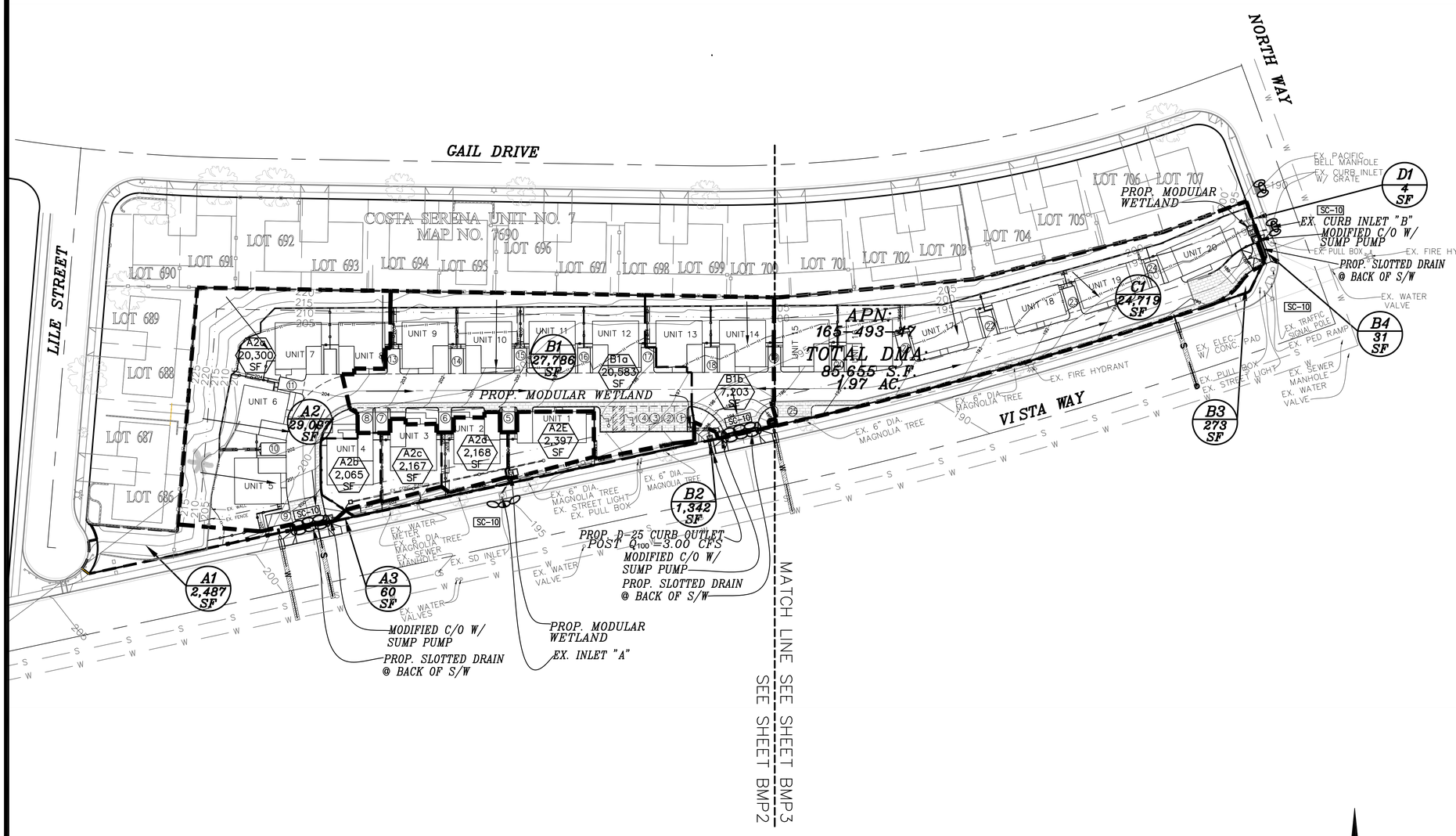
DRAINAGE MANAGEMENT AREA EXHIBIT & EXISTING IMPERVIOUS AREAS



BMP LEGEND

DRAINAGE AREA BOUNDARY
DIRECTION OF LOT DRAINAGE
EX. PROPERTY LINE
EX. SET BACK LINE
EX. SEWER MAIN
EX. WATER MAIN
EX. CONCRETE
NEW AC. PAVEMENT
PRO. DWELLING

MATERIALS & WASTE MANAGEMENT CONTROL BMPs:

- WM-1 MATERIAL DELIVERY & STORAGE
- WM-4 SPILL PREVENTION AND CONTROL
- WM-5 SOLID WASTE MANAGEMENT
- WM-8 WASTE MANAGEMENT/ CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT
- WM-10 LIQUID WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMPs:

- SC-5 FIBER ROLLS
- SC-6 / SC-8 GRAVEL OR SAND BAGS
- SC-7 STREET SWEEPING AND VACUUMING
- TC-1 EX. STABILIZED CONSTRUCTION ENTRANCE W/ AC PAVING
- SC-10 STORM DRAIN INLET PROTECTION

PERMANENT BMPs :

- SD-10 PROTECTION OF FLAT PAD AREA & SLOPES
  - EX. CONCRETE
  - NEW AC. PAVEMENT
  - PROP. LANDSCAPE

TREATMENT CONTROL BMPs :

- FT-1 VEGETATED SWALE

POST CONSTRUCTION SOURCE CONTROL BMP's:

- NS-1 WATER CONSERVATION PRACTICE
- 4.2.3 PROTECT OUTDOOR MATERIALS STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL
- 4.2.4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL
- 4.2.5 PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL

