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California Regional Water Quality Control Board, San Diego Region

July 15, 2014

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Scott Chadwick
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In reply refer to / attn:
PIN No. CW:255222:Carias

Mr. Chadwick:

**Subject: April 8-10, 2014 City of San Diego Construction Management Program
Audit Report Findings**

On April 8-10, 2014, the California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) conducted an audit of the City of San Diego's (City's) Municipal Separate Storm Sewer System (MS4) construction management program. The final Audit Report is enclosed and is posted on the internet on the San Diego Water Board's home page, under "Announcements" at: www.waterboards.ca.gov/sandiego.

The Audit Report documents significant continuing deficiencies in the City's construction management program in violation of several requirements of R9-2007-0001, as incorporated by reference in Order No. R9-2013-0001. The Audit Report concludes in part that the City's current construction management program structure, responsibilities, and staffing are inadequate to implement Provision D.2 of Order No. R9-2007-0001. Provision D.2 requires implementation of a comprehensive program to reduce construction site pollutant discharges from the MS4 to the maximum extent practicable, and prevent violations of water quality standards.

As described in the enclosed Audit Report, the violations of the municipal storm water permit are subject to further enforcement pursuant to the California Water Code. The San Diego Water Board reserves the right to take any enforcement action authorized by law. In making the determination of whether and how to proceed with further enforcement action, the San Diego Water Board will consider the severity and effect of the violations, the level of cooperation exhibited by the City in correcting the violations, the anticipated time the violations are expected to continue, the steps taken or planned by the City to correct the violations, and the sufficiency of the corrections.

HENRY ABARBANEL, CHAIR | DAVID GIBSON, EXECUTIVE OFFICER

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In the subject line of any response, please include the information located in the heading of this letter: "in reply refer to." For questions pertaining to the subject matter, please contact Christina Arias at (619) 521-3361 or christina.arias@waterboards.ca.gov.

Respectfully,



David T. Barker, P.E.
Supervising Engineer

DTB:esb:cma

Enclosure: *Municipal Separate Storm Sewer System (MS4) Construction Management Program Audit Report for the City of San Diego dated July 15 , 2014*

cc by email:

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CIWIQS:

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**California Regional Water Quality Control Board
San Diego Region**

**Municipal Separate Storm Sewer System (MS4)
Construction Management Program Audit Report
for the City of San Diego**

Audit Inspection Date: April 8-10, 2014

Audit Report Date: July 15, 2014

**Prepared by:
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Water Resource Control Engineer
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I. List of Abbreviations

BMP	Best Management Practice
DSD	Development Services Department, Inspection Services Division, City of San Diego
FED	Public Works Department, Field Engineering Division, City of San Diego
FY	Fiscal Year
JRMP	Jurisdictional Runoff Management Program
MEP	Maximum Extent Practicable
MS4	Municipal Separate Storm Sewer System
NOV	Notice of Violation
Order	Order Number R9-2007-0001
RE	Resident Engineer
San Diego Water Board	California Regional Water Quality Control Board, San Diego Region
SOP	Standard Operating Procedure
SWPPP	Storm Water Pollution Prevention Plan

II. Background and Purpose

On April 8-10, 2014, the California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) conducted an audit of the City of San Diego (City) construction management program element of the Municipal Separate Storm Sewer System (MS4) program. The audit was conducted as a follow-up to the San Diego Water Board issuance of Notice of Violation (NOV) No. R9-2014-0024 to the City on March 7, 2014 (**Attachment 1**). NOV No. R9-2014-0024 was issued to the City for failing to implement the minimum construction management requirements of Order No. R9-2007-0001, the municipal storm water permit in effect at the time the NOV was issued. The NOV cited numerous instances of noncompliance at construction sites within the City's jurisdiction documented by the San Diego Water Board during routine construction site inspections.

The purpose of this audit was to review the City's construction management program and identify deficiencies where correction action is needed both to address current noncompliance issues cited in NOV No. R9-2014-0024, and to avoid future instances of noncompliance. NOV No. R9-2014-0024 alleges that the City failed to require implementation of designated minimum best management practices (BMPs) at construction sites, and failed to implement an escalating enforcement process to reduce, eliminate, and prevent reoccurrence of noncompliance at construction sites where deficiencies were noted. In 2011, the San Diego Water Board issued an NOV (NOV No. R9-2011-0027; **Attachment 2**), which also cited the City for failing to implement the minimum construction management requirements. Thus, in light of the two NOVs which have been issued over the span of three years, the San Diego Water Board has concluded that the City has not taken the necessary steps to substantially improve the construction management program and continues to be out of compliance with applicable requirements as set forth in further detail below. The goal of the audit was to identify impediments within the City's structure or internal processes that prevent the City from implementing an adequate construction management program to control discharges of pollutants from construction sites.

A. Audit Process

Preliminary preparation for the audit consisted of a review of the City's Jurisdictional Runoff Management Plan (JRMP), JRMP Annual Reports for fiscal years (FY) 2012 and 2013, and the San Diego Storm Water Management and Discharge Control Ordinance (Municipal Code at Section 43.04 et seq.). Other reviewed documents included the City's *Storm Water Standards Manual*, which describes the minimum storm water BMP requirements, and several inspection reports for two construction sites prepared by City inspectors.

On April 8, 2014, the San Diego Water Board met with City staff of two primary departments within the City that are responsible for construction management and

oversight: 1) the Public Works Department, Field Engineering Division (FED), and 2) the Development Services Department, Inspection Services Division (DSD). The meeting covered the basic elements of the City's construction management program including the City's legal authority to control pollutant discharges at construction sites, project tracking, and the review process for storm water pollution prevention plans (SWPPPs; also referred to as Water Quality Control Plans for smaller sites). The April 8, 2014 meeting agenda is included as **Attachment 3**. The San Diego Water Board subsequently met separately with each of the two departments to better understand the responsibilities and structure of each department in detail. The inspection audit conducted on April 9 and 10, 2014 consisted of San Diego Water Board staff "shadowing" several City inspectors at multiple construction sites to observe the inspections and, if applicable, enforcement processes.

This Audit Report does not attempt to comprehensively describe all aspects of the City's construction management program, fully document all lines of questioning conducted during personnel interviews, or document all in-field verification activities conducted during site visits. The findings listed in section III below describe both violations of the Order, as well as observations of inefficiencies or inconsistencies in the City's construction management program.

The primary contact at the City for this audit was Ms. Julie Ballesteros (Senior Civil Engineer, FED). Ms. Christina Arias, Water Resource Control Engineer, served as the lead auditor for the San Diego Water Board.

B. Municipal MS4 Permit

Discharges from the City's MS4 are regulated by San Diego Water Board Order No. R9-2013-0001 (National Pollutant Discharge Elimination System (NPDES) permit number CAS0109266). Order No. R9-2013-0001 was adopted on May 8, 2013 and became effective on June 27, 2013. Prior to the adoption of this Order, discharges from the City's MS4 were regulated by Order No. R9-2007-0001. Due to a 24-month program implementation schedule, the requirements pertaining to construction management are still governed by Order No. R9-2007-0001, as provided in Provision E of Order No. R9-2013-0001. Therefore, the audit consisted of evaluating the City's compliance with Provision D.2, Construction (Management) Component, of Order No. R9-2007-0001 (Order) including but not limited to requirements pertaining to:

- a. Ordinance Update and Approval Process;
- b. Source Identification;
- c. BMP Implementation;
- d. Inspection of Construction Sites;
- e. Enforcement at Construction Sites; and
- f. Reporting of Non-Compliant Sites.

III. Audit Findings

A. Fiscal Years 2012 and 2013 JRMP Annual Reports

The San Diego Water Board reviewed the FY 2012 and 2013 JRMP Annual Reports and found evidence of noncompliance and other information indicating that the City's construction site enforcement process had not been functioning effectively. These items are discussed below.

1. *The City Lacks a Watershed-Based Construction Site Inventory and Identification of Sites Draining to Sediment-Impaired Waterbodies*

Provision D.2.b of the Order requires that the City must maintain and update monthly a watershed-based inventory of all construction sites within the City's jurisdiction. Provision D.2.c.(4) requires that the City implement, or require implementation of, additional controls for construction sites tributary to Clean Water Act section 303(d) waterbody segments impaired for sediment. However, Appendices D and E of the FY 2012 Annual Report, which list all active construction sites or sites with building permits, did not specify the watershed location of the sites. Attachment 1 to the FY 2013 Annual Report states that out of 11,216 construction sites, 8,006 fall under a category "Unable to Identify Watershed at this Time." Since there is no evidence that the City updated the inventory on a monthly basis to include geo-location by watershed, the City cannot readily identify sites that drain to waterbody segments impaired for sediment. Without this information, the City cannot require additional controls for such sites. The City's lack of a watershed-based construction site inventory is a violation of Provision D.2.b of the Order. The City's inability to require additional controls for construction sites upstream of sediment-impaired waterbodies because there is no watershed-based inventory is a violation of Provision D.2.c(4) of the Order.

Recommendation: The City must update its construction site inventory to include geo-location of each construction site by watershed and require additional controls for construction sites upstream of sediment impaired waterbodies.

