CITY OF SAN DIEGO

PRIORITY DEVELOPMENT PROJECT (PDP)
STORM WATER QUALITY MANAGEMENT PLAN (SWQMP)
FOR
Avion
PTS Number 598173
VTM 2109728, Rezone 2109729, SDP 2109732, PDP 2109731

ENGINEER OF WORK:

Debby Reece, PE
RCE 56148, REGISTRATION EXPIRES 12/31/20

PREPARED FOR:

CalAtlantic Homes
16465 Via Esprillo, Suite 150
San Diego, CA 92127

PREPARED BY:

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

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April 24, 2019

Job No. 3255.4

Approved by: City of San Diego Date

TABLE OF CONTENTS

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: Avion
Permit Application Number: 598173

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.

_____
Debby Reece, PE, RCE 56148, Registration Expires 12/31/20

Debby Reece
Print Name

Project Design Consultants
Company

_____
Date

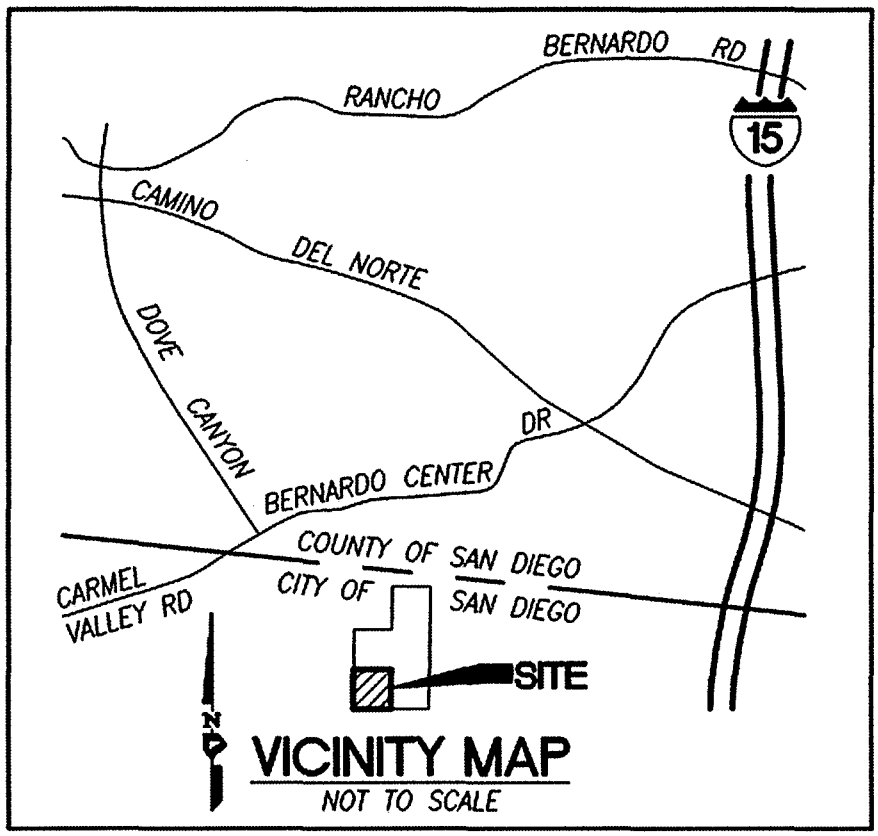
SUBMITTAL RECORD

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	Summary of Changes
1	01/24/2018	☒ Preliminary Design / Planning / CEQA ☐ Final Design	Initial Submittal
2	04/26/2018	☒ Preliminary Design / Planning / CEQA ☐ Final Design	Second Submittal
3	08/29/2018	☒ Preliminary Design / Planning / CEQA ☐ Final Design	Third Submittal
4	04/24/2019	☒ Preliminary Design / Planning / CEQA ☐ Final Design	Fourth Submittal

PROJECT VICINITY MAP

Project Name: Avion
Permit Application Number: 598173



City of San Diego
Development Services
1222 First Ave., MD-302
San Diego, CA 92101
(619) 446-5000

Storm Water Requirements Applicability Checklist

FORM **DS-560** October 2016

Project Address:	Project Number *(for the City Use Only)*:
Black Mountain Ranch South of Carmel Mountain Road & Winecreek Drive	Click here to enter project number

SECTION 1. Construction Storm Water BMP Requirements:

All construction sites are required to implement construction BMPs in accordance with the performance standards in the Storm Water Standards Manual. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP)[1], which is administrated by the State Water Resources Control Board.

For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.

PART A: Determine Construction Phase Storm Water Requirements.

1. Is the project subject to California's statewide General NPDES permit for Storm Water 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 required, skip questions 2-4 ◉ No; next question

2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity that results in ground disturbance and contact with storm water runoff?

   ◉ Yes; WPCP required, skip questions 3-4 ◉ No; next question

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

   ◉ Yes; WPCP required, skip questions 4 ◉ No; 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 one of the following activities and associated curb/ sidewalk repair: water services, sewer lateral, storm drain lateral, or dry 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, curb and gutter replacement, and retaining wall encroachments.

   ☐ Yes; no document required

Check one of the boxes to the right, and continue to PART B:

☒ If you checked "Yes" for question 1,
a 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 processes 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 checked "No" for all question 1-3, and checked "Yes" for question 4
PART B **does not apply and no document is required. Continue to Section 2.**

More information on the City's construction BMP requirements as well as CGP requirements can be found at:
www.sandiego.gov/stormwater/regulations/swguide/constructing.shtml

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 Stat e 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 continued to Section 2

1. ☐ **ASBS**

a. Projects located in the ASBS watershed. A map of the ASBS watershed can he found here *<placeholder for ASBS map link>*

2. ☒ **High Priority**

a. Projects 1 acre or more determined to be Risk Level 2 or Risk Level 3 per the Construction General Permit and not located in the ASBS watershed.

b. Projects 1 acre or more determined to be LUP Type 2 or LUP Type 3 per the Construction General Permit and not located in the ASBS watershed.

3. ☐ **Medium Priority**

a. Projects 1 acre or more but not subject to an ASBS or high priority designation.

b. Projects determined to be Risk Level 1 or LUP Type 1 per the Construction General Permit and not located in the ASBS watershed.

4. ☐ **Low Priority**

a. Projects not subject to ASBS, high or medium priority designation.

SECTION 2. Permanent Storm Water BMP Requirements.

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

PART C: Determine if Not Subject to Permanent Storm Water Requirements.

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

If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".

If "no" is checked for all of 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 storm water?	◉ 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

PART D: PDP Exempt Requirements.

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

If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."
If "no" was 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 storm water 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 Storm Water Standards manual?

   ◎ Yes; PDP exempt requirements apply ◎ No; 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 Storm Water Standards Manual?

   ◎ Yes; PDP exempt requirements apply ◎ No; PDP not exempt. PDP requirements apply.

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 Storm Water 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 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 drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replace 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
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 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 a retail gasoline outlet that creates 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 of 100 or more vehicles per day.	◉ Yes ◉ No
9.	**New development or redevelopment projects of an automotive repair shops 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.** The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces of if they sheet flow to surrounding pervious surfaces.	◉ 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 STORM WATER REQUIREMENTS.**	☐
2.	The project is a **STANDARD PROJECT.** Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.	☐
3.	The project is **PDP EXEMPT.** Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.	☐
4.	The project is a **PRIORITY DEVELOPMENT PROJECT.** Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires hydromodification management.	☒

Name of Owner or Agent *(Please Print)*: Click here to enter name.	Title: Click here to enter title
Signature:	Date: Insert Date

Project Name: Avion

Applicability of Permanent, Post-Construction Storm Water BMP Requirements (Storm Water Intake Form for all Development Permit Applications)	Form I-1
Project Identification	
Project Name: **Avion**	
Permit Application Number: **PTS 598173**	Date: 04/24/2019
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 Part 1 of Storm Water Standards 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 BMP Design 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, Priority Development Project (PDP), or exception to PDP definitions? To answer this item, see Section 1.4 of the BMP Design Manual (Part 1 of Storm Water Standards) in its entirety for guidance, AND complete 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.

Form I-1		
[Step 2 Continued from Page 1] Discussion / justification, and additional requirements for exceptions to PDP definitions, if applicable:		
Step 3: Is the project subject to earlier PDP requirements due to a prior lawful approval? See Section 1.10 of the BMP Design 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 BMP Design 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 <u>not</u> apply:		
Step 5: Does protection of critical coarse sediment yield areas apply? See Section 6.2 of the BMP Design 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.
	☒N/A	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 <u>not</u> apply: There are no critical coarse sediment yield areas within the property boundary or downstream of the project.		

Site Information Checklist For PDPs	Form I-3B
Project Summary Information	
Project Name	Avion
Project Address	Black Mountain Ranch South of Carmel Valley & Winecreek Road
Assessor's Parcel Number(s) (APN(s))	312-010-16
Permit Application Number	598173
Project Watershed	Select One: ☒San Dieguito ☐Penasquitos ☐Mission Bay ☐San Diego River ☐San Diego Bay ☐Tijuana River
Hydrologic subarea name with Numeric Identifier up to two decimal places (9XX.XX)	Lusardi Creek 905.12
Parcel Area (total area of Assessor's Parcel(s) associated with the project)	41.48 Acres (1,806,869 Square Feet)
Area to be Disturbed by the Project (Project Area)	17.5 Acres (761,881 Square Feet)
Project Proposed Impervious Area (subset of Project Area)	10.1 Acres (439,956 Square Feet)
Project Proposed Pervious Area (subset of Project Area)	7.4 Acres (321,925 Square Feet)
Note: Proposed Impervious Area + Proposed Pervious Area = Area to be Disturbed by the Project. This may be less than the Parcel Area.	
The proposed increase or decrease in impervious area in the proposed condition as compared to the pre-project condition	undefined %

Form I-3B
Description of Existing Site Condition
Current Status of the Site (select all that apply): ☐ Existing development ☐ Previously graded but not built out ☐ Demolition completed without new construction ☐ Agricultural or other non-impervious use ☒ Vacant, undeveloped/natural Description / Additional Information:
Existing Land Cover Includes (select all that apply): ☒ Vegetative Cover ☐ Non-Vegetated Pervious Areas ☐ Impervious Areas Description / Additional Information:
Underlying Soil belongs to Hydrologic Soil Group (select all that apply): ☐ NRCS Type A ☐ NRCS Type B ☐ NRCS Type C ☒ NRCS Type D
Approximate Depth to Groundwater (GW): ☐ GW Depth < 5 feet ☐ 5 feet < GW Depth < 10 feet ☐ 10 feet < GW Depth < 20 feet ☒ GW Depth > 20 feet
Existing Natural Hydrologic Features (select all that apply): ☒ Watercourses ☐ Seeps ☐ Springs ☐ Wetlands ☐ None Description / Additional Information:

Form I-3B

Description of Existing Site Drainage Patterns

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.*

Description/ Additional Information:

1) Existing drainage is natural.
2) Currently there is a natural channel at the east side of project site. Refer to Exhibit A.
3) There is about 2 acres of offsite drainage area on east side of the project. This offsite drainage drains northwest through project site towards the natural channel. Refer to Attachment 5 for Exhibit A.
4) There is one discharge location as shown on Exhibit A. Refer to Attachment 5 for a CD of the Drainage Study.

Form I-3B
Description of Proposed Site Development
Project Description / Proposed Land Use and/or Activities: The Avion San Diego Project is a proposed community located in the City of San Diego. The site is approximately 14.2 acres in size and is located south of Carmel Valley Road, and northeast of Black Mountain Road. The property is located in the Black Mountain Ranch Subarea. The surrounding land (except for an adjacent Heritage Bluffs II project area) is designated as open space in the Subarea Plan and is part of the MHPA. The project involves the construction of a residential subdivision with 84 single family residential units and surrounding recreation areas. The project's access is off of Winecreek Drive, which was recently constructed with the Heritage Bluff II project (DWG#37825-D, PTS #416489).
List/describe proposed impervious features of the project (e.g., buildings, roadways, parking lots, courtyards, athletic courts, other impervious features): The project includes the following impervious features: residential homes, roadways, sidewalks, driveways, hardscape and brow ditches.
List/describe proposed pervious features of the project (e.g., landscape areas): The project includes the following pervious features: landscaping for the homes, brush management areas, landscaping along sidewalks, pocket parks, and conservation of existing pervious areas.
Does the project include grading and changes to site topography? ☒ Yes ☐ No Description / Additional Information: Under current conditions, the site is occupied by undeveloped steep slopes. All onsite flows generally sheet flow into existing natural channels. Under proposed conditions, the site will be mass graded in phases to build private homes with associated walkways, courtyards, and hardscaping and landscaped areas throughout the development. In general, proposed onsite drainage patterns will mimic existing condition drainage patterns. Post-construction drainage patterns and conveyance systems are shown on the DMA Exhibit in Attachment 1.

Form I-3B

Description of Proposed Site Drainage Patterns

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.

Describe proposed site drainage patterns:

Refer to Attachment 5 for the proposed drainage patterns. The developed area (System 1000) will drain into an biofiltration basin and will discharge to the adjacent channel.

Refer to Attachment 5 for a CD copy of the prepared Drainage Study completed by Project Design Consultants.

Form I-3B

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

- ☒ On-site storm drain inlets
- ☐ Interior floor drains and elevator shaft sump pumps
- ☐ Interior parking garages
- ☒ Need for future indoor & structural pest control
- ☒ Landscape/Outdoor Pesticide Use
- ☒ Pools, spas, ponds, decorative fountains, and other water features
- ☐ Food service
- ☒ Refuse areas
- ☐ Industrial processes
- ☐ Outdoor storage of equipment or materials
- ☐ Vehicle and Equipment Cleaning
- ☐ Vehicle/Equipment Repair and Maintenance
- ☐ Fuel Dispensing Areas
- ☐ Loading Docks
- ☒ Fire Sprinkler Test Water
- ☒ Miscellaneous Drain or Wash Water
- ☒ Plazas, sidewalks, and parking lots
- ☐ Large Trash Generating Facilities
- ☐ Animal Facilities
- ☐ Plant Nurseries and Garden Centers
- ☐ Automotive-related Uses

Description / Additional Information:

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)

The onsite runoff will drain into a biofiltration basin located at northeast corner of the project site. The proposed storm drains out of biofiltration basin will discharge into an existing which continues in a northwesterly direction. The runoff will eventually confluence with the San Dieguito River before ultimately draining into the Pacific Ocean.