GRADING QUANTITITES

NO GRADING PROPOSED FOR THIS SITE.
PLEASE NOTE THAT ALL GRADING HAS BEEN DONE UNDER PTS-412811 DWG #38647-D

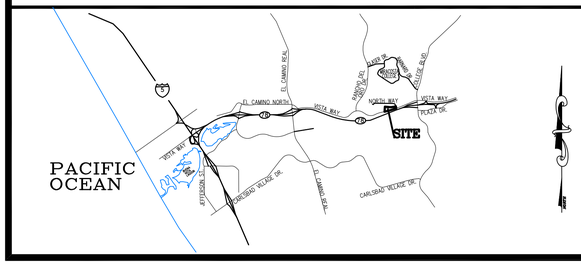
GRADED AREA 0 [ACRES]
CUT QUANTITIES 2,953 [CY.D]
FILL QUANTITIES 3,937 [CY.D]
IMPORT 984 [CY.D]
MAX. CUT DEPTH 7 [FT]
MAX CUT SLOPE RATIO (2:1MAX) 2:1
MAX. FILL DEPTH 6 [FT]
MAX FILL SLOPE RATIO (2:1MAX) 2:1

ENGINEERING SCALE: 1"=40'

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. MAIN STREET, SUITE 108, EL CAJON, CA 92021; PHONE (619) 749-8818; FAX (619) 749-8806

JOB NO. 499-01, DATED APRIL 27, 2021

VICINITY MAP



APPLICANT INFORMATION

NAME: NEPTUNE INVESTMENTS, LLC
ADDRESS: P.O. BOX 9890
CITY: RANCHO SANTA FE
STATE: CA
ZIP: 92067
CONTACT: REZA SHERA
PHONE: (858) 401-9090
EMAIL: REZASHERA@GMAIL.COM

CONTACT INFORMATION

NAME: NEAL BENHOFF
COMPANY: ALTA CONSULTANTS
ADDRESS: 1283 E. MAIN STREET
CITY: EL CAJON
STATE: CA
ZIP: 92021
PHONE: (619) 749-8818 EXT. 104
EMAIL: NEAL.BENHOFF@ALTA-CONSULTANTS.COM

PARCEL INFORMATION

APN: 165-493-47
SITE ADDRESS: 3710 VISTA WAY
OCEAN SIDE, CA

PROJECT INFORMATION

EXISTING: VACANT LAND WITH ONE EXISTING WATER SERVICE.

PROPOSED: DEVELOP FOR 20 DETACHED ONE-STORY SENIOR HOUSING UNITS WITH ONE ATTACHED GARAGE FOR EA. UNIT AND 27 DETACHED PARKING SPACES FOR A TOTAL OF 47 PARKING SPACES TOTAL.
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EACH DWELLING UNIT WILL BE INDIVIDUALLY METERED.
DRIVEWAY CUTS AND PRIVATE SD CONNECTIONS TO THE EX. PUBLIC SD FACILITIES.
NO OFFSITE DRAINAGE FLOWS INTO THE SITE.
NO OFFSITE DRAINAGE FLOWS INTO THE SITE.

-

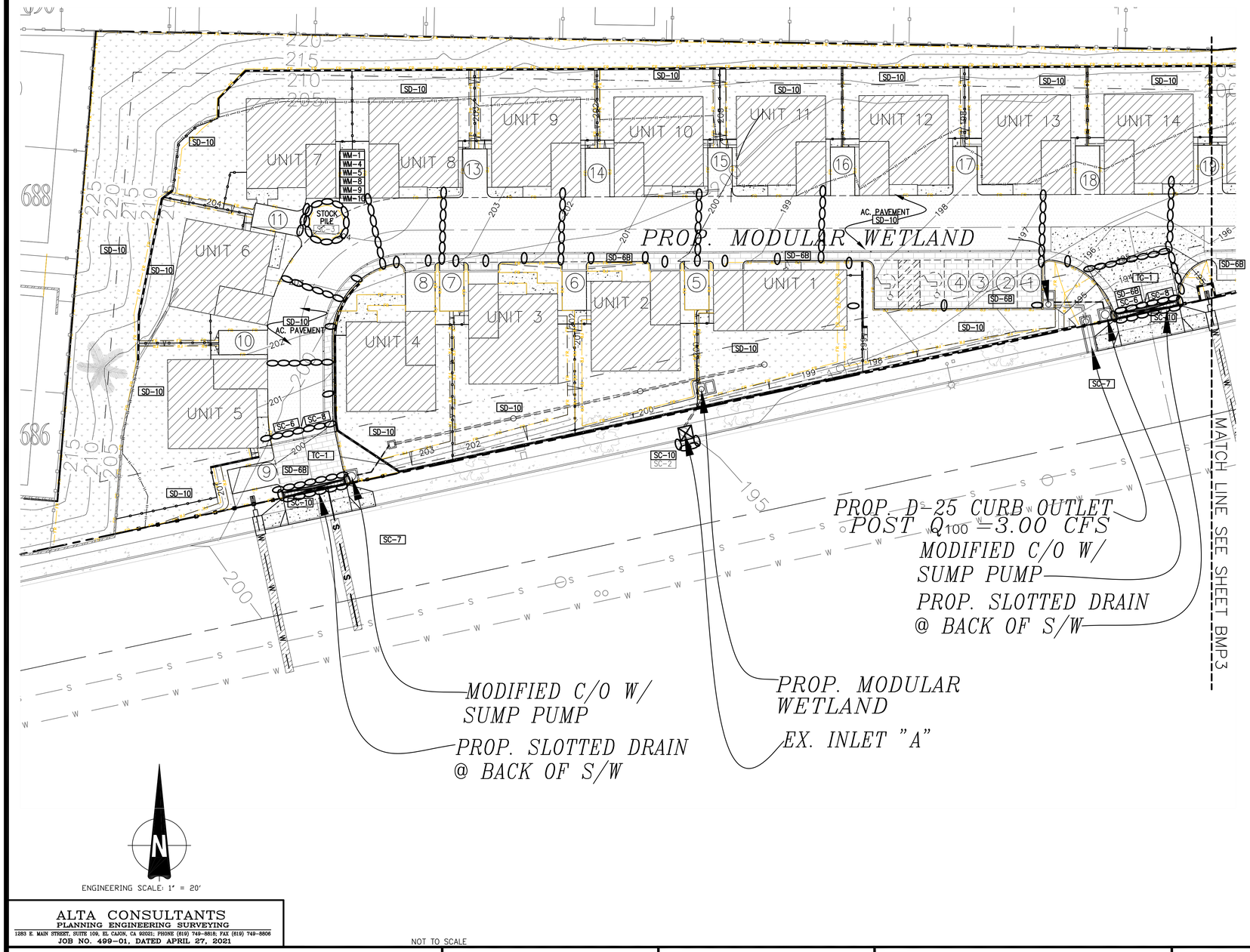
SHEET TITLE

DMA & BMP EXHIBIT

SHEET NUMBER

BMP 1

DRAINAGE MANAGEMENT AREA AND BMP's EXHIBIT



ENGINEERING SCALE: 1" = 20'