2. *The Inspection and Enforcement Processes are not Effective at Ensuring BMP Implementation and Preventing Sediment Discharges from Construction Sites*

Provision D.2.d of the Order requires that the City conduct inspections at all construction sites at a minimum frequency that is based on priority (threat to water quality) and the season. The City's Annual Reports indicate that the minimum number of construction site inspections required under this Provision was met. For FY 2012, between the FED and DSD departments, the City conducted 58,249 inspections for the reporting period. In terms of enforcement, the City took 420 actions (e.g. Corrective Notices, Stop Inspection Notices) for the reporting period. This is an enforcement rate (number of enforcement actions/number of inspections conducted) of approximately 0.7

percent. Similarly, for FY 2013, the City conducted 64,066 inspections, and took 226 enforcement actions. This is an enforcement rate of approximately 0.3 percent. The City did not issue any Stop Work Orders for either reporting period.

The City of San Diego Storm Water Division is responsible for responding to complaints and instances of actual discharges of material into the City storm drain system. For each complaint received, the Storm Water Division launches an investigation to find out the source of the discharge, and take corrective measures as necessary. According to the FY 2012 Annual Report, the Storm Water Division inspected 140 unique locations where construction-related waste had reached the storm drain system. To correct the violations, the Storm Water Division issued 53 Administrative Citations and 43 Notices of Violations to construction sites for the fiscal year. Presumably, the 140 construction sites had inadequate BMPs, which is why the discharges occurred. Assuming that the construction sites had inadequate BMPs which caused the observed discharges, then the regularly scheduled construction site inspections conducted by FED and DSD, and the follow-up enforcement processes, were not effective. Although the City met the minimum inspection frequency required by the Order, the City is nonetheless in violation of Provision D.2 which states that “Each Copermittee shall implement a construction program which ... reduces construction site discharges of pollutants from the MS4 to the maximum extent practicable (MEP), and prevents construction site discharges from the MS4 from causing or contributing to a violation of water quality standards.”

Recommendation: The City must make substantial improvements to its construction management program to prevent discharges of sediment from construction sites within its jurisdiction and avoid further enforcement action from the San Diego Water Board.

B. Meetings and Inspections with Field Engineering Division and Development Services Department

On April 8, 2014, San Diego Water Board met with representatives from FED, DSD, and the City Attorney’s office to learn about the City’s internal processes for managing construction sites. The sign-in sheet for this meeting is included as **Attachment 4**. The presentations by both FED and DSD are included as **Attachments 5 and 6**, respectively. On April 9-10, 2014, the San Diego Water Board staff “shadowed” multiple City inspectors from both departments on their normal routines. In this Audit Report, a BMP inspector from FED is referred to as a “Resident Engineer” (RE) and a BMP inspector from DSD is referred to as a trade inspector. The construction management program deficiencies noted during the three audit days are described in the following findings.

3. *The City does not Emphasize Minimization of Exposure Time of Disturbed Areas*

During the audit meeting and field days, the San Diego Water Board noted that the concept of “*project planning*” as a BMP to minimize the exposure time of disturbed areas at construction sites is not well understood by the City nor is its implementation

required by the City at construction sites. Project planning as a BMP is an important element of general site management expressed in several provisions of the Order. Provision D.2.c.(1)(a) of the Order requires the City to designate minimum BMPs for general site management and also includes the following requirements pertaining to minimization of exposure time of disturbed areas and project planning:

- “.....iii. Minimization of areas that are cleared and graded to only the portion of the site that is necessary for construction;
- iv. Minimization of exposure time of disturbed soil areas;
- v. Minimization of grading during the wet season and correlation of grading with seasonal dry weather periods to the extent feasible;
- vi. Limitation of grading to a maximum disturbed area as determined by each Copermittee before either temporary or permanent erosion control controls are implemented to prevent storm water pollution.....”

The City's *Storm Water Standards Manual* describes the minimum BMP requirements for all construction sites within the City's jurisdiction. Although the *Storm Water Standards Manual* includes a maximum disturbed area limitation of 5 acres, it does not include requirements to implement project planning as a means of minimizing the exposure time of disturbed areas. During the field days, the San Diego Water Board observed that both REs and trade inspectors were not instructing contractors to minimize exposure time of disturbed areas and therefore not enforcing this requirement. The City's failure to specify project planning as a minimum required BMP is a violation of Provisions D.2.c.(1)(a)iii – v of the Order.

Recommendation: The *Storm Water Standards Manual* must be revised to include requirements for project planning in order to minimize the exposure time of disturbed soils, and inspectors must enforce this requirement.

4. Literature Provided to Dischargers is Not Consistent with the Storm Water Standards Manual

Provision D.2.c.(1)(b) of the Order describes minimum BMPs for erosion and sediment controls that the City must require at all construction sites. The provision states that erosion prevention is to be used as the most important measure for keeping sediment on-site during construction, and that sediment controls are to be used as a supplement to erosion prevention. Furthermore, slope stabilization is required on all inactive slopes during the rainy season, and on all active slopes during rain events regardless of the season. Finally, the Provision requires permanent re-vegetation or landscaping as early as feasible.

The *Storm Water Standards Manual* describes requirements for erosion control, such as:

- a. Deployment of physical or vegetation erosion control BMPs must commence as soon as grading and/or excavation is completed for any portion of the site. The project proponent may not continue to rely on the ability to deploy standby BMP materials to prevent erosion of graded areas that have been completed;
- b. Protect and stabilize all slopes during rain events; and
- c. Materials needed to install standby BMPs necessary to completely protect the exposed portions of the site from erosion, and to prevent sediment discharges, must be stored on site.

The *Storm Water Standards Manual* is consistent with the requirements of the Order and clearly describes the expectations for erosion control by the discharger. However, this information is not accurately conveyed to construction site personnel. The City's trade inspectors routinely distribute brochures to construction site personnel describing construction site BMPs (**Attachment 7**); however, this brochure is not consistent with the *Storm Water Standards Manual*. While the brochure describes erosion control measures, the emphasis is on temporary BMPs such as straw wattles and erosion control blankets. In contrast, the *Storm Water Standards Manual* emphasizes permanent erosion control BMPs for all completed areas, and requires standby BMPs for unfinished areas. The brochure does not appear to emphasize erosion control as the most important measure for controlling sediment discharges, and does not emphasize re-vegetation or permanent erosion control, as required by the *Storm Water Standards Manual*. This misunderstanding is evident not only in the literature provided to the dischargers, but throughout the discussions with the departments and the field inspectors, as described in Finding 10.

Recommendation: The City should consider revising its literature to reflect the requirements of the *Storm Water Standards Manual* and emphasize permanent erosion control BMPs.

5. Use of Two Separate Databases Causes Communication Gap

During the audit, FED explained that it uses a software program referred to as "SD Share SWPPP database" to document inspection results. REs are required to log in the inspections into the database as part of their normal routine.

Similarly, DSD uses a database called "Project Tracking System" to document inspection results. DSD does not have access to FED's database; therefore any observations, open enforcement cases, inspection history, or other relevant information is not readily available to all inspectors responsible for inspecting BMPs. Furthermore, in cases where a construction site has not requested an inspection, a trade inspector may inspect a site for the sole purpose of meeting the minimum required inspection frequency, not knowing that the RE assigned to the site has already (or has planned to) inspect the site that same week. This illustrates that the City's inspection responsibility

structure causes confusion within both departments, as to who has primary responsibility of BMP inspection and enforcement. During the field portion of the audit, this scenario (inspectors from both departments at one site inspecting BMPs simultaneously) actually occurred.

Recommendation: The City should have a shared database between FED, DSD, and any other department charged with construction site management.

6. BMP Adequacy Is Tied to the SWPPP and not the Site

FED's Standard Operating Procedure (SOP) for the REs (**Attachment 8**) includes instructions for conducting inspections. REs are instructed to ensure that BMPs are implemented in accordance with the site's SWPPP or Water Pollution Control Plan. Similarly, DSD's internal procedures (**Attachment 9**) instruct the trade inspectors to first locate the SWPPP (and presumably verify BMPs are consistent with the SWPPP). Although these are "living documents," neither FED's SOP nor DSD's internal procedures instruct the inspectors to require more or better BMPs if the SWPPPs are outdated or inadequate. During the field days, the San Diego Water Board noted that inspectors reviewed the SWPPP and used it as a basis for determining compliance, even though site conditions warranted different BMPs than were described in the SWPPP.

Recommendation: The City must ensure that its inspectors are knowledgeable and empowered to require BMPs on the spot that are not declared in the SWPPP, as warranted by site conditions.

7. Field Engineering Division's Inspection Process is Predictable and Does Not Include Acknowledgement from Contractor

During the audit, the City explained that the REs are expected to proceed with BMP inspections with some degree of unpredictability, to the extent feasible. However, FED's SOP does not have any instruction to this effect. This expectation is not routinely being met, as was noted by the San Diego Water Board field inspectors during separate routine inspections apart from the audit.