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

The beneficial uses for inland surface water include:

REC1 - Contact Recreation: Includes use of water for recreational activities involving body contact with water where ingestion of water is reasonably possible. These uses include, but are not limited to, swimming, wading, water-skiing, skin and SCUBA diving, surfing, white water activities, fishing, or use of natural hot springs.
REC2 - Non-Contact Recreation: Includes use of water for recreation involving proximity to water, but not normally involving body contact with water where ingestion of water is reasonably possible. These uses include, but are not limited to, picnicking, sunbathing, hiking, camping, boating, tide pool and marine life study, hunting, sightseeing, or aesthetic enjoyment in conjunction with the above activities.
WARM - Warm Freshwater Habitat: Includes uses of water that support warm water ecosystems including, but not limited to, preservation or enhancement of aquatic habitats, vegetation, fish or wildlife, including invertebrates.
WILD - Wildlife Habitat: Includes uses of water that support terrestrial ecosystems including but not limited to, preservation and enhancement of terrestrial habitats, vegetation, wildlife, (e.g., mammals, birds, reptiles, amphibians, invertebrates), or wildlife and food sources.

The beneficial uses for groundwater:

MUN - Municipal and Domestic Supply: Includes use of water for community, military, or individual water supply systems including, but not limited to, drinking water supply.
AGR - Agricultural Supply: Includes use of water for farming, horticulture, or ranching including, but not limited to, irrigation, stock watering, or support of vegetation for range grazing.
IND - Industrial Services Supply: Includes use of water for industrial activities that do not depend primarily on water quality including, but not limited to, mining, cooling water supply, hydraulic conveyance, gravel washing, fire protection, or oil well re-pressurization.
PROC - Industrial Process Supply: Includes uses of water for industrial activities that depend primarily on water quality.

Source: San Diego Regional Water Quality Control Board, Water Quality Control Plan for the San Diego Basin, Chapter 2, Table 2-2. Beneficial Uses of Inland Surface Waters, and Table 2-5. Beneficial Uses of Ground Waters (2007 update)

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

There is not an ASBS location near the project.

Provide distance from project outfall location to impaired or sensitive receiving waters.
The project outfall is about 2.5 miles to the closest impaired receiving water, the San Dieguito River.

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 project will be discharging to an ESA.

Form I-3B

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:
The project is not directly tributary to a 303(d) listed water body, the closest impaired water body is the San Dieguito River.

303(d) Impaired Water Body	Pollutant(s)/Stressor(s)	TMDLs / WQIP Highest Priority Pollutant
San Dieguito River	Indicator bacteria, nitrogen, phosphorus, total dissolved solids, and toxicity	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 BMP Design Manual (Part 1 of Storm Water Standards) Appendix B.6):

Pollutant	Not Applicable to the Project Site	Expected 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

Hydromodification Management Requirements

Do hydromodification management requirements apply (see Section 1.6 of the BMP Design Manual)?

- ◉ 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):

Refer to separate Hydromodification study prepared by Project Design Consultants.

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
- ◉ No, No critical coarse sediment yield areas to be protected based on WMAA maps

Discussion / Additional Information:

Refer to Exhibit 2C in Attachment 2. There are no potential critical coarse sediment yield areas onsite.

Form I-3B
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. The Avion project POC is identified as "POC". The BMP was sized to address treatment and hydromodification requirements. The biofiltration basin will address hydromod/pollutant treatment, and is identified as Basin 1. Refer to the Hydromodification Study for further information.
Has a geomorphic assessment been performed for the receiving channel(s)? ☒ No, the low flow threshold is 0.1Q2 (default low flow threshold) ☐ Yes, the result is the low flow threshold is 0.1Q2 ☐ Yes, the result is the low flow threshold is 0.3Q2 ☐ Yes, the result is the low flow threshold is 0.5Q2 If a geomorphic assessment has been performed, provide title, date, and preparer: Discussion / Additional Information: (optional)

Form I-3B
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.
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 All Development Projects (Standard Projects and Priority Development Projects)	Form I-4

Project Identification

Project Name: Avion

Permit Application Number: **PTS#598173**

Source Control BMPs

All development projects must implement source control BMPs SC-1 through SC-6 where applicable and feasible. See Chapter 4 and Appendix E of the Model BMP Design Manual 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 Model 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?		
SC-1 Prevention of Illicit Discharges into the MS4	☒ Yes	☐ No	☐ N/A
Discussion / justification if SC-1 not implemented:			
SC-2 Storm Drain Stenciling or Signage	☒ Yes	☐ No	☐ N/A
Discussion / justification if SC-2 not implemented:			
SC-3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☐ Yes	☐ No	☒ N/A
Discussion / justification if SC-3 not implemented: No outdoor material storage areas planned.			
SC-4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☐ Yes	☐ No	☒ N/A
Discussion / justification if SC-4 not implemented: No outdoor work areas planned.			

Form I-4			
Source Control Requirement	**Applied?**		
SC-5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☒ Yes	☐ No	☐ N/A
Discussion / justification if SC-5 not implemented:			
SC-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-related Uses	☐ Yes	☐ No	☒ N/A
Discussion / justification if SC-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 All Development Projects (Standard Projects and Priority Development Projects)	Form I-5

Project Identification

Project Name: Avion

Permit Application Number: PTS#598173

Site Design BMPs

All development projects must implement site design BMPs SD-1 through SD-8 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?		
SD-1 Maintain Natural Drainage Pathways and Hydrologic Features		☒Yes	☐ No	☐ N/A
Discussion / justification if SD-1 not implemented:				
1-1	Are existing natural drainage pathways and hydrologic features mapped on the site map?	☒Yes	☐ No	☐ N/A
1-2	Are street trees implemented? If yes, are they shown on the site map?	☐Yes	☐ No	☒ N/A
1-3	Implemented street trees meet the design criteria in SD-1 Fact Sheet (e.g. soil volume, maximum credit, etc.)?	☐Yes	☐ No	☒ N/A
1-4	Is street tree credit volume calculated using Appendix B.2.2.1 and SD-1 Fact Sheet in Appendix E?	☐Yes	☐ No	☒ N/A
SD-2 Have natural areas, soils and vegetation been conserved?		☒Yes	☐ No	☐ N/A
Discussion / justification if SD-2 not implemented:				
SD-3 Minimize Impervious Area		☒Yes	☐ No	☐ N/A
Discussion / justification if SD-3 not implemented:				
SD-4 Minimize Soil Compaction		☒ Yes	☐ No	☐ N/A
Discussion / justification if SD-4 not implemented:				
SD-5 Impervious Area Dispersion		☒ Yes	☐ No	☐ N/A
Discussion / justification if SD-5 not implemented:				

Form I-5				
Site Design Requirement		**Applied?**		
SD-6 Runoff Collection		☐Yes	☐ No	☒ N/A
Discussion / justification if SD-6 not implemented:				
6a-1	Are green roofs implemented in accordance with design criteria in SD-6A Fact Sheet? If yes, are they shown on the site map?	☐Yes	☐ No	☒ N/A
6a-2	Is green roof credit volume calculated using Appendix B.2.1.2 and SD-6A Fact Sheet in Appendix E?	☐Yes	☐ No	☒ N/A
6b-1	Are permeable pavements implemented in accordance with design criteria in SD-6B Fact Sheet? If yes, are they shown on the site map?	☐Yes	☐ No	☒ N/A
6b-2	Is permeable pavement credit volume calculated using Appendix B.2.1.3 and SD-6B Fact Sheet in Appendix E?	☐Yes	☐ No	☒ N/A
SD-7 Landscaping with Native or Drought Tolerant Species		☒Yes	☐ No	☐ N/A
Discussion / justification if SD-7 not implemented:				
SD-8 Harvesting and Using Precipitation		☐ Yes	☐ No	☒ N/A
Discussion / justification if SD-8 not implemented:				
8-1	Are rain barrels implemented in accordance with design criteria in SD-8 Fact Sheet? If yes, are they shown on the site map?	☐ Yes	☐ No	☒ N/A
8-2	Is rain barrel credit volume calculated using Appendix B.2.2.2 and SD-8 Fact Sheet in Appendix E?	☐ Yes	☐ No	☒ N/A
Insert Site Map with all site design BMPs identified:				
Refer to Attachment 1A for site design BMP notes on the BMP map.				

Summary of PDP Structural BMPs	Form I-6 (PDPs)

Project Identification

Project Name: Avion

Permit Application Number: **PTS#598173**

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.

The site will implement one biofiltration basin to manage pollutant control requirements. The basin is designed to limit the accumulation of pollutants in the storm water prior to treatment. Infiltration at the bottom of biofiltration basin is not included due to the "no-infiltration" condition for the site per the geotechnical engineer's recommendation. Refer to Attachment 6 for the infiltration feasibility documentation. As the irrigation demand did not justify harvest and use BMPs, a lined biofiltration basin was selected as the pollutant control strategy. Refer to Attachment 1e for cross section details for the BMP. The basin is a standard biofiltration basin and has been sized utilizing the 0.03 sizing factor. The basin meets pollutant control and volume retention requirements for the DMA. Calculations provided for the basin BMP are provided in Attachment 1. The BMP will include an 18 inch engineered soil mix on top of a 3 inch washed sand layer. The lower portion of the BMP includes a 3 inch choking stone layer above the gravel layer. For the BMP volume calculations in Appendix 1, the washed sand layer was added to the depth of soil mix and the choking stone layer was added to the gravel depth.

Form I-6
Structural BMP Summary Information **(Copy this page as needed to provide information for each individual proposed structural BMP)**
Structural BMP ID No. BMP# 1
Construction Plan Sheet No. TBD
Type of structural BMP: ☐ Retention by harvest and use (HU-1) ☐ 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) ☐ Proprietary Biofiltration (BF-3) meeting all requirements of Appendix F ☐ 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 forms if required by the City Engineer (See Section 1.12 of the BMP Design Manual)	Project Design Consultants 619-235-6471 Debby Reece, PE
Who will be the final owner of this BMP?	Avion HOA
Who will maintain this BMP into perpetuity?	Avion HOA
What is the funding mechanism for maintenance?	HOA fees

Form I-6
Structural BMP ID No. BMP# 1
Construction Plan Sheet No. TBD
The Bioretention BMP will be located in the area at the northeast corner of the site. See the DMA Exhibit (Attachment 1) for size, treatment area and location of the BMP.

THE CITY OF SAN DIEGO City of San Diego **Development Services** 1222 First Ave., MD-302 San Diego, CA 92101 (619) 446-5000	**Permenant BMP Construction** **Self Certification Form**	FORM DS-563 January 2016

Date Prepared: Click here to enter text.	Project No.: Click here to enter text.
Project Applicant: Click here to enter text.	Phone: Click here to enter text.
Project Address: Click here to enter text.	
Project Engineer: Click here to enter text.	Phone: Click here to enter text.

The purpose of this form is to verify that the site improvements for the project, identified above, have been constructed in conformance with the approved Storm Water Quality Management Plan (SWQMP) documents and drawings.

This form must be completed by the engineer and submitted prior to final inspection of the construction permit. Completion and submittal of this form is required for all new development and redevelopment projects in order to comply with the City's Storm Water ordinances and NDPES Permit Order No. R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100. Final inspection for occupancy and/or release of grading or public improvement bonds may be delayed if this form is not submitted and approved by the City of San Diego.

CERTIFICATION:

As the professional in responsible charge for the design of the above project, I certify that I have inspected all constructed Low Impact Development (LID) site design, source control and structural BMP's required per the approved SWQMP and Construction Permit No. Click here to enter text.; and that said BMP's have been constructed in compliance with the approved plans and all applicable specifications, permits, ordinances and Order No. R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100 of the San Diego Regional Water Quality Control Board.

I understand that this BMP certification statement does not constitute an operation and maintenance verification.

Signature: _____

Date of Signature: Insert Date

Printed Name: Click here to enter text.

Title: Click here to enter text.

Phone No. Click here to enter text.

Engineer's

DS-563 (12-15)

Project Name: 3 Roots

ATTACHMENT 1

BACKUP FOR PDP POLLUTANT CONTROL BMPS

This is the cover sheet for Attachment 1.

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	Form I-8, Categorization of Infiltration Feasibility Condition (Required unless the project will use harvest and use BMPs) Refer to Appendices C and D of the BMP Design Manual to complete Form I-8.	☒ 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

ATTACHMENT 1a,b

DMA Exhibit

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 demolition
☒ 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, and size/detail)

N

0 20 40 80 120
GRAPHICAL SCALE

D-40 Riprap

EXISTING WINECREEK DRIVE

WINECREEK DRIVE

BIOFILTRATION BASIN #1

POC

Existing Watercourse to Preserve

DMA Drains to BMP

Self Mitigating Areas

PVT. ST 'A'
PVT. ST 'B'
PVT. ST 'C'
PVT. ST 'D'
PVT. ST 'E'
PVT. ST 'F'

BMP NOTES:

1. SITE DESIGN BMPS INCLUDE:
   - MINIMIZATION OF IMPERVIOUS FOOTPRINT

2. SOURCE CONTROL BMPs FOR PROJECT INCLUDE:
   - INTEGRATED PEST MANAGEMENT PRINCIPLES
   - EFFICIENT LANDSCAPE AND IRRIGATION DESIGN
   - STORMWATER EDUCATION
   - BUILDING MANAGEMENT PRACTICES (MANAGEMENT OF FIRE SPRINKLER SYSTEM DISCHARGES, AIR CONDITIONING CONDENSATE DISCHARGES, AND THE USE OF NON-TOXIC ROOFING MATERIALS.)