NOT TO SCALE

BMP LEGEND

DRAINAGE AREA BOUNDARY
DIRECTION OF LOT DRAINAGE
EX. PROPERTY LINE
EX. SET BACK LINE
EX. SEWER MAIN — S —
EX. WATER MAIN — W —
EX. FENCE

CONSTRUCTION BMPs CASQA MANUAL:
MATERIALS & WASTE MANAGEMENT CONTROL BMPs:

- WM-1 MATERIAL DELIVERY & STORAGE
- WM-4 SPILL PREVENTION AND CONTROL
- WM-5 SOLID WASTE MANAGEMENT
- WM-8 WASTE MANAGEMENT/ CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT
- WM-10 LIQUID WASTE MANAGEMENT

CONSTRUCTION BMPs CASQA MANUAL:
TEMPORARY RUNOFF CONTROL CONSTRUCTION BMPs:

- SC-1 SILT FENCE
- SC-5 FIBER ROLLS
- SC-6 / SC-8 GRAVEL OR SAND BAGS
- SC-7 STREET SWEEPING AND VACUUMING
- TC-1 EX. STABILIZED CONSTRUCTION ENTRANCE W/ AC PAVING
- SC-10 STORM DRAIN INLET PROTECTION

EX. CONCRETE
NEW AC. PAVEMENT
PRO. DWELLING
PROPOSED PARKING SPACE #

PERMANENT BMPs :

- SD-10 PROTECTION OF FLAT PAD AREA & SLOPES

IMPERVIOUS
PROP. CONCRETE
NEW AC. PAVEMENT
PERVIOUS
PROP. LANDSCAPE
PROP. PERMEABLE PAVERS

CITY OF OCEANSIDE BMP MANUAL
TREATMENT CONTROL BMPs :

- BF-3 PROPRIETARY BIOFILTRATION - MODULAR WETLAND
- SD-6B PROP. PERMEABLE PAVERS

CITY OF OCEANSIDE BMP MANUAL
4.2 SOURCE CONTROL (SC) BMP's :

- SC-1 PREVENT ILLICIT DISCHARGES INTO THE MS4
- SC-2 SD SIGNAGE PLACARD OR TILES
- SC-3 PROTECT OUTDOOR MATERIAL STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL
- SC-4 PROTECT MATERIALS STORED IN WORK AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL
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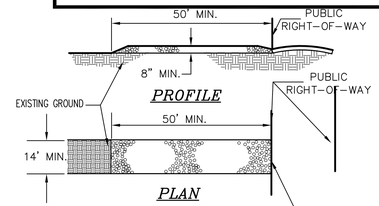
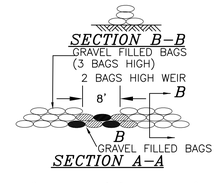
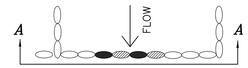
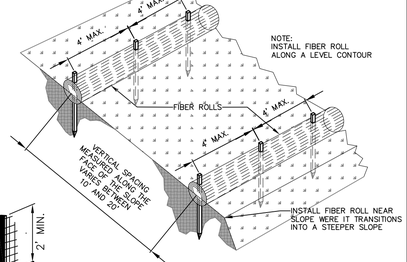


STABILIZED CONSTRUCTION ENTRANCE

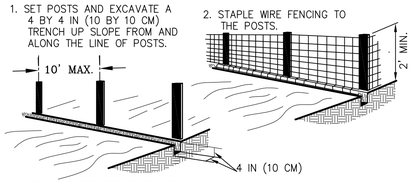




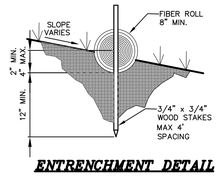
GRAVEL BAG DETAIL
NOT TO SCALE



TYPICAL FIBER ROLL INSTALATION
NOT TO SCALE



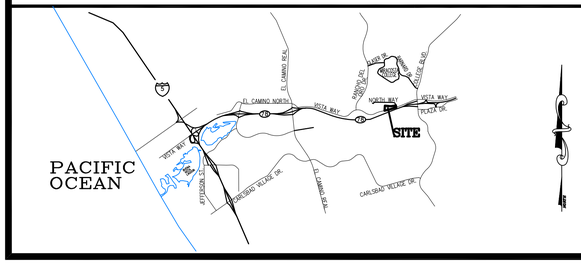
SILT FENCE
NOT TO SCALE



ENTRENCHMENT DETAIL
NOT TO SCALE

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E MAIN STREET, SUITE 109, EL CAJON, CA 92021; PHONE (619) 749-8818; FAX (619) 749-8806
JOB NO. 499-01, DATED APRIL 27, 2021