The SOP is also unclear as to the need to issue BMP Inspection Notices to contractors. The SOP states that the RE shall inspect the site *and* issue BMP Inspection Notices "as needed", but simultaneously states that it shall be done at the required frequency based on the project priority ranking. Therefore it is unclear if BMP Inspection Notices are required for every inspection, or just when deficiencies are noted. There is no language instructing the REs to obtain a confirmation signature from the contractors when a BMP Inspection Notice is issued, but this is the expectation, as explained during the audit meeting. REs do not routinely leave BMP Inspection Notices with contractors nor obtain confirmation signatures from the contractors acknowledging receipt of the Notices, as was noted by San Diego Water Board field inspectors during separate routine

inspections apart from the audit.

Recommendation: The SOP should be amended to clarify expectations of the REs. The SOP should include language instructing REs to inspect sites with some degree of unpredictability and to obtain confirmation signatures from the contractors acknowledging receipt of Inspection Notices. REs should also verify and document that required corrections associated with a BMP Inspection Notice on a construction site have been made.

8. Resident Engineers' Workload is Prohibiting BMP Inspection and Enforcement Effectiveness

The REs are responsible for conducting BMP inspections of private projects with grading permits, and for construction management, including BMP inspections, of public capital improvement projects (CIPs). In addition to BMP-related responsibilities, REs are also responsible for contract management, reviewing change orders and design changes, dispute resolution, utility coordination, permanent (post-construction) BMP inspections, project closeout, and various other items. Currently, the City has over 1,500 active permits that 68 REs oversee. During the audit, the City explained that at times it is challenging for the REs to meet the required minimum inspection frequency of the Order due to the large number of active construction sites and the number of items for which each RE is responsible. The difficulty in handling and completing the daily workload was observed by the San Diego Water Board during the field days. This difficulty has most likely contributed to the City being in violation of the MEP standard as required by Provision D.2 of the Order.

Recommendation: The City should consider hiring more REs, or otherwise adjusting the workload to allow more thorough BMP inspections.

9. Multiple Trade Inspectors Having Shared BMP Inspection Responsibility is Ineffective and Inefficient

During the audit, the City explained that the DSD's Inspection Services Division is responsible for conducting inspections at sites where building permits are issued. The Inspection Services Division conducts structural, mechanical, electrical, plumbing, and other special inspections for customers needing approvals before further work on the construction project, or tenant improvement project, can proceed. In addition, each inspector is responsible for inspecting BMPs. Customers call the Department to request an inspection, and the Department attempts to schedule and complete the inspection on that same day. Trade inspectors typically inspect 12-15 sites per day.

Some construction sites request multiple inspections each week, depending on the stage of construction and the individual needs of the site. As a result, one construction site could have several City staff inspecting BMPs in any given week. This has led to the following problems:

- a. **Inconsistency**-- Each inspector could be giving different feedback regarding BMP expectations to the customer, causing unnecessary confusion;
- b. **Redundancy**-- For a smaller construction site, or one that is not in a particularly dynamic stage, it is redundant for a trade inspector to inspect BMPs if another inspector already did a thorough job that same week;
- c. **Lack of ownership**-- Putting every trade inspector in charge of BMP inspections creates confusion as to who is in charge or who is the lead on an open enforcement case. Because of workload, one inspector may opt to skip or truncate BMP inspections, knowing that another inspector already performed BMP inspections earlier in the week, or knowing that another inspector will be at the site later in the week;
- d. **Discontinuity**-- Trade inspectors issue BMP Notices when corrections are needed. Other trade inspectors are allowed to sign off on the corrections, which may be problematic if the first inspector's expectations are not met;
- e. **BMP Inspections are secondary**-- The City's inspection process is customer service driven. Inspectors are called to sites for the primary purpose of performing trade inspections, with storm water BMP inspections as an added responsibility. The structure of this inspection process does not support adequate BMP inspection and implementation (i.e., a customer does not request a BMP inspection).

The current system is inefficient because multiple inspectors have shared tasks, and ineffective because of the problems described above. Furthermore, as with the REs, the trade inspectors' workload is preventing effective BMP inspection and enforcement. These problems most likely contributed to violations noted by San Diego Water Board at two separate construction sites (*Torrey Hills Unit 19* and *Casa Mira View*).

The City has 12,470 active construction sites¹, and approximately 110 inspectors (REs and trade inspectors) responsible for conducting BMP inspections at these sites. Additionally, each inspector is tasked with other responsibilities that often take precedent over BMP inspections. As stated in Finding 8, the workload and ineffective inspection program have most likely contributed to the City being in violation of the MEP standard as required by Provision D.2 of the Order.

Recommendation: DSD should consider restructuring the BMP inspection program to relieve some trade inspectors from BMP inspection job duties. The BMP inspection job duties should be assigned to specific inspection staff (not all staff) to avoid confusion,

¹ This number differs from the approximately 11,000 active construction sites listed in the FY 2013 JRMP Annual Report because the Annual Report erroneously omitted trenching projects in the City's right-of-way, according to email dated May 14, 2014 from Julie Ballesteros, City of San Diego, to Christina Arias, San Diego Water Board.

clarify job expectations, and avoid redundancy and inefficiency. Alternatively, the City should consider hiring inspectors for the primary purpose of inspecting BMPs.

10. Resident Engineers and Trade Inspectors Lack Understanding of Minimum BMP Requirements and Confidence

The San Diego Water Board noted that inspectors were not aware of all the minimum BMP requirements as described in the *Storm Water Standards Manual*, and also lacked confidence in conducting inspections. Photos and observations from the field days are included in **Attachment 10**. The major findings are summarized below:

- a. Inspectors were competent and comfortable in identifying the presence or absence of sediment control BMPs, such as perimeter controls, inlet protection, and construction site entrances.
- b. Inspectors were less competent in identifying the need for erosion control BMPs and often confused erosion control BMPs with sediment control BMPs.
- c. There was little understanding of the minimum required BMPs of the *Storm Water Standards Manual*. Inspectors were unaware of the requirement to implement permanent erosion control BMPs (vegetation) for finished areas, or the need for preparation of unfinished areas for future storm events (stockpiling extra temporary BMPs, such as plastic sheeting, bonded fiber matrix, or erosion control blankets).
- d. Inspectors did not always conduct thorough inspections. Large construction sites (several acres) were not always inspected in totality.
- e. Inspectors did not always identify inadequate housekeeping and material storage BMPs.
- f. Inspectors did not always identify non-storm water discharges.
- g. Inspectors were not confident in making assessments of BMP adequacy, or requiring more or better BMPs on the spot.

The deficiencies described above are contributing to violations of Provisions D.2.c(1)(b) and D.2.c(3) of the Order, which require implementation of minimum BMP requirements, specifically erosion and sediment controls. Additionally, these deficiencies most likely have contributed to the City being in violation of the MEP standard as required by Provision D.2.

Recommendation: Inspectors are in need of additional training. Inspectors must improve their knowledge of the minimum BMP requirements in the *Storm Water Standards Manual*. Training should include field days to better understand what to look for in their inspections.

11. The City's Escalating Enforcement Process Does Not Compel Compliance

REs must follow a complicated escalating enforcement process when they encounter cases of noncompliance such as inadequate or poorly implemented BMPs. The appropriate procedure as described in the SOP is determined based on considerations such as the season, the threat of rain in the 7-day forecast, and whether the violation is considered major or minor. Contractors are given anywhere from 24 to 72 hours to correct the noncompliance, depending on how many prior BMP Inspection Notices have been issued.

REs are instructed to issue "1st BMP Inspection Notices" describing the actions needed to correct the noncompliance and the contractor has a given amount of time to make the necessary corrections. If the noncompliance has not been corrected within the time allowed, the RE must issue a "2nd BMP Inspection Notice" to the contractor and provide notification of an impending Stop Work Order. Depending on the severity of the noncompliance, the RE may issue a "3rd BMP Inspection Notice" giving the contractor one more chance to comply. REs do not have the authority to issue administrative citations; thus, according to the SOP, the REs have no recourse other than issuing a Stop Work Order if a contractor does not ultimately comply with the BMP Inspection Notices.

During the audit, the City explained that Stop Work Orders are rarely used because of potential costs to the developer. Between 2007 and 2013, the City issued only 5 Stop Work Orders, one of which was prompted by a San Diego Water Board inspector. In essence, REs are powerless to compel compliance—they are hesitant to issue a Stop Work Order because of the severity of the action, yet no other intermediate recourse is readily available. The City explained that REs may request assistance from the City's Neighborhood Code Compliance Department in issuing administrative citations, but the process for requesting this assistance is not documented in the SOP and does not appear to actually occur.

FED's endless loop of repeated BMP Inspection Notice issuances to address the same noncompliance incident is apparent from inspection reports of two separate construction sites cited in NOV No. R9-2014-0024. For the *Estates at Costa del Mar* and *Casa Mira View* construction sites, inspection reports between October 2013, and January 2, 2014 (**Attachments 11 and 12**, respectively) show that REs noted BMP deficiencies at both sites on multiple visits. The record does not show that the contractor was given a limited amount of time to take corrective actions, that the corrections were verified, or that a 2nd BMP Inspection Notice was ever issued to contractors at either site. Thus noncompliance was not corrected at these two sites until San Diego Water Board inspectors conducted their own inspections and implemented follow-up enforcement processes.