3. THE TREATMENT BMP SELECTED FOR THIS PROJECT IS A LINED BIOFILTRATION BASIN

4. PROJECT WILL OUTLET TO ADJACENT CREEK AND PROJECT IS SUBJECT TO HYDROMODIFICATION REQUIREMENTS

5. THE NRCS SOIL SURVEY CLASSIFIES THE SITE SOILS AS HYDROLOGIC SOIL GROUP 'D'

6. GROUNDWATER LEVEL VARIES, BUT WAS NOT ENCOUNTERED WITHIN 20' OF SURFACE NEAR UPPER PORTIONS OF PROJECT

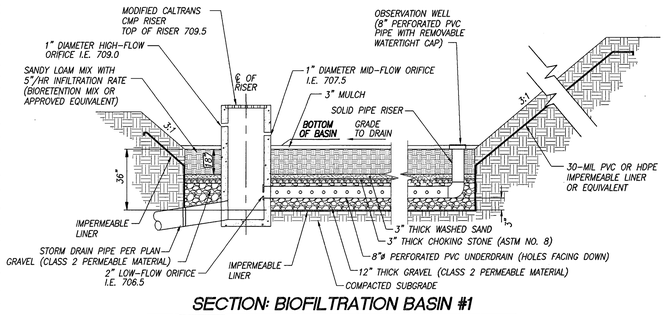
7. BMP CROSS-SECTION LOCATED IN SWQMP ATTACHMENT 1E.

LEGEND:

PROJECT BOUNDARY

DRAINAGE MANAGEMENT AREA (DMA)

DMA/BMP TABLE			
DMA#	BMP#	DMA AREA (AC)	BMP BOTTOM AREA (SQFT)
1	BASIN 1	10.22	13163



SECTION: BIOFILTRATION BASIN #1

NOT TO SCALE

SCALE: 1"=40'
JOB #: 3255.4
CREATED: 8/27/18

PREPARED BY:

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

CITY OF SAN DIEGO

AVION

DMA MAP
PROPOSED CONDITIONS
EXHIBIT 1A

ATTACHMENT 1c

Harvest & Use Feasibility

Harvest and Use Feasibility Checklist	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]

Landscape Irrigation:
Assume 1.2AC of landscaping
Mod. Water Use:
1470 gallon/ac/36hr x 1.2 AC = 1,764 gallons (CF/7.48gallons) = 236CF

3. Calculate the DCV using worksheet B-2.1.
DCV = 19,908 (cubic feet)

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 ⇨ ⇩ 0.25DCV=4,977 CF	☒ 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.

ATTACHMENT 1d

Infiltration Feasibility

This section includes the I-8 Infiltration Feasibility Condition forms and geotechnical boring logs, completed by Geocon. For the full Geotechnical Report that satisfies Section C.2 of the City Stormwater Standards Manual, see Attachment 6.

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:**
Avion	PLANNING
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.

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 storm water design.

[11] Available data include 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.
1F	**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.

Two permeability tests using our constant-head Aardvark permeameter were performed, both within the top foot of metavolcanic rock. The unfactored infiltration rates for the metavolcanic rock was measured to be 0.014 and 0.007 inches/hour (iph). After applying a feasibility factor of safety of 2, the design infiltration rates for the metavolcanic rock are between 0.007 to 0.0035 iph. The Aardvark Permeameter test results are attached. In accordance with the Riverside County storm water procedures, which reference the United States Bureau of Reclamation Well Permeameter Method (USBR 7300), the saturated hydraulic conductivity is equal to the unfactored infiltration rate. The USDA NRCS Web Soil Survey of the proposed area indicated that 100% of the area belongs to Hydrologic Soil Group D (SnG). Based on the above information, full infiltration BMP's supported by the metavolcanic rock are not feasible. Please refer to the geotechnical investigation, Appendix C, for additional information. The locations of the borings and permeability tests are shown on the Geologic Map, Figure 2.

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[1]	
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[11]	
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 2Result. If the question in Step 2C is answered "No," then answer "No" to Criteria 2Result.	☐ 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.

Two permeability tests using our constant-head Aardvark permeameter were performed, both within the top foot of metavolcanic rock. The unfactored infiltration rates for the metavolcanic rock was measured to be 0.014 and 0.007 inches/hour (iph). After applying a feasibility factor of safety of 2, the design infiltration rates for the metavolcanic rock are between 0.007 to 0.0035 iph. The Aardvark Permeameter test results are attached. In accordance with the Riverside County storm water procedures, which reference the United States Bureau of Reclamation Well Permeameter Method (USBR 7300), the saturated hydraulic conductivity is equal to the unfactored infiltration rate. The USDA NRCS Web Soil Survey of the proposed area indicated that 100% of the area belongs to Hydrologic Soil Group D (SnG). Based on the above information, full infiltration BMP's supported by the metavolcanic rock are not feasible. Please refer to the geotechnical investigation, Appendix C, for additional information. The locations of the borings and permeability tests are shown on the Geologic Map, Figure 2.

The proposed storm water BMP will be founded in metavolcanic rock. The design infiltration rates do not support a full infiltration condition.

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[1]

Part 2 – Partial vs. No Infiltration Feasibility Screening Criteria

DMA(s) Being Analyzed:	Project Phase:
Avion	PLANNING

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).

Two permeability tests using our constant-head Aardvark permeameter were performed, both within the top foot of metavolcanic rock. The unfactored infiltration rates for the metavolcanic rock member was measured to be 0.017 and 0.008 inches/hour (iph). After applying a feasibility factor of safety of 2, the design infiltration rates for the metavolcanic rock are between 0.0085 to 0.004 iph. The Aardvark Permeameter test results are attached. In accordance with the Riverside County storm water procedures, which reference the United States Bureau of Reclamation Well Permeameter Method (USBR 7300), the saturated hydraulic conductivity is equal to the unfactored infiltration rate. The USDA NRCS Web Soil Survey of the proposed area indicated that 100% of the area belongs to Hydrologic Soil Group D (SnG). Based on the above information, full infiltration BMP's supported by the metavolcanic rock are not feasible. Please refer to the geotechnical investigation, Appendix C, for additional information. The locations of the borings and permeability tests are shown on the Geologic Map, Figure 2.

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions		Worksheet C.4-1:Form 1- 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

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions		Worksheet C.4-1: Form I-8A[10]	
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
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

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions		Worksheet C.4-1: Form I-8A[10]	
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
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.

GEOCON

Aardvark Permeameter Data Analysis

Project Name: Avion
Project Number: G2213-32-01
Test Number: P-1

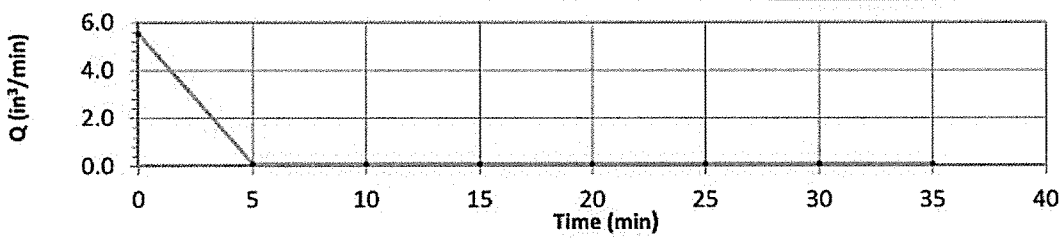
Date: 5/21/2018
By: DEG

Borehole Diameter, d (in.):	4.00
Borehole Depth, H (in):	12.00
Distance Between Reservoir & Top of Borehole (in.)	41.00
Estimated Depth to Water Table, S (feet):	100.00
Height APM Raised from Bottom (in.):	1.00
Pressure Reducer Used:	No

Ref. EL (feet, MSL):	711.0
Bottom EL (feet, MSL):	710.0

Distance Between Reservoir and APM Float, D (in.):	44.75
Head Height Calculated, h (in.):	4.65
Head Height Measured, h (in.):	5.50
Distance Between Constant Head and Water Table, L (in.):	1193.50

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	1.000	27.69	5.538
3	5.00	0.020	0.55	0.111
4	5.00	0.020	0.55	0.111
5	5.00	0.020	0.55	0.111
6	5.00	0.020	0.55	0.111
7	5.00	0.020	0.55	0.111
8	5.00	0.020	0.55	0.111
9	5.00	0.020	0.55	0.111
			Steady Flow Rate, Q (in^3/min):	0.111



Soil Matric Flux Potential, Φ_m

Φ_m= 0.00230 in^2/min

Field-Saturated Hydraulic Conductivity (Infiltration Rate)

K_{sat} = 2.34E-04 in/min 0.014 in/hr

GEOCON

Aardvark Permeameter Data Analysis

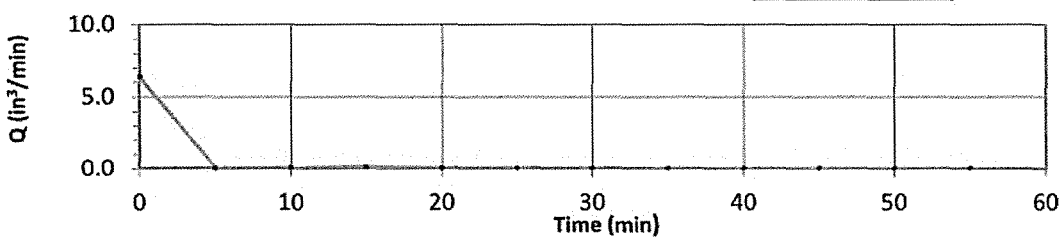
Project Name: Avion
Project Number: G2213-32-01
Test Number: P-2

Date: 5/21/2018
By: DEG
Ref. EL (feet, MSL): 711.0
Bottom EL (feet, MSL): 709.5

Borehole Diameter, d (in.):	4.00
Borehole Depth, H (in):	18.00
Distance Between Reservoir & Top of Borehole (in.)	31.00
Estimated Depth to Water Table, S (feet):	100.00
Height APM Raised from Bottom (in.):	1.00
Pressure Reducer Used:	No

Distance Between Reservoir and APM Float, D (in.):	40.75
Head Height Calculated, h (in.):	4.64
Head Height Measured, h (in.):	5.50
Distance Between Constant Head and Water Table, L (in.):	1187.50

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	1.160	32.12	6.425
3	5.00	0.010	0.28	0.055
4	5.00	0.012	0.33	0.066
5	5.00	0.023	0.64	0.127
6	5.00	0.010	0.28	0.055
7	5.00	0.010	0.28	0.055
8	5.00	0.010	0.28	0.055
9	5.00	0.010	0.28	0.055
10	5.00	0.010	0.28	0.055
11	5.00	0.010	0.28	0.055
12	5.00	0.010	0.28	0.055
13	5.00	0.010	0.28	0.055
			Steady Flow Rate, Q (in^3/min):	0.055



Soil Matric Flux Potential, Φ_m

Φ_m= 0.0011 in^2/min

Field-Saturated Hydraulic Conductivity (Infiltration Rate)

K_{sat} = 1.17E-04 in/min 0.007 in/hr

ATTACHMENT 1e

BMP Worksheets/Calculations

Hydrologic Soil Group—San Diego County Area, California

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: San Diego County Area, California
Survey Area Data: Version 12, Sep 13, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 3, 2014—Nov 22, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AtE	Altamont clay, 15 to 30 percent slopes, warm MAAT, MLRA 20	C	14.3	1.0%
AwC	Auld clay, 5 to 9 percent slopes	C	25.6	1.8%
AwD	Auld clay, 9 to 15 percent slopes	C	43.7	3.1%
DaC	Diablo clay, 2 to 9 percent slopes	D	28.3	2.0%
DaE	Diablo clay, 15 to 30 percent slopes	D	24.2	1.7%
DoE	Diablo-Olivenhain complex, 9 to 30 percent slopes	D	0.4	0.0%
EsC	Escondido very fine sandy loam, 5 to 9 percent slopes	C	51.3	3.7%
EsD2	Escondido very fine sandy loam, 9 to 15 percent slopes, eroded	C	43.3	3.1%
EsE2	Escondido very fine sandy loam, 15 to 30 percent slopes , eroded	C	5.4	0.4%
FxE	Friant rocky fine sandy loam, 9 to 30 percent slopes	D	44.5	3.2%
HrC	Huerhuero loam, 2 to 9 percent slopes	D	30.8	2.2%
SbC	Salinas clay loam, 2 to 9 percent slopes	C	10.1	0.7%
SmE	San Miguel rocky silt loam, 9 to 30 percent slopes	D	94.5	6.7%
SnG	San Miguel-Exchequer rocky silt loams, 9 to 70 percent slopes	D	985.8	70.2%
W	Water		2.7	0.2%
Totals for Area of Interest			**1,404.8**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group 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.

Group 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.

Group 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.

Group 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.