VICINITY MAP



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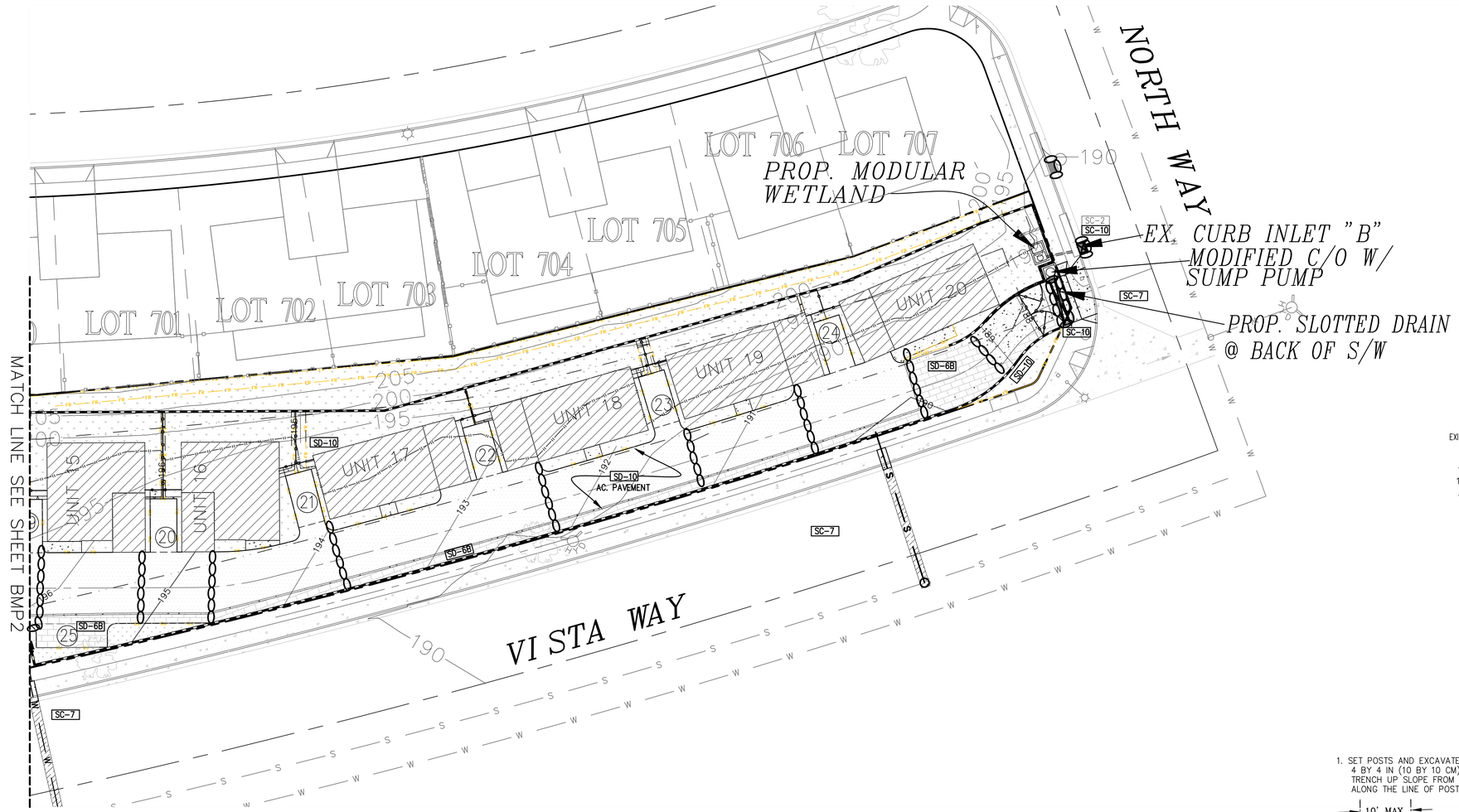
SHEET TITLE

DMA & BMP EXHIBIT

SHEET NUMBER

BMP 2

DRAINAGE MANAGEMENT AREA AND BMP's EXHIBIT



ENGINEERING SCALE: 1" = 20'

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BMP LEGEND

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EX. SEWER MAIN — S —
EX. WATER MAIN — W —
EX. FENCE

EX. CONCRETE
NEW AC. PAVEMENT
PRO. DWELLING
PROPOSED PARKING SPACE — #

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PERMANENT BMPs :

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IMPERVIOUS
PROP. CONCRETE
NEW AC. PAVEMENT

PERVIOUS
PROP. LANDSCAPE
PROP. PERMEABLE PAVERS

CITY OF OCEANSIDE BMP MANUAL
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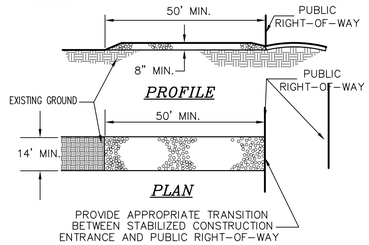
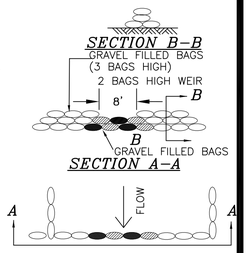


STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



GRAVEL BAG DETAIL
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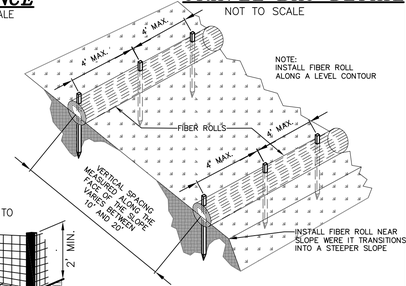

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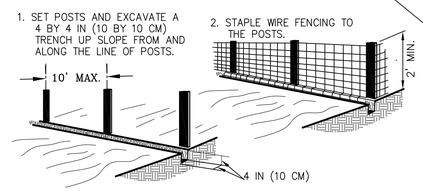

SILT FENCE
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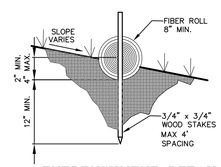
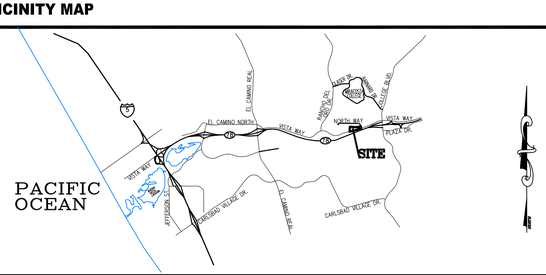


ENTRENCHMENT DETAIL
NOT TO SCALE

VICINITY MAP



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-

SHEET TITLE

DMA & BMP EXHIBIT

SHEET NUMBER

BMP 3

STORM WATER MANAGEMENT NOTES:

1. "DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125% OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN."
2. "NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE SAN DIEGO COUNTY DPW DIRECTOR'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 10 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY ACTIVE PERIOD."
3. "THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMP's (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE MAINTENANCE OF THE BMPs IS THE PERMITEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMPs MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED BMPs FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS OR AS SOON AS SAFE TO DO SO."
4. "A NOTICE OF INTENT (NOI) HAS BEEN FILED, WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CA000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE NOI NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS 937-C322548 THE PERMITTEE SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY THE COUNTY".