In contrast to the RE compliance process described above, trade inspectors can issue "Stop Inspection Notices" that do not allow construction to proceed until after BMP

deficiencies have been corrected. This appears to be an effective deterrent from noncompliance. However, trade inspectors cannot issue a Stop Work Order immediately; they must first consult with and gain approval from the City Attorney's Office. Thus without this enforcement tool, trade inspectors cannot *immediately* compel compliance at even the worst construction sites. In summary, REs are operating without effective intermediate-level enforcement tools, and trade inspectors are operating without effective high-level enforcement tools.

Because the City has not effectively implemented follow up actions necessary to compel compliance, it is in violation of Provision D.2.d(5) of the Order, which states that "Based upon site inspection findings, each Copermitttee shall implement all follow-up actions (i.e. reinspection, enforcement) necessary to comply with this Order." Further, the City is in violation of Provision D.2.e of the Order, which states that "Each Copermitttee shall develop and *implement* an escalating enforcement process that achieves *prompt* corrective actions at construction sites for violations of the Copermitttee's water quality protection requirements and ordinances. This enforcement process shall include authorizing the Copermitttee's construction site inspectors to take *immediate enforcement actions* where appropriate and necessary..." (emphasis added). Finally, such deficiencies most likely have contributed to the City being in violation of the MEP standard as required by Provision D.2.

Recommendations: City inspectors need access to a variety of enforcement tools that provide for progressive levels of enforcement, as necessary, to achieve compliance at construction sites. In order to immediately compel compliance, inspectors need expanded enforcement powers at the intermediate level, such as the ability to issue administrative citations, as well as at the higher level, such as the ability to issue a Stop Work Order.

IV. Conclusions and Additional Recommendations

1. The City's current construction management program structure, responsibilities, and staffing are inadequate to implement the requirements of the Order.
2. To date, the City's inspection and enforcement processes have been ineffective. The focus of the City's program appears to be meeting the required frequency of inspections and not ensuring adequate BMPs implementation at construction sites.
3. The City has failed to make substantial improvements to its construction management program since issuance of NOV No. R9-2011-0027 on January 27, 2011.
4. The City of San Diego construction management program inadequacies documented in this audit report are violations of specific provisions of the Order as set forth in the table below:

Order Provision:	Pertaining to:	As described in:
A.1	Discharges into and from MS4s causing pollution are prohibited	NOV No. R9-2011-0027
A.2	Discharges from MS4s containing pollutants not reduced to MEP are prohibited	NOV No. R9-2011-0027
D.2	Program to reduce pollutants in construction site discharges from the MS4 to the maximum extent practicable	Audit Findings 2, 8, 9, 10, 11, NOV No. R9-2014-0024, NOV No. R9-2011-0027
D.2.a.(2)(a)	Requirement to implement designated minimum BMPs within the City's jurisdiction prior to permit issuance	Audit Finding 2, NOV No. R9-2014-0024, NOV No. R9-2011-0027
D.2.b	Watershed-based inventory	Audit Finding 1, NOV No. R9-2014-0024
D.2.c(1)(a)(iii)	Minimization of cleared areas to only necessary portion	Audit Finding 3
D.2.c(1)(a)(iv)	Minimization of exposure time of disturbed soils	Audi Finding 3
D.2.c(1)(a)(v)	Minimization of grading during wet season; correlation of grading with dry season to extent feasible	Audit Finding 3
D.2.c(1)(a)(vi)	Limitation of grading to maximum disturbed area	NOV No. R9-2011-0027
D.2.c(1)(b)	Implementation of minimum BMPs, specifically erosion and sediment controls	Audit Finding 10, NOV No. R9-2011-0027
D.2.c(3)	Requirement to implement designated minimum BMPs	Audit Finding 10, NOV No. R9-2014-0024, NOV No. R9-2011-0027
D.2.c(4)	Additional controls for sites upstream	Audit Finding 1,

	of sediment-impaired waters	NOV No. R9-2014-0024
D.2.d(5)	Implementation of follow-up actions as necessary	Audit Finding 11, NOV No. R9-2014-0024
D.2.e	Implementation of escalating enforcement process	Audit Finding 11, NOV No. R9-2014-0024
D.2.f	Notification of issuance of Stop Work Order	NOV No. R9-2014-0024
J.3.a.(3)(b)v	Annual Report to include confirmation of implementation of maximum disturbed area	NOV No. R9-2011-0027

5. The violations described in item 4 above are subject to further enforcement pursuant to the California Water Code, including a potential civil liability assessment of \$10,000 per day of violation (Water Code section 13385) and/or any of the following enforcement actions:

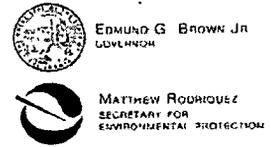
Other Potential Enforcement Options	Applicable Water Code Section
Technical or Investigative Order	Sections 13267 or 13383
Cleanup and Abatement Order	Section 13304
Cease and Desist Order	Sections 13301-13303
Time Schedule Order	Sections 13300, 13308

In addition, the San Diego Water Board may consider revising or rescinding applicable waste discharge requirements, if any, referring the matter to other resource agencies, referring the matter to the State Attorney General for injunctive relief, and referral to the municipal or District Attorney for criminal prosecution.

CIWIQS:

Tech Staff Info & Use	
WDID	9.000000510
Reg Measure ID	397228
Place ID	255222
Inspection ID	16359933
Violation ID	964457, 889367

Attachment 1



California Regional Water Quality Control Board, San Diego Region

March 7, 2014

Certified Mail – Return Receipt Requested
Article Number: 7009 1410 0002 2347 3018

Scott Chadwick
Chief Operating Officer
City of San Diego
202 C Street
San Diego, CA 92101

In reply refer to / attn:
PIN No. CW:255222:Carias

Mr. Chadwick:

Subject: Notice of Violation No. R9-2014-0024, City of San Diego Construction Management Program, NPDES Order Nos. R9-2013-0001 and R9-2007-0001, Municipal Storm Water Permits

Enclosed is Notice of Violation (NOV) No. R9-2014-0024 issued to the City of San Diego (City) for violations of Order No. R9-2013-0001, the Regional Municipal Storm Water Permit issued by the California Regional Water Quality Control Board (San Diego Water Board) on May 8, 2013, and Order No. R9-2007-0001, the preceding Municipal Storm Water Permit. The violations are for the City's failure to require implementation of minimum best management practices (BMPs) at construction sites within the City's jurisdiction, and failure to implement an escalating enforcement process to reduce, eliminate, and prevent recurrence of noncompliance at construction sites where deficiencies are noted.

As described in the attached NOV, the violations are subject to further enforcement pursuant to the California Water Code. The San Diego Water Board reserves the right to take any enforcement action authorized by law. Please note that although Order No. R9-2013-0001 is currently in effect, the requirements pertaining to construction management are governed by Order No. R9-2007-0001 until the City submits a Water Quality Improvement Plan that is accepted by the San Diego Water Board. In making the determination of whether and how to proceed with further enforcement action, the San Diego Water Board will consider the severity and effect of the violations, the level of cooperation, the time it takes to correct the identified violations, and the sufficiency of the corrections.

Additionally, the San Diego Water Board is hereby announcing an audit of the City's Construction Management Program during the week of March 31, 2014. Please be prepared to discuss the following issues:

1. Confirm that the City has adequate legal authority to ensure BMP implementation and achieve compliance on all construction sites within the City's jurisdiction;

2. Describe the adequacy of the City's process for ensuring that minimum BMP requirements are met on all construction sites within the City's jurisdiction;
3. Describe the City's construction inspection program in detail for all departments involved, and be able to provide inspection reports upon request;
4. Confirm that no Stop Work Orders were issued to any construction sites for the 2012-2013 or current reporting period;
5. Describe the 226 violations and/or enforcement actions issued by the City and reported in the 2012-2013 Annual Report. Confirm whether or not compliance at the construction sites was eventually achieved;
6. Indicate the number of sites allowed to operate above the maximum disturbed area for the 2012-2013 reporting period, or confirm that the maximum disturbed area was applied to all sites;
7. Confirm whether or not additional control measures were required and implemented at construction sites located in watersheds that are tributary to a Clean Water Act section 303(d) impaired water body for sediment; and
8. Demonstrate the City's BMP inspection and enforcement process in the field.

The San Diego Water Board will contact you shortly to coordinate dates and provide an agenda so that you can have the appropriate departments and personnel available.

In the subject line of any response, please include the information located in the heading of this letter: "in reply refer to." For questions pertaining to the subject matter, please contact Christina Arias at (619) 521-3361 or christina.arias@waterboards.ca.gov.