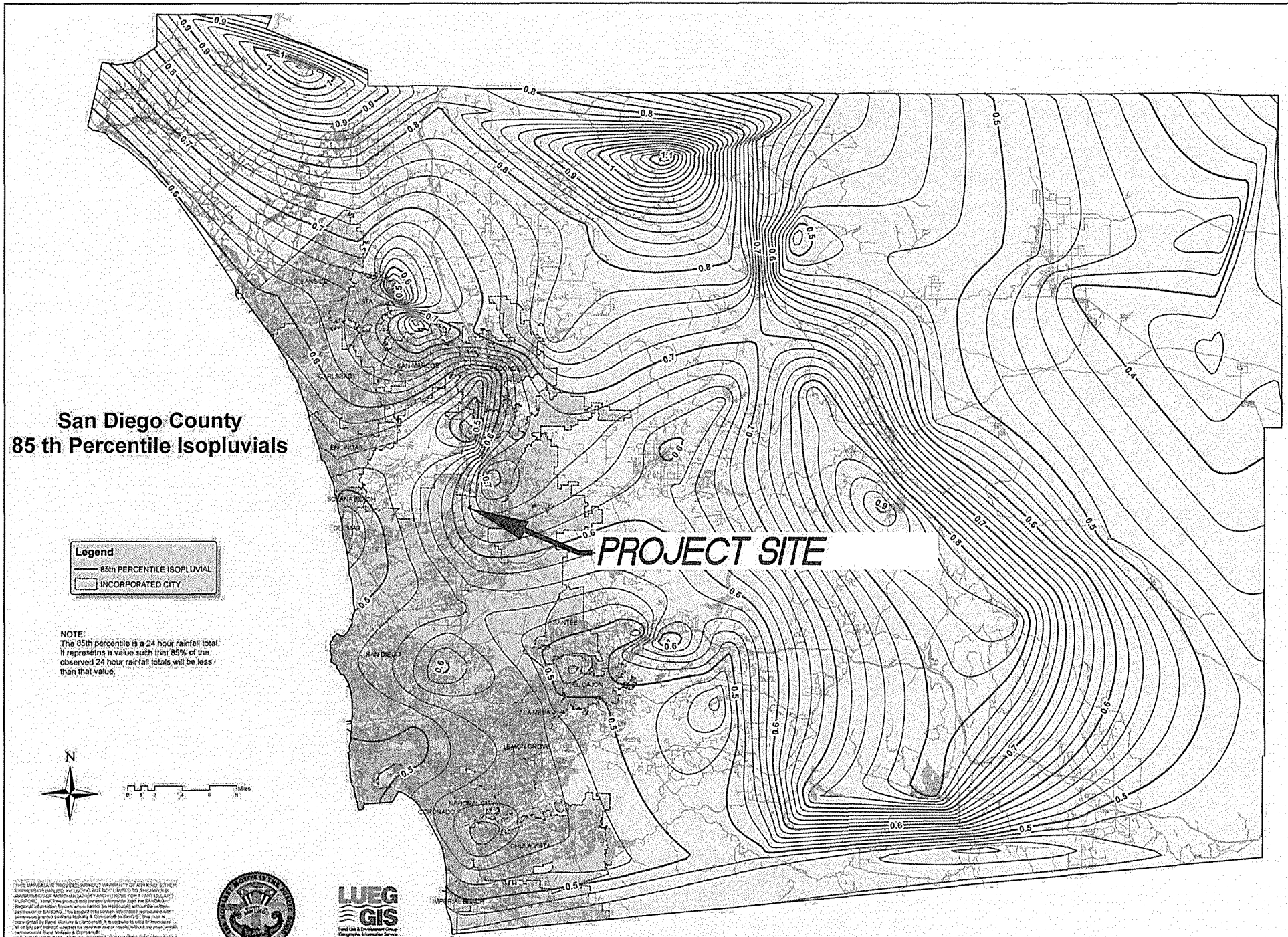
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Higher


San Diego County
85 th Percentile Isopluvials
Legend
85th PERCENTILE ISOPLUVIAL
INCORPORATED CITY
NOTE:
The 85th percentile is a 24 hour rainfall total. It represetns a value such that 85% of the observed 24 hour rainfall totals will be less than that value.
PROJECT SITE
N
Miles
0 2 4 6 8
LUEG GIS
Land Use & Environment Group Geographic Information Service

ATTACHMENT 1B: Worksheet B.2-1: DCV

85th percentile 24-hr storm depth from Figure B.1.= 0.64 in

DMA ID	BIOFILTRATION BMP ID (BF #)	BMP Drainage Area (ac)	Impervious Area (ac)	Amended Soils (ac) (C=0.1)	Natural A Soils (ac) (C=0.1)	Natural B Soils (ac) (C=0.14)	Natural C Soils (ac) (C=0.23)	Natural D Soils (ac) (C=0.3)	% Impervious	Composite C[1]	Tree Credit Volume (cf)	Rain Barrels Credit Volume (cf)	Design Capture Volume (DCV) (CF)
1	BMP #1	10.22	7.67	0.63				1.93	75%	0.74	0	0	17517

Notes:

1) Equation for composite C factor = (0.9*Impervious Area +C*Pervious Area)/Total Area per BMP Design Manual.

C factors are from Table B.1-1 of Feb 2016 City BMP Design Manual.

The City of SAN DIEGO	Project Name	AVION	
	BMP ID	BMP #1	
Sizing Method for Pollutant Removal Criteria		**Worksheet B.5-1**	
1	Area draining to the BMP	445183.2	sq. ft.
2	Adjusted runoff factor for drainage area (Refer to Appendix B.1 and B.2)	0.74	
3	85th percentile 24-hour rainfall depth	0.64	inches
4	Design capture volume [Line 1 x Line 2 x (Line 3/12)]	17517	cu. ft.
BMP Parameters			
5	Surface ponding [6 inch minimum, 12 inch maximum]	6	inches
6	Media thickness [18 inches minimum], also add mulch layer and washed ASTM 33 fine aggregate sand thickness to this line for sizing calculations	21	inches
7	Aggregate storage (also add ASTM No 8 stone) above underdrain invert (12 inches typical) – use 0 inches if the aggregate is not over the entire bottom surface area	12	inches
8	Aggregate storage below underdrain invert (3 inches minimum) – use 0 inches if the aggregate is not over the entire bottom surface area	3	inches
9	Freely drained pore storage of the media	0.2	in/in
10	Porosity of aggregate storage	0.4	in/in
11	Media filtration rate to be used for sizing (maximum filtration rate of 5 in/hr. with no outlet control; if the filtration rate is controlled by the outlet use the outlet controlled rate (includes infiltration into the soil and flow rate through the outlet structure) which will be less than 5 in/hr.)	0.589	in/hr.
Baseline Calculations			
12	Allowable routing time for sizing	6	hours
13	Depth filtered during storm [Line 11 x Line 12]	3.534	inches
14	Depth of Detention Storage [Line 5 + (Line 6 x Line 9) + (Line 7 x Line 10) + (Line 8 x Line 10)]	16.2	inches
15	Total Depth Treated [Line 13 + Line 14]	19.734	inches
Option 1 – Biofilter 1.5 times the DCV			
16	Required biofiltered volume [1.5 x Line 4]	26275	cu. ft.
17	Required Footprint [Line 16/ Line 15] x 12	15978	sq. ft.
Option 2 - Store 0.75 of remaining DCV in pores and ponding			
18	Required Storage (surface + pores) Volume [0.75 x Line 4]	13138	cu. ft.
19	Required Footprint [Line 18/ Line 14] x 12	9732	sq. ft.
Footprint of the BMP			
20	BMP Footprint Sizing Factor (Default 0.03 or an alternative minimum footprint sizing factor from Line 11 in Worksheet B.5-3)	0.03	
21	Minimum BMP Footprint [Line 1 x Line 2 x Line 20]	9853	sq. ft.
22	Footprint of the BMP = Maximum(Minimum(Line 17, Line 19), Line 21)	9853	sq. ft.
23	Provided BMP Footprint	13163	sq. ft.
24	Is Line 23 > Line 22?	**Yes, Performance Standard is Met**	

The City of SAN DIEGO	Project Name	AVION	
	BMP ID	BMP #1	
Sizing Method for Volume Retention Criteria		Worksheet B.5-2	
1	Area draining to the BMP	445183.2	sq. ft.
2	Adjusted runoff factor for drainage area (Refer to Appendix B.1 and B.2)	0.74	
3	85th percentile 24-hour rainfall depth	0.64	inches
4	Design capture volume [Line 1 x Line 2 x (Line 3/12)]	17517	cu. ft.
BMP Parameters			
5	Footprint of the BMP	13163	sq. ft.
6	Media thickness [18 inches minimum], also add mulch layer and washed ASTM 33 fine aggregate sand thickness to this line for sizing calculations	21	inches
7	Media retained pore space [50% of (FC-WP)]	0.05	in/in
8	Aggregate storage below underdrain invert (3 inches minimum) – use 0 inches if the aggregate is not over the entire bottom surface area	3	inches
9	Porosity of aggregate storage	0.4	in/in
Volume Retention Requirement			
10	Measured infiltration rate in the DMA	0	in/hr.
11	Factor of safety	2	
12	Reliable infiltration rate, for biofiltration BMP sizing [Line 10/ Line 11] Note: This worksheet is not applicable if Line 12 < 0.01 in/hr.	0	in/hr.
13	Average annual volume reduction target (Figure B.5-2) When Line 12 ≥ 0.01 in/hr. = Minimum (40, 166.9 x Line 12 +6.62)	6.6	%
14	Fraction of DCV to be retained (Figure B.5-3) $0.0000013 \times \text{Line } 13^3 - 0.000057 \times \text{Line } 13^2 + 0.0086 \times \text{Line } 13 - 0.014$	0.041	
15	Target volume retention [Line 14 x Line 4]	718	cu. ft.
Evapotranspiration: Average Annual Volume Retention			
16	Effective evapotranspiration depth [Line 6 x Line 7]	1.05	inches
17	Retained Pore Volume [(Line 16 x Line 5)/12]	1152	cu. ft.
18	Fraction of DCV retained in pore spaces [Line 17/Line 4]	0.07	
19	Evapotranspiration average annual capture [ET nomographs in Figure B.5-5]	5.0	%
Infiltration: Average Annual Volume Retention			
20	Drawdown for infiltration storage [(Line 8 x Line 9)/Line 12]	0	hours
21	Equivalent DCV fraction from evapotranspiration (use Line 19 and Line 20 in Figure B.4-1; Refer to Appendix B.4.2.2)	0.01	
22	Infiltration volume storage [(Line 5 x Line 8 x Line 9)/12]	1316	cu. ft.
23	Infiltration Storage Fraction of DCV [Line 22/Line 4]	0.08	
24	Total Equivalent Fraction of DCV [Line 21 + Line 23]	0.09	
25	Biofiltration BMP average annual capture [use Line 24 and 20 in Figure B.4-1]	33.83	%
Volume retention required from site design and other BMPs			
26	Fraction of DCV retained (Figure B.5-3) $0.0000013 \times \text{Line } 25^3 - 0.000057 \times \text{Line } 25^2 + 0.0086 \times \text{Line } 25 - 0.014$	0.262	
27	Remaining target DCV retention [(Line 14 – Line 26) x Line 4] Note: If Line 27 is equal to or smaller than 0 then the BMP meets the volume retention performance standard. If Line 27 is greater than 0, the applicant must implement site design and/or other BMPs within the DMA that will retain DCV equivalent to or greater than Line 27 to meet the volume retention performance standard	-3871	cu. ft.

Volume Retention Performance Standard is Met

E.18 BF-1 Biofiltration

Location: 43rd Street and Logan Avenue, San Diego, California

MS4 Permit Category
Biofiltration
Manual Category
Biofiltration
Applicable Performance Standard
Pollutant Control
Flow Control
Primary Benefits
Treatment
Volume Reduction (Incidental)
Peak Flow Attenuation (Optional)

Description

Biofiltration (Bioretention with underdrain) facilities are vegetated surface water systems that filter water through vegetation, and soil or engineered media prior to discharge via underdrain or overflow to the downstream conveyance system. Bioretention with underdrain facilities are commonly incorporated into the site within parking lot landscaping, along roadsides, and in open spaces. Because these types of facilities have limited or no infiltration, they are typically designed to provide enough hydraulic head to move flows through the underdrain connection to the storm drain system. Treatment is achieved through filtration, sedimentation, sorption, biochemical processes and plant uptake.

Typical bioretention with underdrain components include:

- Inflow distribution mechanisms (e.g, perimeter flow spreader or filter strips)
- Energy dissipation mechanism for concentrated inflows (e.g., splash blocks or riprap)
- Shallow surface ponding for captured flows
- Side slope and basin bottom vegetation selected based on expected climate and ponding depth
- Non-floating mulch layer
- Media layer (planting mix or engineered media) capable of supporting vegetation growth
- Filter course layer (aka choking layer) consisting of aggregate to prevent the migration of fines into uncompacted native soils or the aggregate storage layer
- Aggregate storage layer with underdrain(s)
- Impermeable liner or uncompacted native soils at the bottom of the facility
- Overflow structure

Design Adaptations for Project Goals

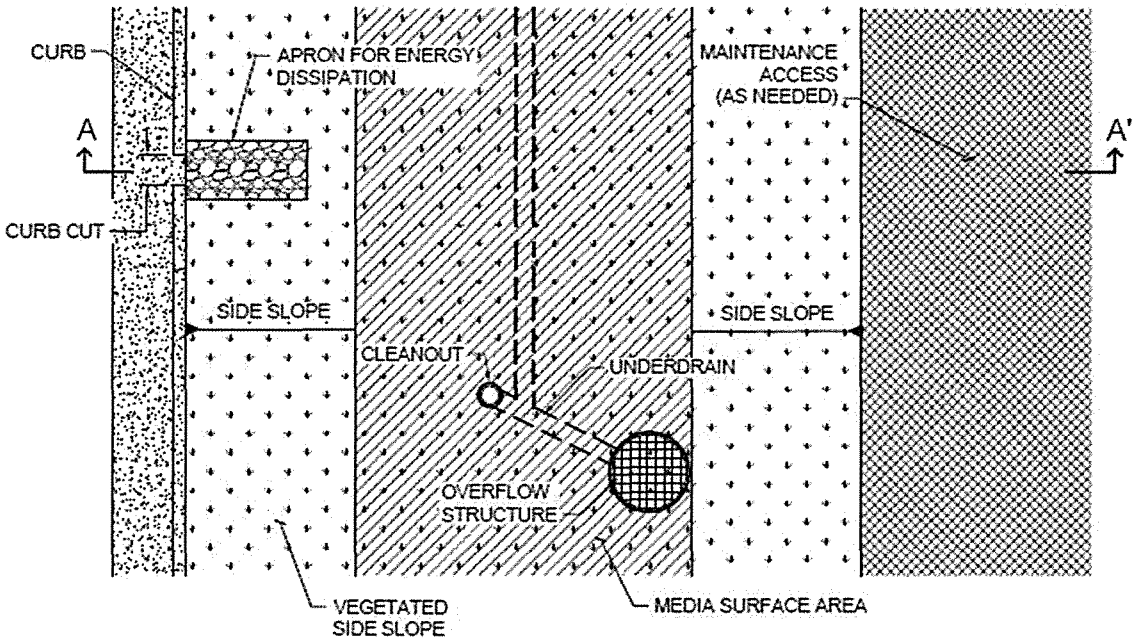
Biofiltration Treatment BMP for storm water pollutant control. The system is lined or un-lined to provide incidental infiltration, and an underdrain is provided at the bottom to carry away filtered runoff. This configuration is considered to provide biofiltration treatment via flow through the media layer. Storage provided above the underdrain within surface ponding, media, and aggregate storage is considered included in the biofiltration treatment volume. Saturated storage within the aggregate storage layer can be added to this design by raising the underdrain above the bottom of the aggregate storage layer or via an internal weir structure designed to maintain a specific water level elevation.