SOIL STABILIZATION NOTES:

1. PHYSICAL STABILIZATION THROUGH USE OF GEOTEXTILES, MATS, FIBER ROLLS (SS-7 OR ESC20), BONDED FIBER MATRIX OR OTHER MATERIAL APPROVED BY THE COUNTY FOR STABILIZING SLOPES, OR
2. VEGETATION STABILIZATION USING HYDROSEED (SS-4 OR ESC10) OR ACCEPTABLE LANDSCAPING MAY BE USED ONLY MAY 1 TO AUGUST 15. VEGETATION PROPOSED TO STABILIZE SLOPES MUST BE INSTALLED BY AUGUST 15, WATERED, AND ESTABLISHED PRIOR TO OCTOBER 1. THE PROPERTY OWNER SHALL SHOW ON THE PLAN A CONTINGENCY PHYSICAL BMP TO BE INSTALLED BY OCTOBER 1 IF HYDROSEED ESTABLISHMENT DOES NOT OCCUR BY THAT DATE. IF LANDSCAPING IS PROPOSED, EROSION CONTROL MEASURES MUST ALSO BE USED WHILE LANDSCAPING IS BEING ESTABLISHED. ESTABLISHED VEGETATION SHALL HAVE A SUBSURFACE MAT OF INTERTWINED MATURE ROOTS WITH A UNIFORM VEGETATIVE COVERAGE OF 70 PERCENT OF THE NATURAL VEGETATIVE COVERAGE OR MORE ON ALL DISTURBED AREAS.
3. ALL MANUFACTURED SLOPES AND CLEARED SLOPES OF 3 TO 1 (HORIZONTAL TO VERTICAL) AND STEEPER ARE TO BE PROTECTED WITH A BMP APPROVED BY THE COUNTY OF SAN DIEGO, AS DESCRIBED IN NUMBER 1 AND 2 ABOVE. CLEARED SLOPES FLATTER THAN 3 TO 1 MUST STILL BE PROTECTED FROM EROSION USING EITHER AN APPROVED BMP OR BY USING HYDROMULCH WITH A GUAR BINDER. FLAT AREAS OF LESS THAN 5% (LIKE BUILDING PADS, PARKING AREAS, LEACH FIELDS) SHALL HAVE 100% PROTECTION USING GEOTEXTILES, MATS (SS-7 OR ESC20), OR OTHER MATERIAL APPROVED BY THE COUNTY FOR STABILIZING SLOPES, OR USING TRACKING AND SOIL STABILIZERS/BINDERS (SS-5), TEMPORARY SEEDING (SS-4), MULCH/WOOD CHIPS (SS-3, SS-6, SS-8), OR JUTE MATTING (SS-7). THE COUNTY MAY REDUCE THIS REQUIREMENT FOR FLAT AREAS AND THE BELOW REQUIREMENT, PROVIDED FULL SEDIMENT CONTROL IS PROVIDED THROUGH CONSTRUCTED AND MAINTAINED DESILTATION BASINS (SC-2) AT ALL PROJECT DISCHARGE POINTS.
4. AREAS OF GRADED PADS THAT HAVE ACTIVE STRUCTURE CONSTRUCTION UNDERWAY MAY BE PROTECTED BY ROLLED PLASTIC AS PART OF A WEATHER-TRIGGERED ACTION PLAN UNTIL THE STRUCTURE'S ROOF HAS BEEN COMPLETED. THE REMAINDER OF THE PAD AREA MUST CONTINUE TO BE PROTECTED USING EROSION CONTROL MEASURES IDENTIFIED ABOVE.
5. UNPAVED ROADS ARE EXEMPT FROM 100% PROTECTION REQUIREMENT BUT SHALL HAVE APPROPRIATE BMPs INSTALLED SUCH AS GRAVEL BAG CHEVRONS.

BMP STENCIL PLACEMENT NOTES

A) ALL STORM DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA SHALL HAVE A STENCIL OR TILE PLACED WITH PROHIBITIVE LANGUAGE (SUCH AS: "NO DUMPING – I LIVE IN <<NAME RECEIVED WATER>>") AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING.

B) SIGNS AND PROHIBITIVE LANGUAGE AND/OR GRAPHICAL ICONS, WHICH PROHIBIT ILLEGAL DUMPING, MUST BE POSTED AT PUBLIC ACCESS POINTS ALONG CHANNELS AND CREEKS WITHIN THE PROJECT AREA.

C) LEGIBILITY OF STENCILS, TILES AND SIGNS MUST BE MAINTAINED AND TILES MUST BE PLACED FLUSH WITH THE TOP OF CONCRETE TO REDUCE TRIPPING BY PEDESTRIANS.

EROSION CONTROL MEASURES NOTES:

1. ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.
2. TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES.
3. MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.
4. AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1 ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. BETWEEN OCTOBER 1 AND APRIL 30, APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
5. CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEM SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS.
6. GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.
7. THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF THE SAME BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE GRAVEL BAGS, CATCH BASINS, AND DESILTING BASINS, AND KEEP THESE FACILITIES CLEAN AND FREE FROM SILT AND SAND AS DIRECTED BY COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.

EROSION CONTROL NOTES:

1. EROSION CONTROL ON SLOPES SHALL BE MITIGATED BY INSTALLING LANDSCAPE PLANS AS APPROVED WITH THE BUILDING PLANS. OR BY TEMPORARY EROSION CONTROL CONFORMING TO THE FOLLOWING:

NON-IRRIGATED HYDROSEED MIX

LBS./ACRE	%PURITY/ACRE	SEED SPECIES
20	70%	ATRIPLEX GLAUCA
50		PLANTAGE INSULARIS
8		ENCELIS FARINOSA
6	SCARIFIED	LOTUS SCOPARIUS
7	50% PLUS	EXCHSCHOLZIA CALIFORNIA

TOTAL 91 LBS.