Respectfully,



David T. Barker, P.E.
Supervising Water Resource Control Engineer

DTB:esb:cma

Enclosure: NOV No. R9-2014-0024
Facility Inspection Reports dated September 20, 2013, January 7, 2014, and
January 9, 2014

cc by email:

Tony Heinrichs, City of San Diego
Ronald Villa, City of San Diego
James Nagelvoort, City of San Diego
Robert Vacchi, City of San Diego
Afsaneh Ahmadi, City of San Diego
William Barranon, City of San Diego
Kris McFadden, City of San Diego
David Zoumaras, City of San Diego
Julie Ballesteros, City of San Diego
Akram Bassyouni, City of San Diego
Sumer Hasenin, City of San Diego

Tech Staff Info & Use	
Place No.	255222
Reg. Measure	395152
Violation ID	964457
WDID	9 000000510
NPDES No.	CA0108758
Inspection ID (from SMARTs)	2019828, 2020954, 2020984



California Regional Water Quality Control Board, San Diego Region

March 7, 2014

NOTICE OF VIOLATION
No. R9-2014-0024

Scott Chadwick
Chief Operating Officer
City of San Diego
202 C Street
San Diego, CA 92101

City of San Diego
Construction Management

Violations of Order No. R9-2013-0001
and R9-2007-0001, Municipal Storm
Water Permits

PIN No. CW:255222:Carias

THE CITY OF SAN DIEGO is hereby notified that the California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) reserves the right to take any enforcement action authorized by law for the violations described herein.

THE CITY OF SAN DIEGO is in violation of San Diego Water Board Order No. R9-2013-0001, National Pollutant Discharge Elimination System (NPDES) No. CAS0109266, Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region, and San Diego Water Board Order No. R9-2007-0001, NPDES No. CAS0108758, Waste Discharge Requirements for Discharges of Urban Runoff from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds of San Diego County, the San Diego Unified Port District, and the San Diego County Regional Airport Authority.

A. Summary of Violations

1. Failure to Adequately Implement the Jurisdictional Runoff Management Program:

a. Pursuant to Provision E. of Order No. R9-2013-0001:

.... Until the Copermittee has updated its jurisdictional runoff management program document with the requirements of Provision E, the Copermittee must continue implementing its current jurisdictional runoff management program.

b. Observation: The City of San Diego (City) is required to update its jurisdictional runoff management program document (JRMP) following the San Diego Water Board's acceptance of a Water Quality Improvement Plan. Until that time, the City is required to implement its current jurisdictional management program pursuant to the requirements of Order No. R9-2007-0001, including construction management. The City has violated a number of requirements of Order No. R9-2007-0001, as described below, and is therefore in violation of Order No. R9-2013-0001.

2. Failure to Maintain a Watershed Based Inventory of Construction Sites:

a. Pursuant to Provision 2.b of Order No. R9-2007-0001:

Each Copermittee shall maintain and update monthly a watershed-based inventory of all construction sites within its jurisdiction.

b. Observation: The City submitted an Annual Report on October 31, 2013. The Annual Report stated that there were 11,216 active construction sites within the City's jurisdiction, 8,006 of which have not been geo-located by watershed.

3. Failure to Require Implementation of Designated Minimum Best Management Practices (BMPs) at Construction Sites

a. Pursuant to Provision D.2. of Order No. R9-2007-0001: Each Copermittee shall implement a construction program which meets the requirements of this section, reduces construction site discharges of pollutants from the MS4 to the maximum extent practicable (MEP), and prevents construction site discharges from the MS4 from causing or contributing to a violation of water quality standards.

b. Pursuant to Provision D.2.a.(2)(a) of Order No. R9-2007-0001: Prior to approval and issuance of local construction and grading permits, each Copermittee shall require all individual proposed construction sites to implement designated BMPs and other measures so that pollutants discharged from the site will be reduced to the MEP and will not cause or contribute to a violation of water quality standards.

- c. **Pursuant to Provision D.2.c.(3) of Order No. R9-2007-0001:** Each Copermittee shall implement, or require the implementation of, the designated minimum BMPs and any additional measures necessary to comply with this Order at each construction site within its jurisdiction year round.
- d. **Pursuant to Provision D.2.c.(4) of Order No. R9-2007-0001:** Each Copermittee shall implement, or require implementation of, additional controls for construction sites tributary to Clean Water Act (CWA) section 303(d) water body segments impaired for sediment as necessary to comply with this Order.
- e. **Observation:** On September 20, 2013, January 7, 2014, and January 9, 2014, the San Diego Water Board inspected three construction sites within the City's jurisdiction. These sites are *Torrey Hills Unit 19* (Waste Discharge Identification Number (WDID) no. 9 37C362854), *Estates at Costa del Mar* (WDID No. 9 37C321980), and *Casa Mira View* (WDID No. 9 37C353628), respectively. All three sites are located in the Los Peñasquitos watershed, which drains to Los Peñasquitos Lagoon, a CWA 303(d) listed impaired water body for sediment.

During the inspections, all three sites lacked designated minimum BMPs required by Order No. R9-2007-0001 and the City's 2008 JRMP, including, but not limited to, BMPs for erosion control, sediment control, washout areas, and trash and debris management.

The San Diego Water Board reviewed inspection reports prepared by City building inspectors for the *Casa Mira View* construction site between July 23, 2013, and January 8, 2014. City building inspectors inspected the site 25 times during this time frame, including January 8, 2014, one day before the San Diego Water Board inspected the site. While the San Diego Water Board inspectors found the entire site lacked adequate BMPs, City building inspectors did not note any BMP deficiencies for any of their 25 inspections. Failure to require implementation of the minimum BMPs equates to failure to reduce construction site discharges of pollutants to the MEP standard, and failure to prevent construction site discharges from causing or contributing to a violation of water quality standards. Further, the City did not require implementation of any additional control measures to achieve further reductions in construction site discharge pollutant loading and improvements in receiving water quality considering the site location upstream of a coastal lagoon impaired for sediment.

4. Failure to Implement an Escalating Enforcement Process

- a. **Pursuant to Provision D.2.d.(5) of Order No. R9-2007-0001:** Based upon site inspection findings, each Copermittee shall implement all follow-up actions (i.e., re-inspection, enforcement) necessary to comply with this Order.

- b. **Pursuant to Provision D.2.e of Order No. R9-2007-0001:** Each Copermitee shall develop and implement an escalating enforcement process that achieves prompt corrective actions at construction sites for violations of the Copermitees' water quality protection permit requirements and ordinances. This enforcement process shall include authorizing the Copermitees' construction site inspectors to take immediate enforcement actions when appropriate and necessary. The enforcement process shall include appropriate sanctions such as stop work orders, non-monetary penalties, fines, bonding requirements, and/or permit denials for non-compliance.
- c. **Observation:** The San Diego Water Board reviewed inspection reports prepared by City grading inspectors for the *Estates at Costa del Mar* and *Casa Mira View* construction sites between October, 2013, and early January, 2014. Between the two sites, City grading inspectors inspected the sites 16 times between October 6, 2013 and January 2, 2014. Each time, the City grading inspectors noted BMPs at the sites were inadequate, and in some cases also described the specific corrections necessary to address the noncompliance. In each case there is no evidence that any follow-up actions were initiated, nor any escalating enforcement process initiated to reduce, eliminate, and prevent recurrence of the noncompliance.

5. Failure to Report Non-Compliant Sites

- a. **Pursuant to Provision D.2.f:** In addition to the notification requirements in section 5(e) of Attachment B, each Copermitee shall notify the Regional Board when the Copermitee issues a stop work order or other high level enforcement to a construction site in their jurisdiction as a result of storm water violations.
- b. **Observation:** The Annual Report submitted by the City on October 31, 2013 indicated that the number of escalated enforcement actions issued was not available because it was not required to be tracked. This is a violation of Provision D.2.f which provides that the San Diego Water Board must be notified if a Stop Work Order or other higher level enforcement order is issued. The City did not notify the San Diego Water Board during the 2012-2013 reporting period that any Stop Work Orders or other higher level enforcement orders were issued. The Annual Report must state that no Stop Work Orders or other higher level enforcement orders were issued if none were actually issued.

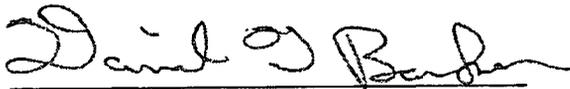
B. Summary of Potential Enforcement Options

These violations may subject you to additional enforcement by the San Diego Water Board or State Water Resources Control Board, including a potential civil liability assessment of \$10,000 per day of violation (Water Code section 13385) and/or any of the following enforcement actions:

Other Potential Enforcement Options	Applicable Water Code Section
Technical or Investigative Order	Sections 13267 or 13383
Cleanup and Abatement Order	Section 13304
Cease and Desist Order	Sections 13301-13303
Time Schedule Order	Sections 13300, 13308

In addition, the San Diego Water Board may consider revising or rescinding applicable waste discharge requirements, if any, referring the matter to other resource agencies, referring the matter to the State Attorney General for injunctive relief, and referral to the municipal or District Attorney for criminal prosecution.

In the subject line of any response, please include the information located in the heading of this letter: "in reply refer to." Questions pertaining to this Notice of Violation should be directed to Christina Arias at (619) 521-3361 or christina.arias@waterboards.ca.gov.