Integrated storm water flow control and pollutant control configuration. The system can be designed to provide flow rate and duration control by primarily providing increased surface ponding and/or having a deeper aggregate storage layer above the underdrain. This will allow for significant detention storage, which can be controlled via inclusion of an outlet structure at the downstream end of the underdrain.

Recommended Siting Criteria

	Siting Criteria	Intent/Rationale
□	Placement observes geotechnical recommendations regarding potential hazards (e.g., slope stability, landslides, liquefaction zones) and setbacks (e.g., slopes, foundations, utilities).	Must not negatively impact existing site geotechnical concerns.
□	An impermeable liner or other hydraulic restriction layer is included if site constraints indicate that infiltration or lateral flows should not be allowed.	Lining prevents storm water from impacting groundwater and/or sensitive environmental or geotechnical features. Incidental infiltration, when allowable, can aid in pollutant removal and groundwater recharge.
□	Contributing tributary area shall be ≤ 5 acres (≤ 1 acre preferred).	Bigger BMPs require additional design features for proper performance. Contributing tributary area greater than 5 acres may be allowed at the discretion of the City Engineer if the following conditions are met: 1) incorporate design features (e.g. flow spreaders) to minimizing short circuiting of flows in the BMP and 2) incorporate additional design features requested by the City Engineer for proper performance of the regional BMP.
□	Finish grade of the facility is ≤ 2%.	Flatter surfaces reduce erosion and channelization within the facility.

Example Schematic Design – Plan and Section View



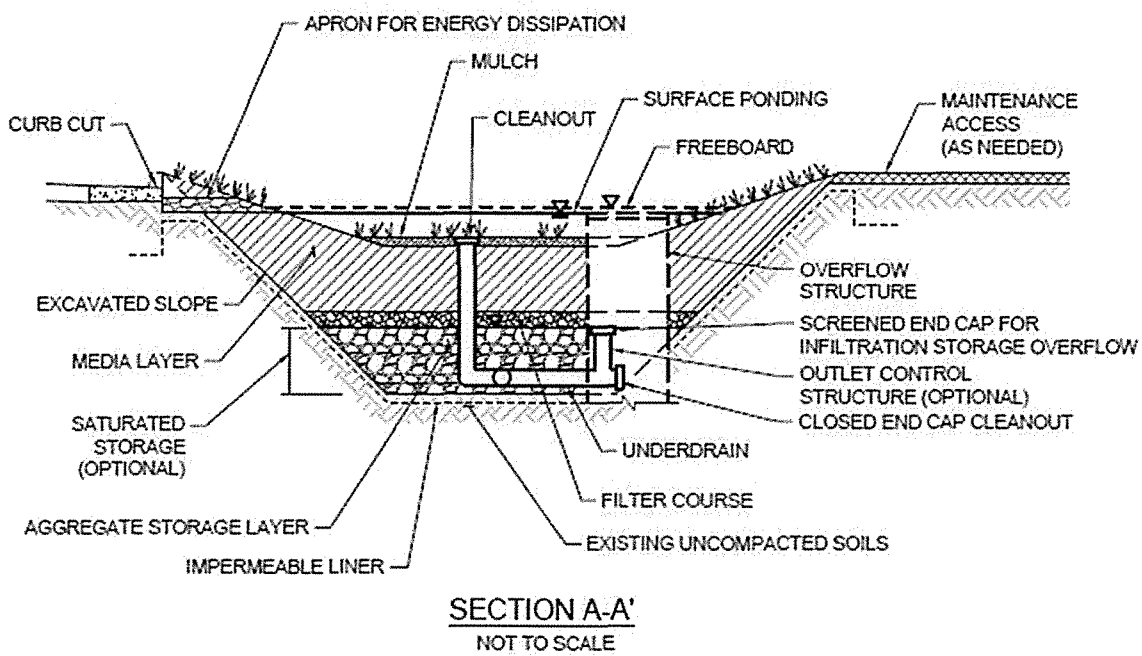


Figure E.18-1 : Typical Plan and Section View of a Biofiltration BMP

Recommended BMP Component Dimensions

BMP Component	Dimension	Intent/Rationale
Freeboard	≥ 2 inches	Freeboard provides room for head over overflow structures and minimizes risk of uncontrolled surface discharge.
Surface Ponding	≥ 6 and ≤ 12 inches	The minimum ponding depth is required so that the runoff is uniformly spread throughout the basin (minimizes the likelihood of short circuiting). Deep surface ponding raises safety concerns. When the BMP is adjoining walkways the minimum surface ponding depth can be reduced to 4 inches. Surface ponding depth greater than 12 inches (for additional pollutant control or surface outlet structures or flow-control orifices) may be allowed at the discretion of the City Engineer if the following conditions are met: 1) surface ponding depth drawdown time is less than 24 hours; and 2) safety issues and fencing requirements are considered (typically ponding greater than 18" will require a fence) and 3) potential for elevated clogging risk is evaluated (Worksheet B.5.4).
Ponding Area Side Slopes	3H:1V or shallower	Gentler side slopes are safer, less prone to erosion, able to establish vegetation more quickly and easier to maintain.
Mulch	≥ 3 inches	Mulch will suppress weeds and maintain moisture for plant growth.
Media Layer	≥ 18 inches	A deep media layer provides additional filtration and supports plants with deeper roots. Where the minimum depth of 18 inches is used, only shallow-rooted species shall be planted. A minimum 24-inch media layer shall typically be required to support vegetation, with a minimum 36-inch media layer depth required for trees.
Filter Course	6 inches	To reduce clogging potential, a two-layer filter course (aka choking stone system) is used consisting of one 3" layer of clean and washed ASTM 33 Fine Aggregate Sand overlying a 3" layer of ASTM No 8 Stone (Appendix F.4). This specification has been developed to maintain permeability while limiting the migration of media material into the stone reservoir and underdrain system.
Underdrain Diameter	≥ 8 inches	Minimum diameter required for maintenance by City crews. For privately maintained BMPs, a minimum underdrain diameter of 6 inches is allowed.
Cleanout Diameter	≥ 8 inches	Facilitates simpler cleaning, when needed. For privately maintained BMPs, cleanout diameter of 6 inches is allowed.

Deviations to the recommended BMP component dimensions may be approved at the discretion of the City Engineer if it is determined to be appropriate.

Design Criteria and Considerations

Bioretention with underdrain must meet the following design criteria. Deviations from the below criteria may be approved at the discretion of the City Engineer if it is determined to be appropriate:

	Design Criteria	Intent/Rationale
Surface Ponding		
☐	Surface ponding is limited to a 24-hour drawdown time.	Surface ponding limited to 24 hour for plant health. Surface ponding drawdown time greater than 24-hours but less than 96 hours may be allowed at the discretion of the City Engineer if certified by a landscape architect or agronomist.
Vegetation		
☐	Plantings are suitable for the climate and expected ponding depth. A plant list to aid in selection can be found in Appendix E.26.	Plants suited to the climate and ponding depth are more likely to survive.
☐	An irrigation system with a connection to water supply should be provided as needed.	Seasonal irrigation might be needed to keep plants healthy.
Mulch		
☐	A minimum of 3 inches of well-aged, shredded hardwood mulch that has been stockpiled or stored for at least 12 months is provided.	Mulch will suppress weeds and maintain moisture for plant growth. Aging mulch kills pathogens and weed seeds and allows the beneficial microbes to multiply.
Media Layer		
☐	Media maintains a minimum filtration rate of 5 in/hr. over lifetime of facility. Additional Criteria for media hydraulic conductivity described in the bioretention soil media model specification (Appendix F.3)	A filtration rate of at least 5 inches per hour allows soil to drain between events. The initial rate should be higher than long term target rate to account for clogging over time. However an excessively high initial rate can have a negative impact on treatment performance, therefore an upper limit is needed.

	Design Criteria	Intent/Rationale
□	Media shall be a minimum 18 inches deep for filtration purposes, with a minimum 24-inch media layer depth typically required to support vegetation and a minimum 36-inch media layer depth required for trees. Media shall meet the following specifications. Model bioretention soil media specification provided in Appendix F.3 or County of San Diego Low Impact Development Handbook: Appendix G - Bioretention Soil Specification (June 2014, unless superseded by more recent edition). Alternatively, for proprietary designs and custom media mixes not meeting the media specifications, the media meets the pollutant treatment performance criteria in Section F.1.	A deep media layer provides additional filtration and supports plants with deeper roots. Standard specifications shall be followed. For non-standard or proprietary designs, compliance with Appendix F.1 ensures that adequate treatment performance will be provided.
□	Media surface area is 3% of contributing area times adjusted runoff factor or greater. Unless demonstrated that the BMP surface area can be smaller than 3%.	Greater surface area to tributary area ratios: a) maximizes volume retention as required by the MS4 Permit and b) decrease loading rates per square foot and therefore increase longevity. Adjusted runoff factor is to account for site design BMPs implemented upstream of the BMP (such as rain barrels, impervious area dispersion, etc.). Refer to Appendix B.2 guidance. Refer to Appendix B.5 for guidance to support use of smaller than 3% footprint..
□	Where receiving waters are impaired or have a TMDL for nutrients, the system is designed with nutrient sensitive media design (see fact sheet BF-2).	Potential for pollutant export is partly a function of media composition; media design must minimize potential for export of nutrients, particularly where receiving waters are impaired for nutrients.
Filter Course Layer		
□	A filter course is used to prevent migration of fines through layers of the facility. Filter fabric is not used.	Migration of media can cause clogging of the aggregate storage layer void spaces or subgrade and can result in poor water quality performance for turbidity and suspended solids. Filter fabric is more likely to clog.
□	Filter course is washed and free of fines.	Washing aggregate will help eliminate fines that could clog the facility and impede infiltration.
□	To reduce clogging potential, a two-layer filter course (aka choking stone system) is used consisting of one 3" layer of clean and washed ASTM 33 Fine Aggregate Sand overlying a 3" layer of ASTM No 8 Stone (Appendix F.4).	This specification has been developed to maintain permeability while limiting the migration of media material into the stone reservoir and underdrain system.

	Design Criteria	Intent/Rationale
Aggregate Storage Layer		
☐	ASTM #57 open graded stone is used for the storage layer and a two layer filter course (detailed above) is used above this layer	This layer provides additional storage capacity. ASTM #8 stone provides an acceptable choking/bridging interface with the particles in ASTM #57 stone.
☐	The depth of aggregate provided (12-inch typical) and storage layer configuration is adequate for providing conveyance for underdrain flows to the outlet structure.	Proper storage layer configuration and underdrain placement will minimize facility drawdown time.
Inflow, Underdrain, and Outflow Structures		
☐	Inflow, underdrains and outflow structures are accessible for inspection and maintenance.	Maintenance will prevent clogging and ensure proper operation of the flow control structures.
☐	Inflow velocities are limited to 3 ft./s or less or use energy dissipation methods. (e.g., riprap, level spreader) for concentrated inflows.	High inflow velocities can cause erosion, scour and/or channeling.
☐	Curb cut inlets are at least 18 inches wide, have a 4-6 inch reveal (drop) and an apron and energy dissipation as needed.	Inlets must not restrict flow and apron prevents blockage from vegetation as it grows in. Energy dissipation prevents erosion.
☐	Underdrain outlet elevation should be a minimum of 3 inches above the bottom elevation of the aggregate storage layer.	A minimal separation from subgrade or the liner lessens the risk of fines entering the underdrain and can improve hydraulic performance by allowing perforations to remain unblocked.
☐	Minimum underdrain diameter is 8 inches.	Minimum diameter required for maintenance by City crews. For privately maintained BMPs, a minimum underdrain diameter of 6 inches is allowed.
☐	Underdrains are made of slotted, PVC pipe conforming to ASTM D 3034 or equivalent or corrugated, HDPE pipe conforming to AASHTO 252M or equivalent.	Slotted underdrains provide greater intake capacity, clog resistant drainage, and reduced entrance velocity into the pipe, thereby reducing the chances of solids migration.
☐	An underdrain cleanout with a minimum 8-inch diameter and lockable cap is placed every 50 feet as required based on underdrain length.	Properly spaced cleanouts will facilitate underdrain maintenance. For privately maintained BMPs, cleanout diameter of 6 inches is allowed.
☐	Overflow is safely conveyed to a downstream storm drain system or discharge point Size overflow structure to pass 100-year peak flow for on-line infiltration basins and water quality peak flow for off-line basins.	Planning for overflow lessens the risk of property damage due to flooding.

Conceptual Design and Sizing Approach for Storm Water Pollutant Control Only

To design bioretention with underdrain for storm water pollutant control only (no flow control required), the following steps should be taken:

1. Verify that siting and design criteria have been met, including placement requirements, contributing tributary area, maximum side and finish grade slopes, and the recommended media surface area tributary ratio.
2. Calculate the DCV per **Appendix B** based on expected site design runoff for tributary areas.
3. Use the sizing worksheet presented in **Appendix B.5** to size biofiltration BMPs.

Conceptual Design and Sizing Approach when Storm Water Flow Control is Applicable

Control of flow rates and/or durations will typically require significant surface ponding and/or aggregate storage volumes, and therefore the following steps should be taken prior to determination of storm water pollutant control design. Pre-development and allowable post-project flow rates and durations should be determined as discussed in **Chapter 6** of the manual.