2. THE TOPS OF ALL SLOPES SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
3. CATCH BASINS, DESILTING BASINS AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY INSPECTOR.
4. IN CASE EMERGENCY WORK IS REQUIRED, CONTACT JOSE LUIS ANDREU, AT TEL NO. (619) 661-5325
5. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS EMINENT.
6. DEVICES SHOWN ON PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE COUNTY INSPECTOR.
8. THE CONTRACTOR SHALL RESTORE ALL EROSION CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE COUNTY ENGINEER AFTER EACH RUN -OFF PRODUCING RAINFALL.
9. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED BY THE COUNTY ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES WHICH MAY ARISE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
11. ALL EROSION CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHAL BE INCORPORATED HEREON.
12. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
13. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE (5) DAY RAIN PROBABILITY FORECAST EXCEEDS FORTY PERCENT (40%). SILT AND OTHER DEBRIS SHALL. BE REMOVED AFTER EACH RAINFALL.
14. ALL GRAVEL BAGS SHALL BE BURLAP TYPE WITH 3/4 INCH MINIMUM AGGREGRATE.
15. SHOULD GERMINATION OF HYDROSEEDED SLOPES FAIL TO PROVIDE EFFECTIVE COVERAGE OF GRADED SLOPES (90% COVERAGE) PRIOR TO NOVEMBER 15, THE SLOPES SHALL BE STABILIZED BY PUNCH STRAW INSTALLED IN ACCORDANCE WITH SECTION 35.023 OF THE EROSION AND SEDIMENT CONTROL HANDBOOK OF THE DEPARTMENT OF CONSERVATION, STATE OF CALIFORNIA.

SILTATION AND SEDIMENT CONTROL MEASURES NOTES:

1. THE SEDIMENT BASINS SHALL BE PROVIDED AT THE LOWER END OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED TO DESIGN CONTOURS AFTER EVERY RUNOFF PRODUCING STORM. THE BASINS SHOULD BE SEMI PERMANENT STRUCTURES THAT WOULD REMAIN UNTIL SOIL STABILIZING VEGETATION HAS BECOME WELL ESTABLISHED ON ALL ERODIBLE SLOPES.
2. SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE COUNTY ENGINEER.
3. UTILITY TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH GRAVEL BAGS FROM TOP OF PIPE ON TOP OF DIKE.
4. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF GRAVEL BAGS WITH A TOP ELEVATION TWO GRAVEL BAGS BELOW THE GRADED SURFACE OF THE STREET. GRAVEL BAGS ARE TO BE PLACED WITH LAPPED COURSES. THE INTERVALS PRESCRIBED BETWEEN GRAVEL BAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE BUT NOT EXCEED THE FOLLOW:

GRADE OF STREET	INTERVAL
LESS THAN 2%	200 FEET MAXIMUM
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

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

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

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

GRADE OF STREET	INTERVAL	NUMBER OF BAGS HIGH
LESS THAN 2%	200 FEET MAXIMUM	1
2% TO 4%	100 FEET	1
4% TO 6%	50 FEET	1
6% TO 10%	50 FEET	2
OVER 10%	25 FEET	2

9. PROVIDE A GRAVEL BAG SILT BASIN OR TRAP BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM.
10. GRAVEL BAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.
11. ALL EROSION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED DURING AND AFTER EVERY RUNOFF PRODUCING STORM, IF POSSIBLE, MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.
12. PROVIDE ROCK RIP-RAP ON ALL CURVES AND STEEP DROPS IN ALL EROSION PRONE DRAINAGE CHANNELS DOWNSTREAM FROM THE DEVELOPMENT. THIS PROTECTION WOULD REDUCE EROSION CAUSED BY THE INCREASED FLOWS THAT MAY BE ANTICIPATED FROM DENUDED SLOPES, OR FROM IMPERVIOUS SURFACES.
13. ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE AGENCIES; I.E., COUNTY ENGINEER, DEPARTMENT OF SANITATION AND FLOOD CONTROL, OFFICE OF ENVIRONMENTAL MANAGEMENT, ETC.

BONDED FIBER MATRIX (BFM) NOTES:

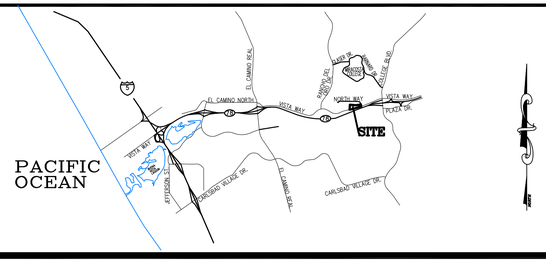
THE USE OF BFM IS SUBJECT TO THE FOLLOWING LIMITATIONS AND RESTRICTIONS:

1. APPLICATION RATES SHALL BE 3,500 POUNDS PER ACRE MINIMUM FOR 2:1 OR SHALLOWER SLOPES AND 4,000 POUNDS PER ACRE FOR SLOPES STEEPER THAN 2:1.
2. BFM SHALL SHALL BE APPLIED AT LEAST 24 HOURS BEFORE OR AFTER RAINFALL.
3. THE SITE MUST BE PROTECTED WITH BROW DITCHES AND/OR DIVERSION BERMS AT THE TOP OF SLOPES TO DIVERT FLOW FROM THE FACE OF THE SLOPE.
4. BFM SHALL BE APPLIED TO PROVIDE 100% COVERAGE (I.E. APPLICATION FROM MULTIPLE ANGLES).
5. FOR PERMANENT EROSION CONTROL PURPOSES, BFM MUST BE INSTALLED IN CONJUNCTION WITH SEEDED EROSION CONTROL VEGETATION.
6. A LETTER FROM THE HYDROSEED CONTRACTOR CERTIFYING THAT THE BFM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED APPLICATION RATES AND COVERAGE REQUIREMENTS SHALL BE SUBMITTED TO THE COUNTY INSPECTOR FOR APPROVAL.