David T. Barker, P.E.
Supervising Water Resource Control Engineer

DTB:esb:cma

Enclosure: Facility Inspection Reports dated September 20, 2013, January 7, 2014, and January 9, 2014

Tech Staff Info & Use	
Place No.	255222
Reg. Measure	395152
Violation ID	964457
WDID	9 000000510
NPDES No.	CA0108758
Inspection ID (from SMARTs)	2019828, 2020954, 2020984

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - SAN DIEGO REGION
WATERSHED PROTECTION PROGRAM**

FACILITY INSPECTION REPORT

FACILITY: Torrey Hills Unit 19 **INSPECTION DATE/TIME:** 09/20/2013; 1000

WDID/FILE NO.: 9 37C362854

REPRESENTATIVE(S) PRESENT DURING INSPECTION:

NAME: <u>Christina Arias</u>	AFFILIATION: <u>San Diego Water Board</u>
NAME: <u>Christopher Means</u>	AFFILIATION: <u>San Diego Water Board</u>
NAME: <u>Nam Do</u>	AFFILIATION: <u>Asst. Site Superintendent</u>
NAME: _____	AFFILIATION: _____
NAME: _____	AFFILIATION: _____

Garden Communities
NAME OF OWNER, AGENCY OR PARTY RESPONSIBLE FOR DISCHARGE

8530 Costa Verde Blvd.
OWNER MAILING ADDRESS

Stuart Posnock (858) 320-0018
OWNER CONTACT NAME AND PHONE #

FACILITY OR DEVELOPER NAME (if different from owner)

Calle Mar de Mariposa & W. Ocean Air Dr.
FACILITY ADDRESS

same
FACILITY OR DEVELOPER CONTACT NAME AND PHONE #

APPLICABLE WATER QUALITY LICENSING REQUIREMENTS:

- | | |
|---|---|
| <input type="checkbox"/> MS4 URBAN RUNOFF REQUIREMENTS | <input type="checkbox"/> GENERAL OR INDIVIDUAL WASTE DISCHARGE REQUIREMENTS OR NPDES |
| <input checked="" type="checkbox"/> CONSTRUCTION GENERAL PERMIT | <input type="checkbox"/> GENERAL OR INDIVIDUAL WAIVER OF WASTE DISCHARGE REQUIREMENTS |
| <input type="checkbox"/> CALTRANS GENERAL PERMIT | <input type="checkbox"/> SECTION 401 WATER QUALITY CERTIFICATION |
| <input type="checkbox"/> INDUSTRIAL GENERAL PERMIT | <input type="checkbox"/> CWC SECTION 13264 |

INSPECTION TYPE (Check One):

- "A" TYPE COMPLIANCE--COMPREHENSIVE INSPECTION IN WHICH SAMPLES ARE TAKEN. (EPA TYPE S)
- "B" TYPE COMPLIANCE--A ROUTINE NONSAMPLING INSPECTION. (EPA TYPE C)
- NONCOMPLIANCE FOLLOW-UP--INSPECTION MADE TO VERIFY CORRECTION OF A PREVIOUSLY IDENTIFIED VIOLATION.
- ENFORCEMENT FOLLOW-UP--INSPECTION MADE TO VERIFY THAT CONDITIONS OF AN ENFORCEMENT ACTION ARE BEING MET.
- COMPLAINT--INSPECTION MADE IN RESPONSE TO A COMPLAINT.
- PRE-REQUIREMENT--INSPECTION MADE TO GATHER INFO. RELATIVE TO PREPARING, MODIFYING, OR RESCINDING REQUIREMENTS.
- NO EXPOSURE CERTIFICATION (NEC) - VERIFICATION THAT THERE IS NO EXPOSURE OF INDUSTRIAL ACTIVITIES TO STORM WATER.
- NOTICE OF TERMINATION REQUEST FOR INDUSTRIAL FACILITIES OR CONSTRUCTION SITES - VERIFICATION THAT THE FACILITY OR CONSTRUCTION SITE IS NOT SUBJECT TO PERMIT REQUIREMENTS.
- COMPLIANCE ASSISTANCE INSPECTION - OUTREACH INSPECTION DUE TO DISCHARGER'S REQUEST FOR COMPLIANCE ASSISTANCE.

INSPECTION FINDINGS:

Y WERE VIOLATIONS NOTED DURING THIS INSPECTION? (YES/NO/PENDING SAMPLE RESULTS)

Facility: Torrey Hills Unit 19
Inspection Date: 09/20/2013

I. COMPLIANCE HISTORY / PURPOSE OF INSPECTION

On September 20, 2013, Christina Arias and Chris Means of the San Diego Water Board performed a routine inspection of the Torrey Hills residential apartment construction site. The site is located in the Torrey Hills/Carmel Valley area of San Diego, east of I-5 and south of Carmel Mountain Rd. Further, the site is located in the Penasquitos watershed, which drains to Penasquitos Lagoon (a Clean Water Act section 303(d) listed waterbody as impaired for sediment). According to the Storm Water Multiple Application & Report Tracking System (SMARTS), the site is 8.6 acres in size. The weather on the day of the inspection was cool and overcast.

Water Board inspectors met with Nam Do, Assistant Superintendent for the construction site. Mr. Do provided weekly inspection reports but was unable to locate the Storm Water Pollution Prevention Plan (SWPPP). Mr. Do escorted inspectors throughout the construction site.

II. FINDINGS

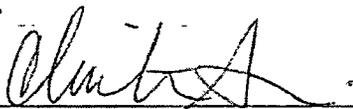
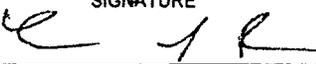
1. The site was littered with cigarette butts, trash, and debris throughout. Mr. Do was unaware of any specific dedicated trash area (See Figures 1-7).
2. The site had inadequate erosion control and sediment control BMPs throughout the site.
3. The steep slopes on the east side of the site had fiber rolls and a silt fence at the toe of the slope. However, there was no erosion control. The slopes were bare and require erosion control BMPs because they are at risk for mobilization during a heavy rain (Figure 8).
4. There is a stockpile located next to a steep slope. The silt fence between the stockpile and slope is in need of repair (Figures 9). Mr. Do was unaware of when the adjacent/downstream slope had been last sprayed with hydroseed.
5. The site generally slopes towards the westerly direction. The perimeter controls along the west side were inadequate for containing the sediment within the construction site (Figures 10-12). There was evidence of a sediment discharge from the site and onto the adjacent downstream property (Figure 12).
6. Two areas of the site were used as concrete wash-out areas, with no containment in either area (Figures 13-14).
7. Gravel and shaker plates at entrances/exits are ineffective at retaining sediment onsite. Sediment can be seen in the street (Figures 15-17).
8. The storm drain inlet downstream of the site (on the street) has no protection (Figure 18).
9. Live storm drains within the site are covered by material used for silt fence, which is permeable. Drains are surrounded by sediment on all sides (Figures 19-20).

Facility: Torrey Hills Unit 19
 Inspection Date: 09/20/2013

RECOMMENDATIONS AND ADDITIONAL COMMENTS

1. Overall the site lacks adequate housekeeping. The site requires an improved method for dealing with trash and construction debris.
2. The site requires erosion control and adequate sediment control BMPs. All slopes require improved soil stabilization such as hydroseed, bonded fiber matrix, or erosion control blankets.
3. The west side perimeter lacks adequate sediment controls to prevent sediment from leaving the site.
4. Sediment stockpiles should not be located near the edge of a steep slope.
5. A designated concrete washout area for the site must be established and used. Concrete must not be allowed to come into contact with bare ground.
6. Site entrance/exit BMPs are inadequate and require maintenance.
7. Public storm drain inlets downstream of the site must be protected with BMPs.
8. Storm drain inlets within the construction site require improved BMPs to prevent sediment from entering.
9. These findings will be used to evaluate compliance with Order Number 2009-0009-DWQ.