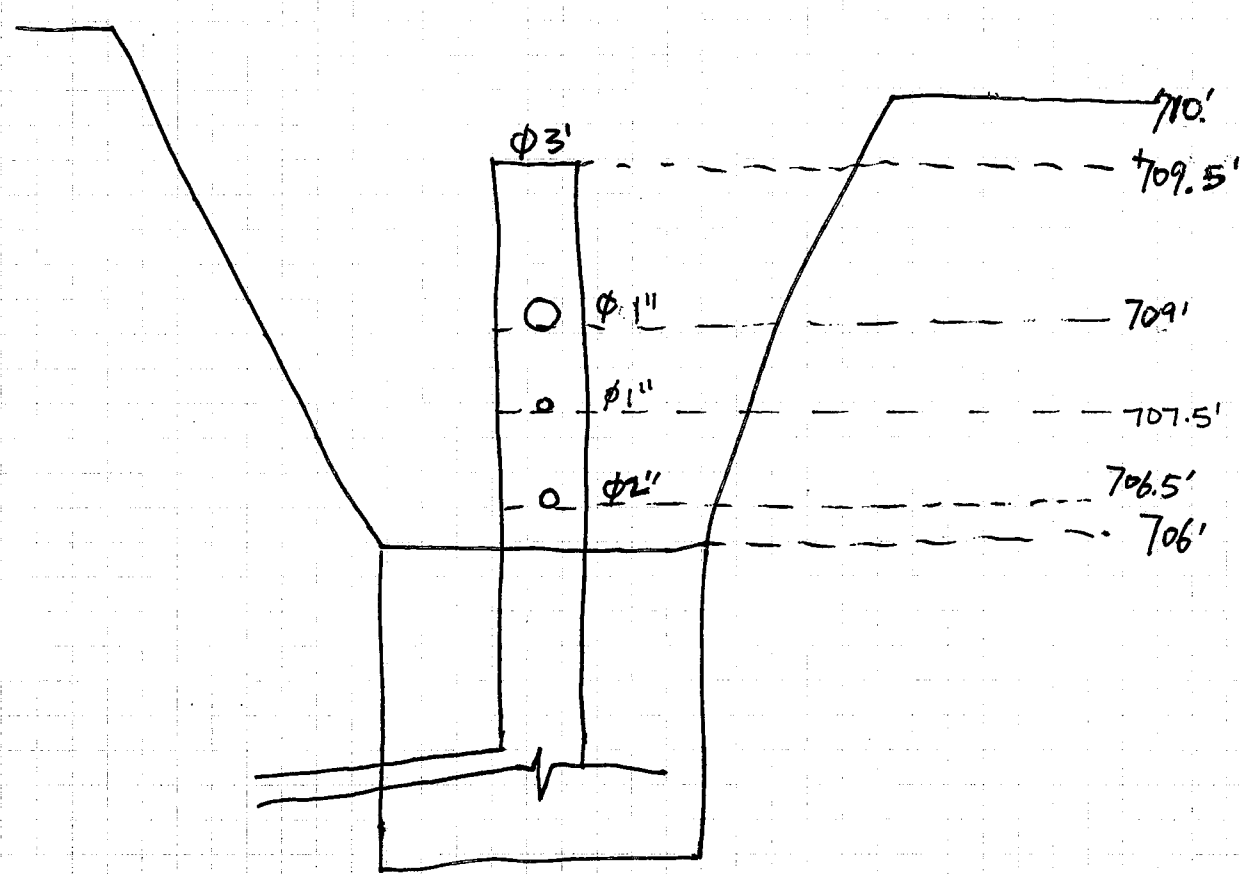
1. Verify that siting and design criteria have been met, including placement requirements, contributing tributary area, maximum side and finish grade slopes, and the recommended media surface area tributary ratio.
2. Iteratively determine the facility footprint area, surface ponding and/or aggregate storage layer depth required to provide detention storage to reduce flow rates and durations to allowable limits. Flow rates and durations can be controlled from detention storage by altering outlet structure orifice size(s) and/or water control levels. Multi-level orifices can be used within an outlet structure to control the full range of flows.
3. If biofiltration with underdrain cannot fully provide the flow rate and duration control required by this manual, an upstream or downstream structure with significant storage volume such as an underground vault can be used to provide remaining controls.
4. After biofiltration with underdrain has been designed to meet flow control requirements, calculations must be completed to verify if storm water pollutant control requirements to treat the DCV have been met.

PROJECT DESIGN CONSULTANTS

PLANNING | LANDSCAPE ARCHITECTURE
ENVIRONMENTAL | ENGINEERING | SURVEY

WWW.PROJECTDESIGN.COM

PROJECT DEBEVOISE
SUBJECT BMP BASIN
PAGE : _____ OF _____ JOB NO. : 3255.4
DRAWN BY : S. LI DATE : 1/16/18
CHECKED BY : _____ DATE : _____



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.

Indicate which Items are Included:

Attachment Sequence	Contents	Checklist
Attachment 2a	Hydromodification Management Exhibit (Required)	☒ Included See Hydromodification Management Exhibit Checklist on the back of this Attachment cover sheet.
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, including Structural BMP Drawdown Calculations and Overflow Design Summary (Required) See Chapter 6 and Appendix G of the BMP Design Manual	☐ Included ☐ Submitted as separate stand-alone document
Attachment 2e	Vector Control Plan (Required when structural BMPs will not drain in 96 hours)	☐ Included ☐ Not required because BMPs will drain in less than 96 hours

ATTACHMENT 2a

Hydromodification Exhibit

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
☒ 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)

N

0 20 40 80 120

GRAPHICAL SCALE

WINECREEK DRIVE

EXISTING WINECREEK DRIVE

PVT. ST 'A'

PVT. ST 'B'

PVT. ST 'C'

PVT. ST 'D'

PVT. ST 'E'

PVT. ST 'F'

BIOFILTRATION BASIN #1

POC

Existing Watercourse to Preserve

DMA Drains to BMP

Self Mitigating Areas

BRUSH

DENSE TREES

BMP NOTES:

1. SITE DESIGN BMPS INCLUDE:
   - MINIMIZATION OF IMPERVIOUS FOOTPRINT
2. SOURCE CONTROL BMPs FOR PROJECT INCLUDE:
   - INTEGRATED PEST MANAGEMENT PRINCIPLES
   - EFFICIENT LANDSCAPE AND IRRIGATION DESIGN
   - STORMWATER EDUCATION
   - BUILDING MANAGEMENT PRACTICES (MANAGEMENT OF FIRE SPRINKLER SYSTEM DISCHARGES, AIR CONDITIONING CONDENSATE DISCHARGES, AND THE USE OF NON-TOXIC ROOFING MATERIALS.)
3. THE TREATMENT BMP SELECTED FOR THIS PROJECT IS A LINED BIOFILTRATION BASIN
4. PROJECT WILL OUTLET TO ADJACENT CREEK AND PROJECT IS SUBJECT TO HYDROMODIFICATION REQUIREMENTS
5. THE NRCS SOIL SURVEY CLASSIFIES THE SITE SOILS AS HYDROLOGIC SOIL GROUP 'D'
6. GROUNDWATER LEVEL VARIES, BUT WAS NOT ENCOUNTERED WITHIN 20' OF SURFACE NEAR UPPER PORTIONS OF PROJECT
7. THERE ARE NO CCSYA WITHIN THE PROPERTY OR THE VICINITY.

LEGEND:

PROJECT BOUNDARY

DRAINAGE MANAGEMENT AREA (DMA)

SCALE: 1"=40'

JOB #: 3255.4

CREATED: 8/29/18

PREPARED BY:

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

CITY OF SAN DIEGO

AVION

HYDROMODIFICATION MAP
PROPOSED CONDITIONS
EXHIBIT 2A

ATTACHMENT 2b

CCSY Documentation

LEGEND

DRAINAGE AREA

WMAA CCSYA

0 500 1000 1500

GRAPHICAL SCALE

SCALE:	1"=500'
JOB #:	3255.4
CREATED:	1/18/18

PREPARED BY:

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619.234.0349 Fax

CITY OF SAN DIEGO

AVION

CCSYA MAP
EXHIBIT 2C

ATTACHMENT 3

STRUCTURAL BMP MAINTENANCE INFORMATION

This is the cover sheet for Attachment 3.

Indicate which Items are Included behind this cover sheet:

Attachment Sequence	Contents	Checklist
Attachment 3a	Structural BMP Maintenance Thresholds and Actions (Required)	☒ Included See Structural BMP Maintenance Information Checklist.
Attachment 3b	Draft Maintenance Agreement (when applicable)	☐ Included ☐ Not Applicable

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

Preliminary Design / Planning / CEQA level submittal:

- Attachment 3a must identify:
  - ☐ Typical maintenance indicators and actions for proposed structural BMP(s) based on Section 7.7 of the BMP Design Manual
- Attachment 3b is not required for preliminary design / planning / CEQA level submittal.

Final Design level submittal:

Attachment 3a must identify:

- ☐ Specific maintenance indicators and actions for proposed structural BMP(s). This shall be based on Section 7.7 of the BMP Design Manual and enhanced to reflect actual proposed components of the structural BMP(s)
- ☐ 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)
- ☐ When applicable, frequency of bioretention soil media replacement
- ☐ 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

Attachment 3b: For private entity operation and maintenance, Attachment 3b 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).

Attachment 3A: Structural BMP Maintenance Information Checklist

BMP Type: Biofiltration (Lined)

Inspection. Perform inspections monthly (or as needed) of the basins for sediment/trash accumulation, inlet and outlet structures, vegetation health, basin erosion and standing water in basins.

Inspection Items	Typical Maintenance Indicator(s)	Maintenance Actions
Mulch	Insufficient cover or patchy in appearance. Areas of bare earth are exposed, or mulch layer is less than 3 inches in depth.	Remove and replace with fresh mulch every 3 months, or as needed.
Trash and Debris	Trash and debris accumulated in area.	Remove and dispose of properly.
Sedimentation	Accumulation of sediment. (Overflow inlets should be at least 6 inches above bottom of basin).	Remove and properly dispose of accumulated materials, without damage to the vegetation. Maintain integrity of side slopes.
Vegetation	Poor vegetation establishment	Re-seed, re-plant, or re-establish vegetation per original plans. Maintain vegetation health.
	Overgrown vegetation	Mow or trim as appropriate.
	Presence of weeds	Remove weeds.
Erosion	Erosion due to concentrated irrigation flow or storm water flow	Inspect soil and repair/re-seed/re-plant eroded areas after big storm events or as needed
		Repair energy dissipation (riprap or splashblock).
Inlet and outlet structures	Check for clogging.	Clear obstructions.
Standing water (beyond 96 hours after a rain event)	Inspect perforated underdrain pipe using cleanout riser and inspect downstream connection	Make appropriate corrective measures such as adjusting irrigation system, removing obstructions of debris or invasive vegetation, unclogging perforated underdrain, loosening or replacing top soil to allow for better infiltration, or minor re-grading for proper drainage. If the issue is not corrected by restoring the BMP to the original plan and grade, the City Engineer shall be contacted prior to any additional repairs or reconstruction.

Summary of Standard Inspection and Maintenance

The property owner is responsible to ensure inspection, operation and maintenance of permanent BMPs on their property unless responsibility has been formally transferred to an agency, community facilities district, homeowners association, property owners association, or other special district.

Maintenance frequencies listed in this table are average/typical frequencies. Actual maintenance needs are site-specific, and maintenance may be required more frequently. Maintenance must be performed whenever needed, based on maintenance indicators presented in this table. The BMP owner is responsible for conducting regular inspections to see when maintenance is needed based on the maintenance indicators. During the first year of operation of a structural BMP, inspection is recommended at least once prior to August 31 and then monthly from September through May. Inspection during a storm event is also recommended. After the initial period of frequent inspections, the minimum inspection and maintenance frequency can be determined based on the results of the first year inspections.

Threshold/Indicator	Maintenance Action	Typical Maintenance Frequency
Accumulation of sediment, litter, or debris	Remove and properly dispose of accumulated materials, without damage to the vegetation or compaction of the media layer.	• Inspect monthly. If the BMP is 25% full* or more in one month, increase inspection frequency to monthly plus after every 0.1-inch or larger storm event. • Remove any accumulated materials found at each inspection.
Obstructed inlet or outlet structure	Clear blockage.	• Inspect monthly and after every 0.5-inch or larger storm event. • Remove any accumulated materials found at each inspection.
Damage to structural components such as weirs, inlet or outlet structures	Repair or replace as applicable	• Inspect annually. • Maintain when needed.

Threshold/Indicator	Maintenance Action	Typical Maintenance Frequency
Poor vegetation establishment	Re-seed, re-plant, or re-establish vegetation per original plans.	• Inspect monthly. • Maintain when needed.
Dead or diseased vegetation	Remove dead or diseased vegetation, re-seed, re-plant, or re-establish vegetation per original plans.	• Inspect monthly. • Maintain when needed.
Overgrown vegetation	Mow or trim as appropriate.	• Inspect monthly. • Maintain when needed.
2/3 of mulch has decomposed, or mulch has been removed	Remove decomposed fraction and top off with fresh mulch to a total depth of 3 inches.	• Inspect monthly. • Replenish mulch annually, or more frequently when needed based on inspection.
Erosion due to concentrated irrigation flow	Repair/re-seed/re-plant eroded areas and adjust the irrigation system.	• Inspect monthly. • Maintain when needed.

Threshold/Indicator	Maintenance Action	Typical Maintenance Frequency
Erosion due to concentrated storm water runoff flow	Repair/re-seed/re-plant eroded areas, and make appropriate corrective measures such as adding erosion control blankets, adding stone at flow entry points, or minor re-grading to restore proper drainage according to the original plan. If the issue is not corrected by restoring the BMP to the original plan and grade, the [City Engineer] shall be contacted prior to any additional repairs or reconstruction.	• Inspect after every 0.5-inch or larger storm event. If erosion due to storm water flow has been observed, increase inspection frequency to after every 0.1-inch or larger storm event. • Maintain when needed. If the issue is not corrected by restoring the BMP to the original plan and grade, the [City Engineer] shall be contacted prior to any additional repairs or reconstruction.
Standing water in BMP for longer than 24 hours following a storm event Surface ponding longer than approximately 24 hours following a storm event may be detrimental to vegetation health	Make appropriate corrective measures such as adjusting irrigation system, removing obstructions of debris or invasive vegetation, clearing underdrains, or repairing/replacing clogged or compacted soils.	• Inspect monthly and after every 0.5-inch or larger storm event. If standing water is observed, increase inspection frequency to after every 0.1-inch or larger storm event. • Maintain when needed.

Threshold/Indicator	Maintenance Action	Typical Maintenance Frequency
Presence of mosquitos/larvae For images of egg rafts, larva, pupa, and adult mosquitos, see http://www.mosquito.org/biology	If mosquitos/larvae are observed: first, immediately remove any standing water by dispersing to nearby landscaping; second, make corrective measures as applicable to restore BMP drainage to prevent standing water. If mosquitos persist following corrective measures to remove standing water, or if the BMP design does not meet the 96-hour drawdown criteria due to release rates controlled by an orifice installed on the underdrain, the [City Engineer] shall be contacted to determine a solution. A different BMP type, or a Vector Management Plan prepared with concurrence from the County of San Diego Department of Environmental Health, may be required.	• Inspect monthly and after every 0.5-inch or larger storm event. If mosquitos are observed, increase inspection frequency to after every 0.1-inch or larger storm event. • Maintain when needed.
Underdrain clogged	Clear blockage.	Inspect if standing water is observed for longer than 24-96 hours following a storm event. Maintain when needed.