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. MAIN STREET, SUITE 109, EL CAJON, CA 92021; PHONE (619) 749-8818; FAX (619) 749-8806

JOB NO. 499-01, DATED APRIL 27, 2021

VICINITY MAP



APPLICANT INFORMATION

NAME: NEPTUNE INVESTMENTS, LLC
ADDRESS: P.O. BOX 9890
CITY: RANCHO SANTA FE
STATE: CA
ZIP: 92067
CONTACT: REZA SHERA
PHONE: (858) 401-9090
EMAIL: REZASHERA@GMAIL.COM

CONTACT INFORMATION

NAME: NEAL BENHOFF
COMPANY: ALTA CONSULTANTS
ADDRESS: 1283 E. MAIN STREET
CITY: EL CAJON
STATE: CA
ZIP: 92021
PHONE: (619) 749-8818 EXT. 104
EMAIL: NEAL.BENHOFF@ALTA-CONSULTANTS.COM

PARCEL INFORMATION

APN: 165-493-47
SITE ADDRESS: 3710 VISTA WAY
OCEAN SIDE, CA

PROJECT INFORMATION

EXISTING: VACANT LAND WITH ONE EXISTING WATER SERVICE.

PROPOSED: DEVELOP FOR 20 DETACHED ONE-STORY SENIOR HOUSING UNITS WITH ONE ATTACHED GARAGE FOR EA. UNIT AND 27 DETACHED PARKING SPACES FOR A TOTAL OF 47 PARKING SPACES TOTAL.
THE IMPROVEMENTS PROPOSED ARE UTILITY CONNECTIONS, 2 NEW WATER SERVICES TO PROVIDE WATER TO 10 UNITS EA. 2 NEW SEWER LAT. SERVICES AND ONE MANHOLE.
EACH DWELLING UNIT WILL BE INDIVIDUALLY METERED.
DRIVEWAY CUTS AND PRIVATE SD CONNECTIONS TO THE EX. PUBLIC SD FACILITIES.
NO OFFSITE DRAINAGE FLOWS INTO THE SITE.
NO OFFSITE DRAINAGE FLOWS INTO THE SITE.

-

SHEET TITLE

EROSION CONTROL NOTES

SHEET NUMBER

BMP 4

City of Oceanside – Engineering Division – Clean Water Program

STORM WATER QUALITY ASSESSMENT FOR PLANNING, ENGINEERING, AND BUILDING PERMIT APPLICATIONS

All applications for Planning, Engineering, or Building Division permits are required to complete this assessment form and include it as part of the initial permit application submittal. Staff will review the permit application content to determine the applicability of State and City storm water requirements. Please note a storm water assessment cannot be provided without a complete permit application package.

Section 1 – Project Information	
Applicant Name: NEPTUNE INVESTMENTS	Phone Number: (858) 401-9090
Project Name: VISTA WAY HOMES	Project Site Address: 3710 VISTA WAY
Permit Applications Number(s):	Assessor Parcel Number(s): 165-493-47
Project Description: TM FOR 20 DETACHED SENIOR HOUSING UNITS.	Project Disturbed Area (square feet): 64,162 S.F. 1.47 AC
Existing Impervious Area (square feet): 85,654.85 S.F. 1.97 AC	Created or Replaced Impervious Area (square feet): 39,854.5 AC 0.91 AC

Section 2 – Identify Applicable Priority Development Project Categories (Check All Boxes that Apply)	
☒	**New Development Project** – A project that creates 10,000 square feet or more of impervious surfaces (collectively over the entire project site). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.
☐	**Redevelopment Project** – A project that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the entire project site 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.
☐	**Restaurants** – Category is defined as a facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812); where new or redevelopment projects create and/or replace 5,000 square feet or more impervious surface (collectively over the entire project site).
☐	**Hillside Development** – Category includes development on any natural slope that is twenty-five percent or greater; where new or redevelopment projects create and/or replace 5,000 square feet or more impervious surface (collectively over the entire project site).
☐	**Parking Lots** – Category is defined as a land area or facility for the temporary parking or storage of motor vehicles used personally, for business, or for commerce; where new or redevelopment projects create and/or replace 5,000 square feet or more impervious surface (collectively over the entire project site).
☒	**Streets, Roads, Highways, Freeways, and Driveways** – Category is defined as any paved impervious surface used for the transportation of automobiles, trucks, motorcycles, and other vehicles; where new or redevelopment projects that create and/or replace 5,000 square feet or more impervious surface (collectively over the entire project site).
☐	**Water Quality Environmentally Sensitive Area** – New or redevelopment projects that create and/or replace 2,500 square feet or more of impervious surface (collectively over the entire project site), and discharge directly to a Water Quality Environmentally Sensitive Area (WQESA). "Discharge directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the WQESA, 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).
☐	**Automotive Repair Shop** – Category is defined as a facility that is categorized in any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 7532-7534, or 7536-7539, where new or redevelopment projects create and/or replace 5,000 square feet or more impervious surface (collectively over the entire project site).
☐	**Retail Gasoline Outlet (RGOs)** – Category includes RGOs that meet the following criteria (a) 5,000 square feet or more or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day; where new or redevelopment projects create and/or replace 5,000 square feet or more impervious surface (collectively over the entire project site).
☐	**Development Projects greater than one acre** – New or redevelopment projects that result in the disturbance of one or more acres of land and are expected to generate pollutants post construction.

City of Oceanside – Engineering Division – Clean Water Program

STORM WATER QUALITY ASSESSMENT FOR PLANNING, ENGINEERING, AND BUILDING PERMIT APPLICATIONS

Section 3 – Identify Projects Not Subject to Permanent Stormwater Requirements (Check All Boxes that Apply)	
☐	The project consists of work entirely within an existing structure.
☐	The project consists of construction of overhead or underground utilities (no new impervious surfaces).
☐	The project consists of routine maintenance.
☐	The project consists of less than 50 yards of gracing and presents no opportunities to improve water quality.