III. SIGNATURE SECTION

Christina Arias		9/20/13
STAFF INSPECTOR	SIGNATURE	INSPECTION DATE
Eric Becker		9/30/13
REVIEWED BY SUPERVISOR	SIGNATURE	DATE

SMARTS:

Tech Staff Info & Use	
WDID	9 37C362854
Inspection ID	2019828
Violation ID (no SWPPP)	851842
Violation ID (unauthorized NSW)	851850
Violation ID (Inadequate BMPs)	851843, 851844, 851845, 851846, 851848

Facility: Torrey Hills Unit 19
Inspection Date: 09/20/2013

Torrey Hills Unit 19. Photos taken by Christina Arias 9/20/13

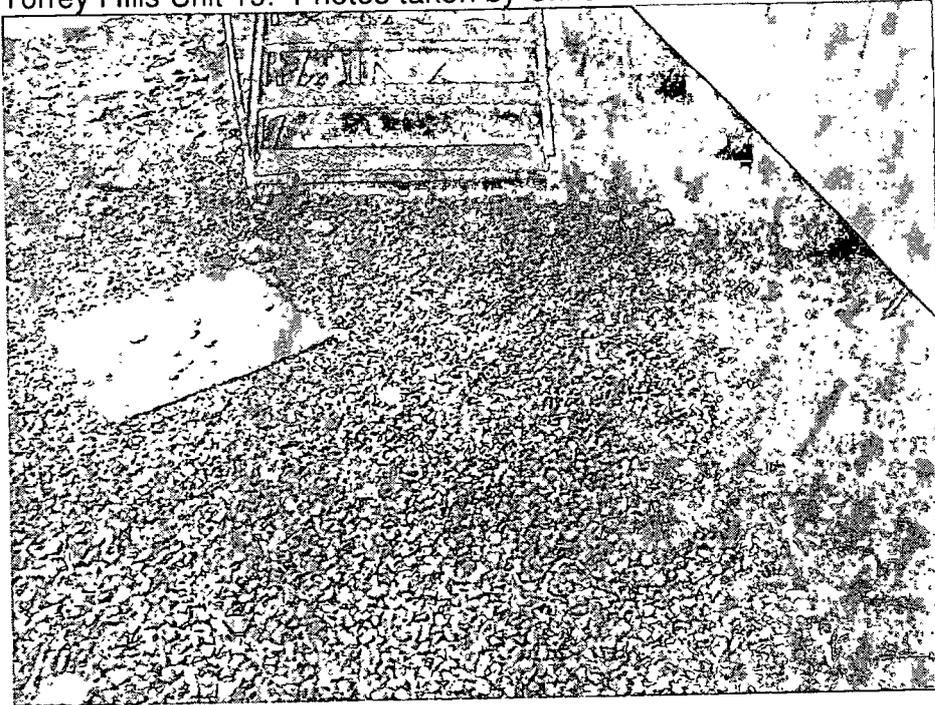


Figure 1. Trailer entrance; cigarette butts

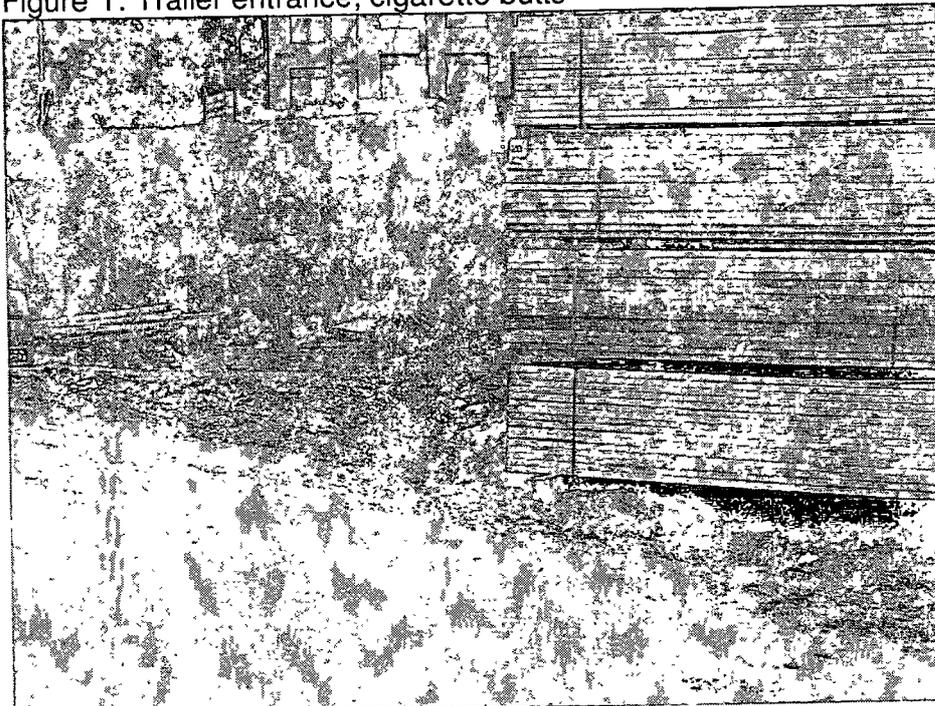


Figure 2. Near south entrance; trash area

Facility: Torrey Hills Unit 19
Inspection Date: 09/20/2013

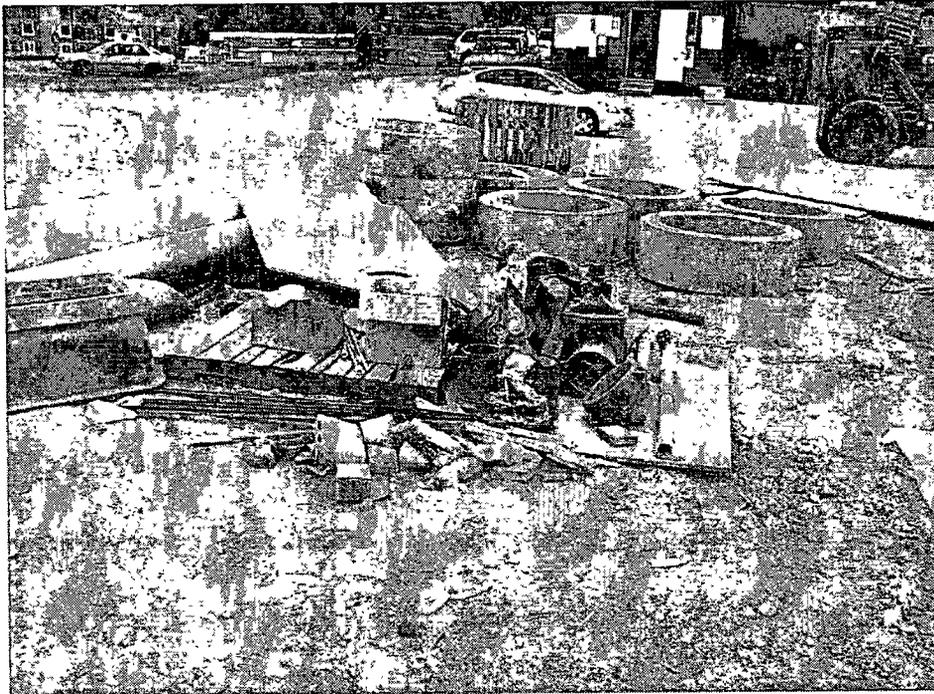


Figure 3. Site interior; construction debris



Figure 4. South west side; construction debris

Facility: Torrey Hills Unit 19
Inspection Date: 09/20/2013



Figure 5. Site interior; construction debris