"25% full" is defined as ¼ of the depth from the design bottom elevation to the crest of the outflow structure (e.g., if the height to the outflow opening is 12 inches from the bottom elevation, then the materials must be removed when there is 3 inches of accumulation – this should be marked on the outflow structure).

THE CITY OF SAN DIEGO
RECORDING REQUESTED BY:
THE CITY OF SAN DIEGO
AND WHEN RECORDED MAIL TO:

Click or tap here to enter text.
Click or tap here to enter text.
Click or tap here to enter text.

(THIS SPACE IS FOR THE RECORDER'S USE ONLY)

STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT

APPROVAL NUMBER:	ASSESSOR'S PARCEL NUMBER:	PROJECT NUMBER:
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

This agreement is made by and between the City of San Diego, a municipal corporation [City] and Click or tap here to enter text.

the owner or duly authorized representative of the owner [Property Owner] of property located at:
Click or tap here to enter text.

(PROPERTY ADDRESS)

and more particularly described as: Click or tap here to enter text.

(LEGAL DESCRIPTION OF PROPERTY)

in the City of San Diego, County of San Diego, State of California.

Property Owner is required pursuant to the City of San Diego Municipal Code, Chapter 4, Article 3, Division 3, Chapter 14, Article 2, Division 2, and the Land Development Manual, Storm Water Standards to enter into a Storm Water Management and Discharge Control Maintenance Agreement [Maintenance Agreement] for the installation and maintenance of Permanent Storm Water Best Management Practices [Permanent Storm Water BMP's] prior to the issuance of construction permits. The Maintenance Agreement is intended to ensure the establishment and maintenance of Permanent Storm Water BMP's onsite, as described in the attached exhibit(s), the project's Storm Water Quality Management Plan [SWQMP] and Grading and/or Improvement Plan Drawing No(s), or Building Plan Project No(s): Click or tap here to enter text.

Property Owner wishes to obtain a building or engineering permit according to the Grading and/or Improvement Plan Drawing No(s) or Building Plan Project No(s): Click or tap here to enter text.

Continued on Page 2

NOW, THEREFORE, the parties agree as follows:

1. Property Owner shall have prepared, or if qualified, shall prepare an Operation and Maintenance Procedure [OMP] for Permanent Storm Water BMP's, satisfactory to the City, according to the attached exhibit(s), consistent with the Grading and/or Improvement Plan Drawing No(s), or Building Plan Project No(s):Click or tap here to enter text..

2. Property Owner shall install, maintain and repair or replace all Permanent Storm Water BMP's within their property, according to the OMP guidelines as described in the attached exhibit(s), the project's WQTR and Grading and/or Improvement Plan Drawing No(s), or Building Plan Project No(s)Click or tap here to enter text..

3. Property Owner shall maintain operation and maintenance records for at least five (5) years. These records shall be made available to the City for inspection upon request at any time.

This Maintenance Agreement shall commence upon execution of this document by all parties named hereon, and shall run with the land.

Executed by the City of San Diego and by Property Owner in San Diego, California.

See Attached Exhibits(s):Click or tap here to enter text.

(Owner Signature)

Click or tap here to enter text.

(Print Name and Title)

Click or tap here to enter text.

(Company/Organization Name)

Click or tap to enter a date.

(Date)

THE CITY OF SAN DIEGO

APPROVED:

(City Control engineer Signature

(Print Name)

(Date)

NOTE: ALL SIGNATURES MUST INCLUDE NOTARY ACKNOWLEDMENTS PER CIVIL CODE SEC. 1180 ET.SEQ

ATTACHMENT 4
COPY OF PLAN SHEETS SHOWING PERMANENT STORM WATER BMPS

This is the cover sheet for Attachment 4.

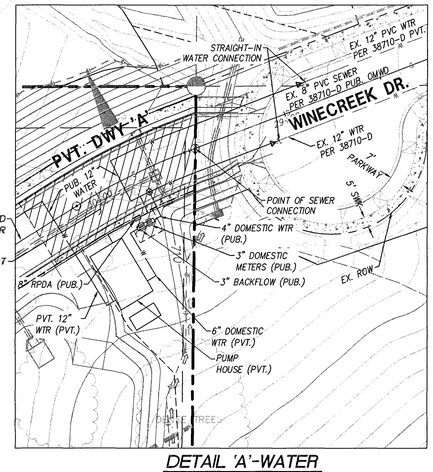
Use this checklist to ensure the required information has been included on the plans:

The plans must identify:

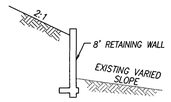
☒ Structural BMP(s) with ID numbers matching Form I-6 Summary of PDP Structural BMPs
☒ The grading and drainage design shown on the plans must be consistent with the delineation of DMAs shown on the DMA exhibit
☒ Details and specifications for construction of structural BMP(s)
☒ Signage indicating the 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 propritery BMPs are used, site specific cross section with outflow, inflow and model number shall be provided. Broucher photocopies are not allowed.

AVION

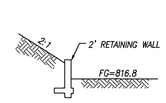
REZONE NO. 2109729/VESTING TENTATIVE MAP NO. 2109728/PLANNED DEVELOPMENT PERMIT NO. 2109731/
SITE DEVELOPMENT PERMIT NO. 2109732



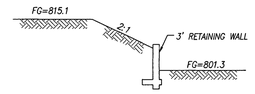
DETAIL 'A'-WATER
SCALE: 1" = 30'



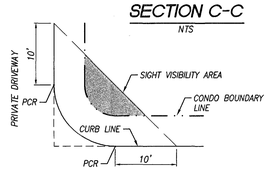
SECTION A-A
NTS



SECTION B-B
NTS



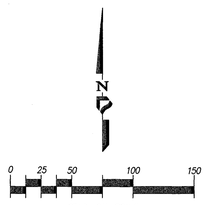
SECTION C-C
NTS



PRIVATE DRIVEWAY

SIGHT VISIBILITY DETAIL
NTS

NOTE: NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 24 INCHES IN HEIGHT.



GRAPHICAL SCALE
SCALE: 1" = 50'

STORM WATER NOTES:

1. AT THE STORM DRAIN DISCHARGE LOCATION, A SUITABLE ENERGY DISSIPATER IS TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.
2. NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATION.
3. MULTIPLE STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MIMIC THE EXISTING DRAINAGE PATTERN.

SIGHT DISTANCE NOTE:

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT, PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

WATER AND SEWER NOTES:

1. ALL PROPOSED WATER AND SEWER FACILITIES WITHIN THE PUBLIC ROW OR PUBLIC EASEMENT (PUBLIC AND PRIVATE) MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CITY OF SAN DIEGO'S CURRENT WATER AND SEWER FACILITY DESIGN GUIDELINES, REGULATIONS, STANDARDS, AND PRACTICES PERTAINING THERETO.
2. ALL PROPOSED PRIVATELY MAINTAINED WATER AND SEWER FACILITIES LOCATED WITHIN A SINGLE LOT OR PRIVATE EASEMENT MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CURRENT CALIFORNIA PLUMBING CODE.
3. ALL WATER SERVICES TO THE SITE (EXCEPTING SINGLE FAMILY DOMESTIC SERVICE LINES, AND SINGLE FAMILY DOMESTIC/FIRE COMBINED SERVICE LINES WHERE THE RESIDENTIAL FIRE SPRINKLER SYSTEM UTILIZES PASSIVE PURGE DESIGN) MUST PASS THROUGH A PRIVATE ABOVE GROUND BACK FLOW PREVENTION DEVICE (BFPD). BFPD'S ARE TO BE LOCATED ABOVE GROUND, ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE, AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY.

NOTES:

1. FILL PLACED IN THE SFHA FOR THE PURPOSE OF CREATING A BUILDING PAD MUST BE COMPACTED TO 95% OF THE MAXIMUM DENSITHY OBTAINABLE WITH THE STANDARD PROCTOR TEST FILL METHOD ISSUED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM STANDARD D-698). GRANULAR FILL SLOPES MUST HAVE ADEQUATE PROTECTION FOR A MINIMUM FLOOD WATER VELOCITY OF FIVE FEET PER SECOND.
2. AN EMRA WILL BE REQUIED FOR ALL PRIVATE STORM DRAINS, LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC RIGHT-OF-WAY.
3. THIS PROJECT WILL IMPLEMENT GREEN STREET ELEMENTS FOR THAT AREA THAT CAN BE REFERENCED WITH THE SWOMP.
4. IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT A NEW METER ABOVE GROUND WITHIN THE PUBLIC ROW, OR AN ADEQUATELY SIZED PUBLIC WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
5. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

LEGEND:

- EXISTING STREET LEGAL CENTERLINE
- EXISTING RIGHT-OF-WAY
- PROPERTY LINE/ TM BOUNDARY
- PROPOSED DRIVEWAY CENTERLINE
- PROPOSED LOT LINE
- PROPOSED CONDO BOUNDARY LINE
- XX / XXX.X — UNIT NUMBER / PROPOSED PAD ELEVATION
- PROPOSED DAYLIGHT LINE
- 710 — EXISTING CONTOUR
- 710 — PROPOSED CONTOUR
- PROPOSED BROW DITCH
- PROPOSED FILL SLOPE
- PROPOSED CUT SLOPE
- PROPOSED RETAINING WALL
- 700.0 FG — PROPOSED FINISH GRADE
- 700.0 — PROPOSED FINISH SURFACE
- W — PROPOSED 12" WATER LINE (PVT.)
- S — PROPOSED 8" SEWER LINE (PUBLIC-OMWD)
- PROPOSED SEWER MANHOLE (PUBLIC-OMWD)
- RIM 705.0 / IE 700.0 — PROPOSED SEWER MANHOLE RIM & IE (PUBLIC-OMWD)
- PROPOSED STORM DRAIN (PVT.)
- PROPOSED STORM DRAIN CLEANOUT (PVT.)
- PROPOSED STORM DRAIN INLET (PVT.)
- PROPOSED HEADWALL (PVT.)
- SITE VISIBILITY TRIANGLE
- PEDESTRIAN RAMP
- PROPOSED SIDEWALK

SITE AND GRADING PLAN

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

REGISTERED PROFESSIONAL ENGINEER
GREGORY M. SHIELDS
No. 42951
Exp. 03-31-20
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
NAME: PROJECT DESIGN CONSULTANTS
ADDRESS: 701 'B' STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
PHONE #: (619) 235-6471

PROJECT ADDRESS:
SAN DIEGO, CALIFORNIA

PROJECT NAME:
AVION

SHEET TITLE:
SITE AND GRADING PLAN

REVISION 14:	
REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 09:	
REVISION 08:	
REVISION 07:	
REVISION 06:	
REVISION 05:	
REVISION 04:	
REVISION 03:	04/24/2019
REVISION 02:	08/29/2018
REVISION 01:	04/26/2018
ORIGINAL DATE:	02/15/2018
SHEET	4 OF 39
DEP #	

ATTACHMENT 5
DRAINAGE REPORT

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

ATTACHMENT 6
GEOTECHNICAL AND GROUNDWATER INVESTIGATION REPORT

This section includes an excerpt of the project Geotechnical Report pertaining to the Stormwater Recommendations prepared by Geocon (Dated August 24, 2018). The entire Geotechnical Report has been added as a CD at the end of the Attachment. This report satisfies Section C.2 of the City Stormwater Standards Manual and is included in lieu of an infiltration feasibility condition letter. Refer to Appendix C.4 to determine the reporting requirements.

GEOCON
INCORPORATED
GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS

Project No. G2213-32-01
August 24, 2018

Lennar Homes
16465 Via Esprillo, Suite 150
San Diego, California 92127

Attention: Mr. Alex Plishner

Subject: GEOTECHNICAL INVESTIGATION
AVION
SAN DIEGO, CALIFORNIA

Dear Mr. Plishner:

In accordance with your request and authorization of our Proposal No. LG-17423 dated November 20, 2017, we have performed a geotechnical investigation to address the tentative map for the subject project (previously referred to as the Debevoise Property). The accompanying report presents the findings of our study and our recommendations relative to the geotechnical aspects of developing the property as presently proposed.

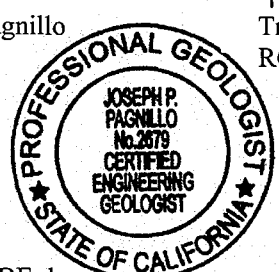
The results of our study indicate that the site can be developed as planned, provided the recommendations of this report are followed. The presence of shallow hard rock in areas of planned excavation will be an important geotechnical consideration during project development.

Should you have any questions regarding this investigation, or if we may be of further service, please contact the undersigned at your convenience.

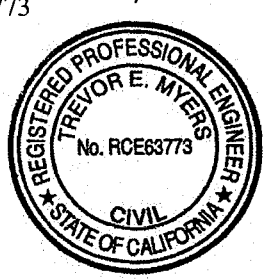
Very truly yours,

GEOCON INCORPORATED

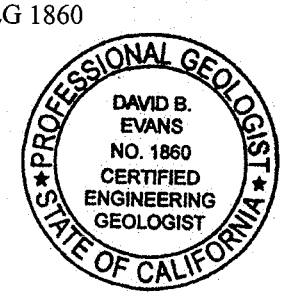
Joseph P. Pagnillo
CEG 2679



Trevor E. Myers
RCE 63773



David B. Evans
CEG 1860



JPP:TEM:DBE:dmc

(2/del) Addressee
(3/del) Project Design Consultants
Attention: Ms. Marina Wurst

APPENDIX D

STORM WATER MANAGEMENT INVESTIGATION

We understand storm water management devices are being proposed in accordance with the *2017 City of San Diego Storm Water Standards for Permanent Site Design, Storm Water Treatment and Hydromodification Management,* commonly referred to as the 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 D-1 presents the descriptions of the hydrologic soil groups. In addition, the USDA website also provides an estimated saturated hydraulic conductivity for the existing soil.