Section 4 – Project Category Determination	
☒	**Priority Development Project**: If any item in Section 2 is applicable, the project is a Priority Development Project. **Please prepare a PDP SWQMP for the project.**
☐	**Standard Development Project**: If none of the items in Section 2 or 3 are applicable, the project is a Standard Development Project. **Please prepare an SDP SWQMP.**
☐	**Project Not Subject to Permanent Stormwater Requirements:** If any item in Section 3 is applicable, the project is not subject to Permanent Stormwater Requirements. **Please submit the project plans with this form.** **Note:** Projects in this category are subject to typical pollution prevention measures outlined by the pollution prevention checklist on the following page.

Section 5 – Applicant Certification	
Name of Responsible Party: NEPTUNE INVESTMENTS C/O REZA SHERA	Title: DEVELOPER
Email Address (optional) rezashera@gmail.com	Phone Number: (858) 401-9090
I understand and acknowledge the City of Oceanside has adopted minimum requirements, as mandated by the San Diego Regional Water Quality Control Board – Order No. R9-2013-0001, as amended by Order Nos. R9-2015-0001 and R9-2015-0100 (NPDES NO. CAS0109266) for mitigating impacts associated with urban runoff, including storm water from construction and land development activities. I certify this assessment has been accurately completed to the best of my knowledge and is consistent with the proposed project. I acknowledge that non-compliance with the City Best Management Practice (BMP) Design Manual, Grading Ordinance, and Erosion Control Ordinance may result in enforcement action by the City, the California State Water Resources Control Board, and/or the San Diego Regional Water Quality Control Board. Enforcement action may include stop work orders, notice of violation, fines, or other actions.	
Applicant Signature:	Date:

City of Oceanside – Engineering Division – Clean Water Program

STORM WATER QUALITY ASSESSMENT FOR PLANNING, ENGINEERING, AND BUILDING PERMIT APPLICATIONS

Stormwater Pollution Prevention Measures for Projects Not Subject to Permanent Stormwater Requirements

Project Activity	Yes	No	Required Pollution Prevention
Trash & Waste Generation *****REQUIRED FOR ALL PROJECTS*****	☒	☐	• Train/inform all employees of pollution prevention requirements • Collect and contain all construction trash, waste, and debris • Promptly contain and clean any spill on site • Routinely inspect site, remove loose trash and prevent spills • Properly dispose of any hazardous materials • Do not wash down surfaces unless water is collected or directed to landscape • Permanent trash collection areas require full structure/enclosure
Digging of Dirt – excavation, trenching, or grading	☒	☐	• Do not allow dirt to migrate into street, sidewalk, or storm drain • Preserve existing vegetation where feasible • Perimeter site controls such as silt fence or straw wattles • Cover exposed dirt using mulch, tarps, or erosion control devices • Install and secure tarps over dirt piles • Routinely sweep site to remove dirt
Landscaping and Irrigation Systems	☒	☐	• Do not store landscape materials in street • Do not allow dirt to migrate into street, sidewalk, or storm drain • Test irrigation system and prevent runoff/overspray • Install and secure tarps over piles of mulch or soil • Routinely sweep site to remove mulch or soil • Do not wash down surfaces unless water is collected or directed to landscape
Concrete, Paint, Mortar, or Stucco Work	☒	☐	• Contain wet mixing areas within confined area • Do not allow material to travel into site soil, street, or storm drain • Properly dispose of waste material
Temporary Storage of Materials Outside	☒	☐	• Elevate material off ground where possible, such as on pallets • Install and secure tarps over materials
Demolition of Structures	☐	☒	• Follow Required Pollution Prevention for "Digging of Dirt"
New Structure – house addition, shed, etc.	☒	☐	• Follow Required Pollution Prevention for "Digging of Dirt" • Direct downspouts to landscape, where feasible • Consider rainwater harvesting • Preserve existing vegetation and drainage patterns, where feasible
Patio, Driveway, or Sidewalk	☒	☐	• Consider use of pervious pavers or pervious concrete (refer to Section 3 of page 4 for routine maintenance information) • Direct runoff to landscape areas, where feasible
Re-Roofing	☐	☒	• Contain removed roof debris in waste containers • Follow Required Pollution Prevention for "Temporary Storage of Materials Outside"
Washing of Material, Equipment, or Surface	☐	☒	• Do not wash down surfaces unless water is collected or directed to landscape
Draining of Water Heater, Pool, or Spa	☐	☒	• Direct drain water to landscape areas where possible • Contact Stormwater Division if considering draining to sanitary system cleanout or storm drain system (760-643-2804)
Storm Drain at Industrial or Commercial Property	☒	☐	• Install "No Dumping" or similar signage at each storm drain inlet

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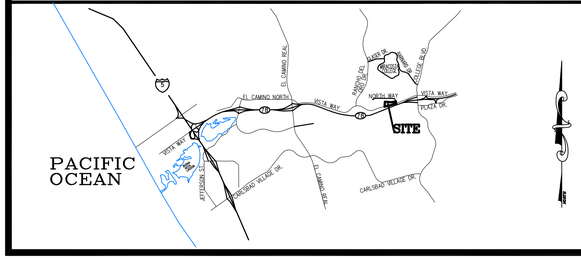
JOB NO. 490-01, DATED APRIL 27, 2021

VICINITY MAP



APPLICANT INFORMATION

NAME: NEPTUNE INVESTMENTS, LLC
ADDRESS: P.O. BOX 9890
CITY: RANCHO SANTA FE
STATE: CA
ZIP: 92067
CONTACT: REZA SHERA
PHONE: (858) 401-9090
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CONTACT INFORMATION

NAME: NEAL BENHOFF
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EACH DWELLING UNIT WILL BE INDIVIDUALLY METERED
DRIVEWAY CUTS AND PRIVATE SD CONNECTIONS TO THE EX. PUBLIC SD FACILITIES.
NO OFFSITE DRAINAGE FLOWS INTO THE SITE.
NO OFFSITE DRAINAGE FLOWS INTO THE SITE.

-

SHEET TITLE

STORM WATER CHECKLIST

SHEET NUMBER

BMP 5