended in the Conclusions and Recommendations section of the project Geotechnical Report or in the final report of testing and observation services performed during grading.

8.5 We should observe the placement of subdrains, to check that the drainage devices have been placed and constructed in substantial conformance with project specifications.

8.6 Testing procedures shall conform to the following Standards as appropriate:

8.6.1 Soil and Soil-Rock Fills:

8.6.1.1 Field Density Test, ASTM D 1556, *Density of Soil In-Place By the Sand-Cone Method.*

8.6.1.2 Field Density Test, Nuclear Method, ASTM D 6938, *Density of Soil and Soil-Aggregate In-Place by Nuclear Methods (Shallow Depth).*

8.6.1.3 Laboratory Compaction Test, ASTM D 1557, *Moisture-Density Relations of Soils and Soil-Aggregate Mixtures Using 10-Pound Hammer and 18-Inch Drop*.

8.6.1.4. Expansion Index Test, ASTM D 4829, *Expansion Index Test*.

9. PROTECTION OF WORK

9.1 During construction, the Contractor shall properly grade all excavated surfaces to provide positive drainage and prevent ponding of water. Drainage of surface water shall be controlled to avoid damage to adjoining properties or to finished work on the site. The Contractor shall take remedial measures to prevent erosion of freshly graded areas until such time as permanent drainage and erosion control features have been installed. Areas subjected to erosion or sedimentation shall be properly prepared in accordance with the Specifications prior to placing additional fill or structures.

9.2 After completion of grading as observed and tested by the Consultant, no further excavation or filling shall be conducted except in conjunction with the services of the Consultant.

10. CERTIFICATIONS AND FINAL REPORTS

10.1 Upon completion of the work, Contractor shall furnish Owner a certification by the Civil Engineer stating that the lots and/or building pads are graded to within 0.1 foot vertically of elevations shown on the grading plan and that all tops and toes of slopes are within 0.5 foot horizontally of the positions shown on the grading plans. After installation of a section of subdrain, the project Civil Engineer should survey its location and prepare an *as-built* plan of the subdrain location. The project Civil Engineer should verify the proper outlet for the subdrains and the Contractor should ensure that the drain system is free of obstructions.

10.2 The Owner is responsible for furnishing a final as-graded soil and geologic report satisfactory to the appropriate governing or accepting agencies. The as-graded report should be prepared and signed by a California licensed Civil Engineer experienced in geotechnical engineering and by a California Certified Engineering Geologist, indicating that the geotechnical aspects of the grading were performed in substantial conformance with the Specifications or approved changes to the Specifications.

LIST OF REFERENCES

1. *2019 California Building Code, California Code of Regulations, Title 24, Part 2, based on the 2018 International Building Code*, prepared by California Building Standards Commission, dated July 2019.

2. American Concrete Institute, *ACI 318-11, Building Code Requirements for Structural Concrete and Commentary*, dated August, 2011.

3. American Concrete Institute, *ACI 330-08, Guide for the Design and Construction of Concrete Parking Lots,* dated June, 2008.

4. American Society of Civil Engineers (ASCE), *ASCE 7-16, Minimum Design Loads and Associated Criteria for Buildings and Other Structures*, 2017.

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