TABLE D-1
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 proposed storm water BMP's will be generally underlain by metavolcanic rock. The USDA Natural Resources Conservation Services (NRCS) Web Soil Survey indicates the property is underlain with one surficial unit identified as San Miguel-Exchequer rocky silt loams (SnG). This unit is classified as Soil Group D. Table D-2 presents the information from the USDA NRCS website.

TABLE D-2
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)
San Miguel-Exchequer rocky silt loam	SnG	100	D	0.00 – 0.06

In-Situ Testing

The infiltration rate, percolation rates and saturated hydraulic conductivity are different and have different meanings. Percolation rates tend to overestimate infiltration rates and saturated hydraulic conductivities by a factor of 10 or more. Table D-3 describes the differences in the definitions.

TABLE D-3
SOIL PERMEABILITY DEFINITIONS

Term	Definition
Infiltration Rate	The observation of the flow of water through a material into the ground downward into a given soil structure under long term conditions. This is a function of layering of soil, density, pore space, discontinuities and initial moisture content.
Percolation Rate	The observation of the flow of water through a material into the ground downward and laterally into a given soil structure under long term conditions. This is a function of layering of soil, density, pore space, discontinuities and initial moisture content.
Saturated Hydraulic Conductivity (k_{SAT}, Permeability)	The volume of water that will move in a porous medium under a hydraulic gradient through a unit area. This is a function of density, structure, stratification, fines content and discontinuities. It is also a function of the properties of the liquid as well as of the porous medium.

The degree of soil compaction or in-situ density has a significant impact on soil permeability and infiltration. Based on our experience and other studies we performed, an increase in compaction results in a decrease in soil permeability.

We performed 2 constant-head Aardvark Permeameter Tests, P-1 and P-2, at locations shown on the *Geologic Map*, Figure 2. The test borings were approximately 3 inches in diameter. The results of the

tests provide parameters for the saturated hydraulic conductivity characteristics of on-site soil and geologic units. Table D-4 presents the results of the estimated field saturated hydraulic conductivity and estimated infiltration rates obtained from the Aardvark Permeameter tests. The field sheets are presented herein. We applied a feasibility factor of safety of 2 to the field results for use in preparation of Worksheet C.4-1. Based on a discussion in the County of Riverside *Design Handbook for Low Impact Development Best Management Practices*, the infiltration rate should be considered equal to the saturated hydraulic conductivity rate.

TABLE D-4
FIELD PERMEAMETER INFILTRATION TEST RESULTS

Test No.	Geologic Unit	Test Depth (feet)	Field-Saturated Hydraulic Conductivity, k_{sat} (inch/hour)	Worksheet[1] Saturated Hydraulic Conductivity, k_{sat} (inch/hour)
P-1	Jsp	1	0.017	0.0085
P-2	Jsp	1.5	0.008	0.0040

[1] Using a factor of safety of 2 for Worksheet C.4-1.

STORM WATER MANAGEMENT CONCLUSIONS

The *Geologic Map*, Figure 2, depicts the existing property, proposed development, and the locations of the field excavations and in-situ infiltration test locations.

Soil Types

Santiago Peak Volcanics – The Santiago Peak Volcanics Formation underlies the property. This formation consists of weakly metamorphosed volcanic and sedimentary rocks that appear relatively dark-colored where exposed. The metavolcanic rock constitution ranges from rhyolite to basalt and commonly includes tuff, tuff-breccias, and andesites. Very fine-grained, silicified sandstones, slate, and other types of metasedimentary rocks can also be present. The permeability characteristics of this metavolcanic unit are very low. Full and partial infiltration should be considered infeasible.

Infiltration Rates

The results of the factored infiltration rates for the Santiago Peak Volcanics ranged between 0.004 and 0.0085 inches per hour. Therefore, based on the results of the infiltration testing, full and partial infiltration should be considered infeasible.

Groundwater Elevations

We did not encounter groundwater during our field exploration. Groundwater is not expected to be a geotechnical constraint. We expect to encounter groundwater greater than 50 feet below the ground surface.

Soil or Groundwater Contamination

Based on review of the Geotracker website, soil or groundwater contamination is not expected.

New or Existing Utilities

No existing utilities are currently present. Proposed utilities are planned. Full or partial infiltration near existing or proposed utilities should be avoided to prevent lateral water migration into the permeable trench backfill materials.

Existing and Planned Structures

No existing structures are present. Proposed residential structures are not planned in the vicinity of the storm water basin, however a bridge will be constructed immediately down gradient.

Slopes

Topographically, the site is characterized by a north-trending ridge with moderate to steep slopes along the eastern flank. The ridge is comprised of metavolcanic rock and descends in a south to north direction. Drainage for the property generally flows to the east and north and is collected by a northwesterly trending canyon. The elevations within the proposed development consist of a topographic high of 890 feet Mean Sea Level (MSL) located in the northeast portion of the site and a low of approximately 680 feet MSL within the northern portion of the property.

Recommendations

Based on the above discussion, full and partial infiltration is infeasible and liners and subdrains should be incorporated into the design and construction of any 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 4 inches in diameter and consist of Schedule 40 PVC pipe. The subdrains outside of the liner should consist of solid pipe. Seams and penetrations of the liners 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. The attached Worksheet C.4-1 presents the completed information for the submittal process.

The regional storm water standards also have a worksheet (Worksheet C.5-1 or Form I-9) that helps the project civil engineer estimate the factor of safety based on several factors. Table D-5 describes the suitability assessment input parameters related to the geotechnical engineering aspects for the factor of safety determination.

TABLE D-5
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 information in Table D-5, Table D-6 presents the estimated factor values for the evaluation of the factor of safety. This table only provides 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 D-6
FACTOR OF SAFETY WORKSHEET DESIGN VALUES – PART A[1]

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	3	0.75
Site Soil Variability	0.25	2	0.50
Depth to Groundwater/ Impervious Layer	0.25	1	0.25
Suitability Assessment Safety Factor, $S_A = \sum p$			2.00

[1] 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.

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:**
Avion	PLANNING
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.

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 storm water design.

[11] Available data include 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.
1F	**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.

Two permeability tests using our constant-head Aardvark permeameter were performed, both within the top foot of metavolcanic rock. The unfactored infiltration rates for the metavolcanic rock was measured to be 0.014 and 0.007 inches/hour (iph). After applying a feasibility factor of safety of 2, the design infiltration rates for the metavolcanic rock are between 0.007 to 0.0035 iph. The Aardvark Permeameter test results are attached. In accordance with the Riverside County storm water procedures, which reference the United States Bureau of Reclamation Well Permeameter Method (USBR 7300), the saturated hydraulic conductivity is equal to the unfactored infiltration rate. The USDA NRCS Web Soil Survey of the proposed area indicated that 100% of the area belongs to Hydrologic Soil Group D (SnG). Based on the above information, full infiltration BMP's supported by the metavolcanic rock are not feasible. Please refer to the geotechnical investigation, Appendix C, for additional information. The locations of the borings and permeability tests are shown on the Geologic Map, Figure 2.

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.

Two permeability tests using our constant-head Aardvark permeameter were performed, both within the top foot of metavolcanic rock. The unfactored infiltration rates for the metavolcanic rock was measured to be 0.014 and 0.007 inches/hour (iph). After applying a feasibility factor of safety of 2, the design infiltration rates for the metavolcanic rock are between 0.007 to 0.0035 iph. The Aardvark Permeameter test results are attached. In accordance with the Riverside County storm water procedures, which reference the United States Bureau of Reclamation Well Permeameter Method (USBR 7300), the saturated hydraulic conductivity is equal to the unfactored infiltration rate. The USDA NRCS Web Soil Survey of the proposed area indicated that 100% of the area belongs to Hydrologic Soil Group D (SnG). Based on the above information, full infiltration BMP's supported by the metavolcanic rock are not feasible. Please refer to the geotechnical investigation, Appendix C, for additional information. The locations of the borings and permeability tests are shown on the Geologic Map, Figure 2.

The proposed storm water BMP will be founded in metavolcanic rock. The design infiltration rates do not support a full infiltration condition.

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:
Avion	PLANNING

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).

Two permeability tests using our constant-head Aardvark permeameter were performed, both within the top foot of metavolcanic rock. The unfactored infiltration rates for the metavolcanic rock member was measured to be 0.017 and 0.008 inches/hour (iph). After applying a feasibility factor of safety of 2, the design infiltration rates for the metavolcanic rock are between 0.0085 to 0.004 iph. The Aardvark Permeameter test results are attached. In accordance with the Riverside County storm water procedures, which reference the United States Bureau of Reclamation Well Permeameter Method (USBR 7300), the saturated hydraulic conductivity is equal to the unfactored infiltration rate. The USDA NRCS Web Soil Survey of the proposed area indicated that 100% of the area belongs to Hydrologic Soil Group D (SnG). Based on the above information, full infiltration BMP's supported by the metavolcanic rock are not feasible. Please refer to the geotechnical investigation, Appendix C, for additional information. The locations of the borings and permeability tests are shown on the Geologic Map, Figure 2.

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

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions		Worksheet C.4-1: Form I-8A[10]	
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
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

Categorization of Infiltration Feasibility Condition based on Geotechnical Conditions		Worksheet C.4-1: Form I- 8A[10]	
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
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.

GEOCON

Aardvark Permeameter Data Analysis

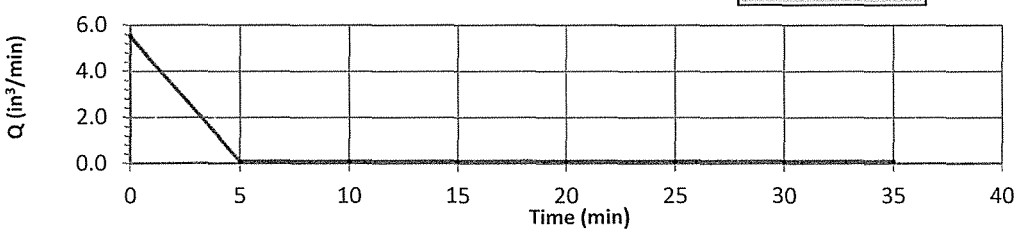
Project Name:	Avion	Date:	5/21/2018
Project Number:	G2213-32-01	By:	DEG
Test Number:	P-1		

Borehole Diameter, d (in.):	4.00
Borehole Depth, **H** (in):	12.00
Distance Between Reservoir & Top of Borehole (in.)	41.00
Estimated Depth to Water Table, **S** (feet):	100.00
Height APM Raised from Bottom (in.):	1.00
Pressure Reducer Used:	No

Ref. EL (feet, MSL):	711.0
Bottom EL (feet, MSL):	710.0

Distance Between Reservoir and APM Float, **D** (in.):	44.75
Head Height Calculated, **h** (in.):	4.65
Head Height Measured, **h** (in.):	5.50
Distance Between Constant Head and Water Table, **L** (in.):	1193.50

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	1.000	27.69	5.538
3	5.00	0.020	0.55	0.111
4	5.00	0.020	0.55	0.111
5	5.00	0.020	0.55	0.111
6	5.00	0.020	0.55	0.111
7	5.00	0.020	0.55	0.111
8	5.00	0.020	0.55	0.111
9	5.00	0.020	0.55	0.111
			Steady Flow Rate, Q (in^3/min):	0.111



Soil Matric Flux Potential, Φ_m

Φ_m= 0.00230 in^2/min

Field-Saturated Hydraulic Conductivity (Infiltration Rate)

K_{sat} = 2.34E-04 in/min 0.014 in/hr

GEOCON

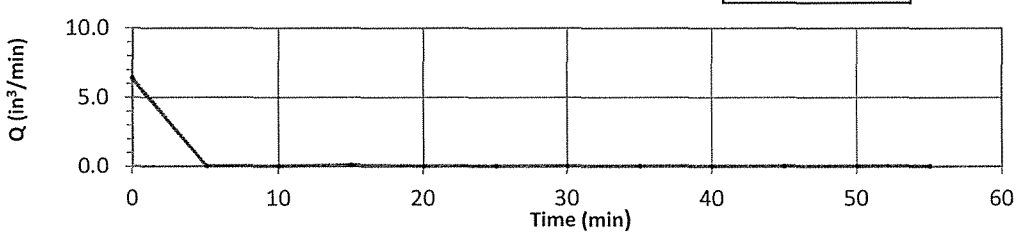
Aardvark Permeameter Data Analysis

Project Name:	Avion	Date:	5/21/2018
Project Number:	G2213-32-01	By:	DEG
Test Number:	P-2	Ref. EL (feet, MSL):	711.0
		Bottom EL (feet, MSL):	709.5

Borehole Diameter, d (in.):	4.00
Borehole Depth, **H** (in):	18.00
Distance Between Reservoir & Top of Borehole (in.)	31.00
Estimated Depth to Water Table, **S** (feet):	100.00
Height APM Raised from Bottom (in.):	1.00
Pressure Reducer Used:	No

Distance Between Reservoir and APM Float, **D** (in.):	40.75
Head Height Calculated, **h** (in.):	4.64
Head Height Measured, **h** (in.):	5.50
Distance Between Constant Head and Water Table, **L** (in.):	1187.50

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	1.160	32.12	6.425
3	5.00	0.010	0.28	0.055
4	5.00	0.012	0.33	0.066
5	5.00	0.023	0.64	0.127
6	5.00	0.010	0.28	0.055
7	5.00	0.010	0.28	0.055
8	5.00	0.010	0.28	0.055
9	5.00	0.010	0.28	0.055
10	5.00	0.010	0.28	0.055
11	5.00	0.010	0.28	0.055
12	5.00	0.010	0.28	0.055
13	5.00	0.010	0.28	0.055
			Steady Flow Rate, Q (in^3/min):	0.055



Soil Matric Flux Potential, Φ_m

Φ_m= 0.0011 in^2/min

Field-Saturated Hydraulic Conductivity (Infiltration Rate)

K_{sat} = 1.17E-04 in/min 0.007 in/hr


Verbatim
CD-R
COMPACT
disc
Recordable
700 MB Mo
52x speed vitesse
80 min
Geotech Report 8/29/2018