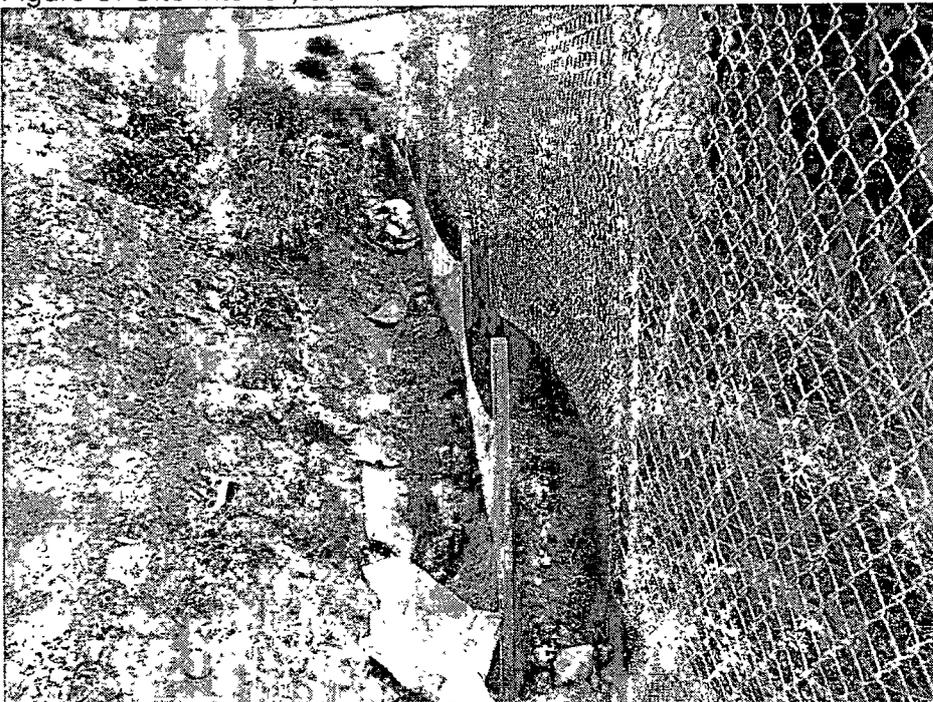


Figure 6. West perimeter; trash

Facility: Torrey Hills Unit 19
Inspection Date: 09/20/2013



Figure 7. Site interior; trash



Figure 8. Slope east side; bare soil

Facility: Torrey Hills Unit 19
Inspection Date: 09/20/2013

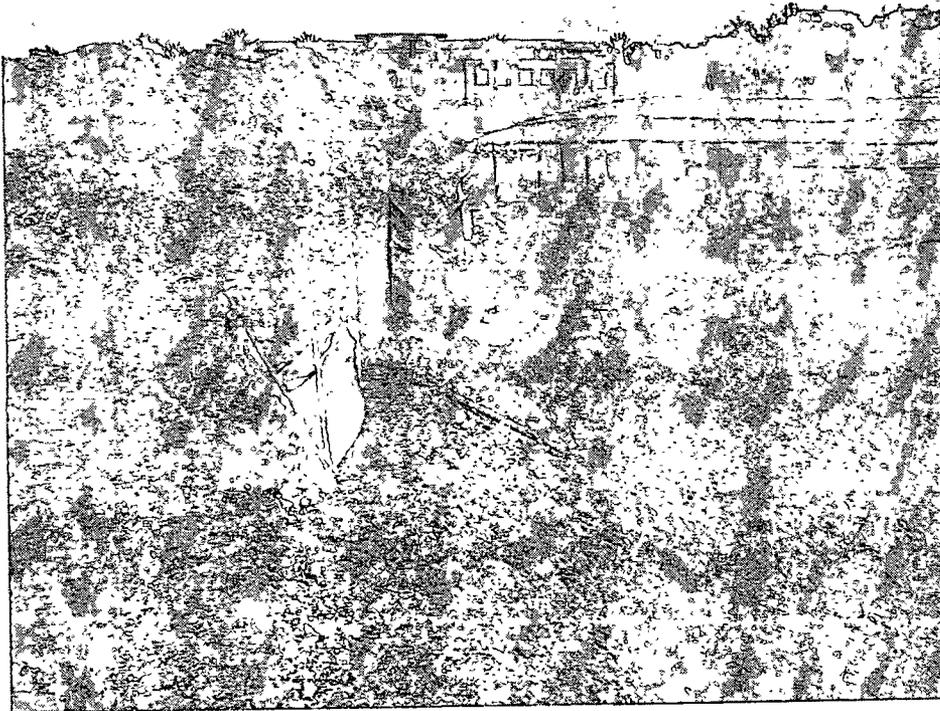


Figure 9. Sediment stockpile with broken silt fence



Figure 10. Perimeter south west side

Facility: Torrey Hills Unit 19
Inspection Date: 09/20/2013



Figure 11. Perimeter west side



Figure 12. Sediment discharge outside site boundary

Facility: Torrey Hills Unit 19
Inspection Date: 09/20/2013

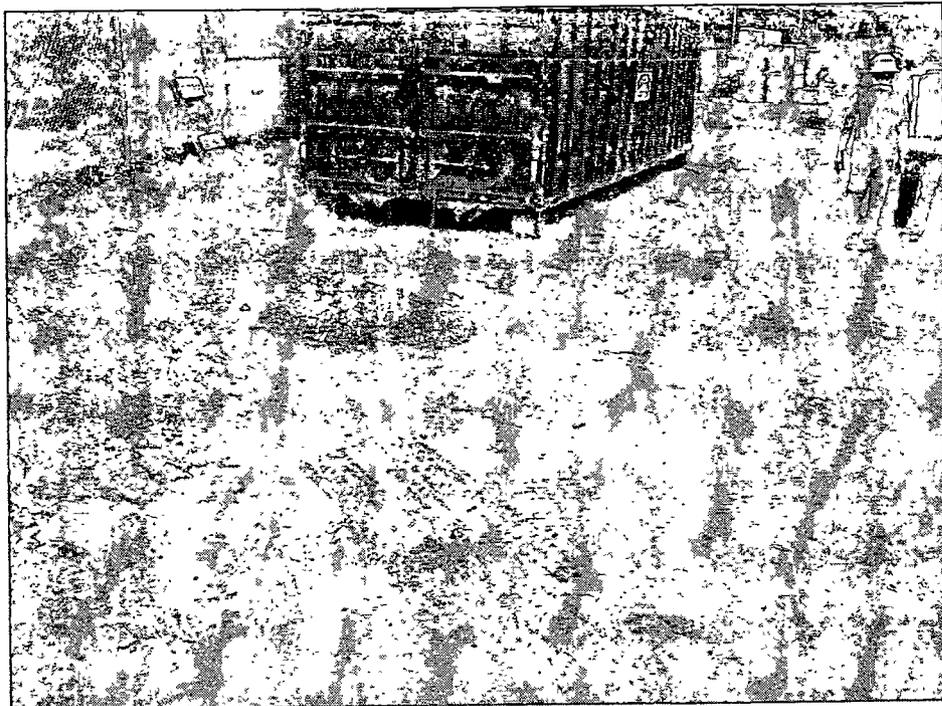


Figure 13. Concrete washout with no containment

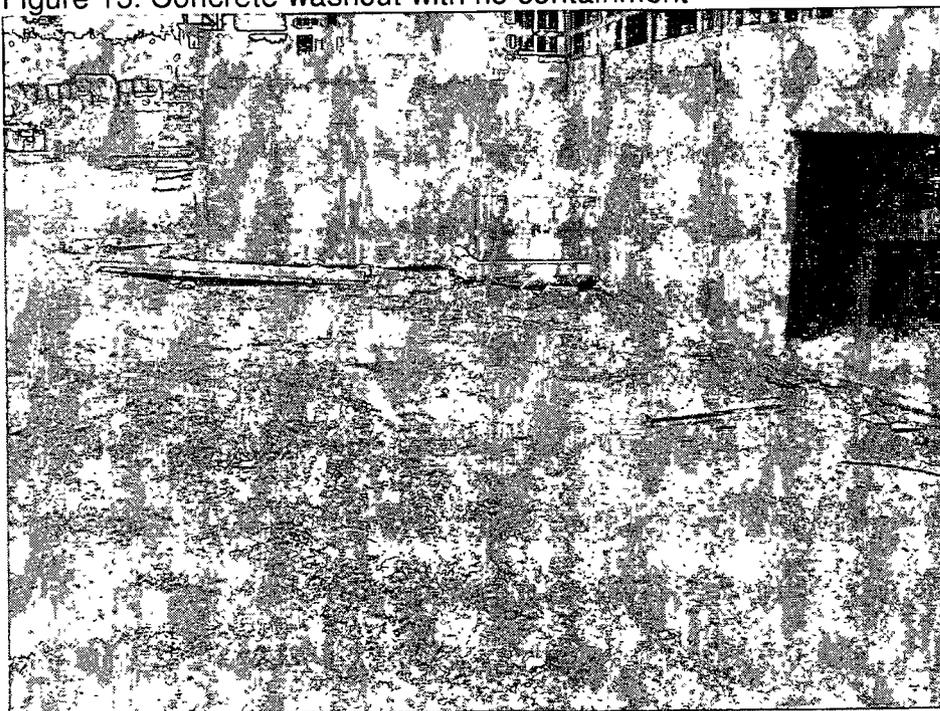


Figure 14. Concrete washout with no containment

Facility: Torrey Hills Unit 19
Inspection Date: 09/20/2013

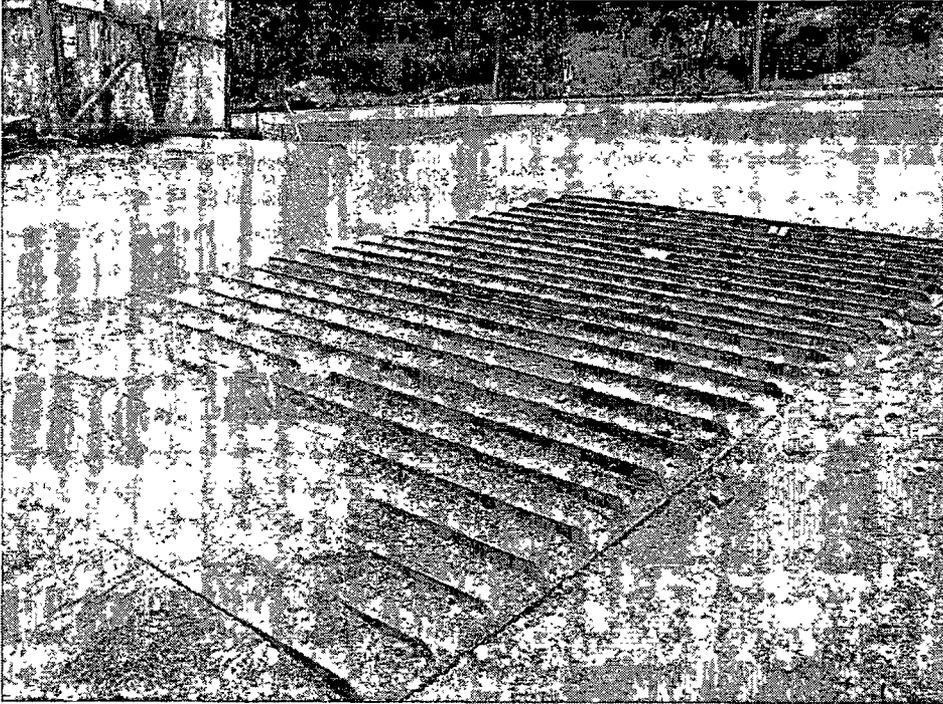


Figure 15. Shaker plates north entrance

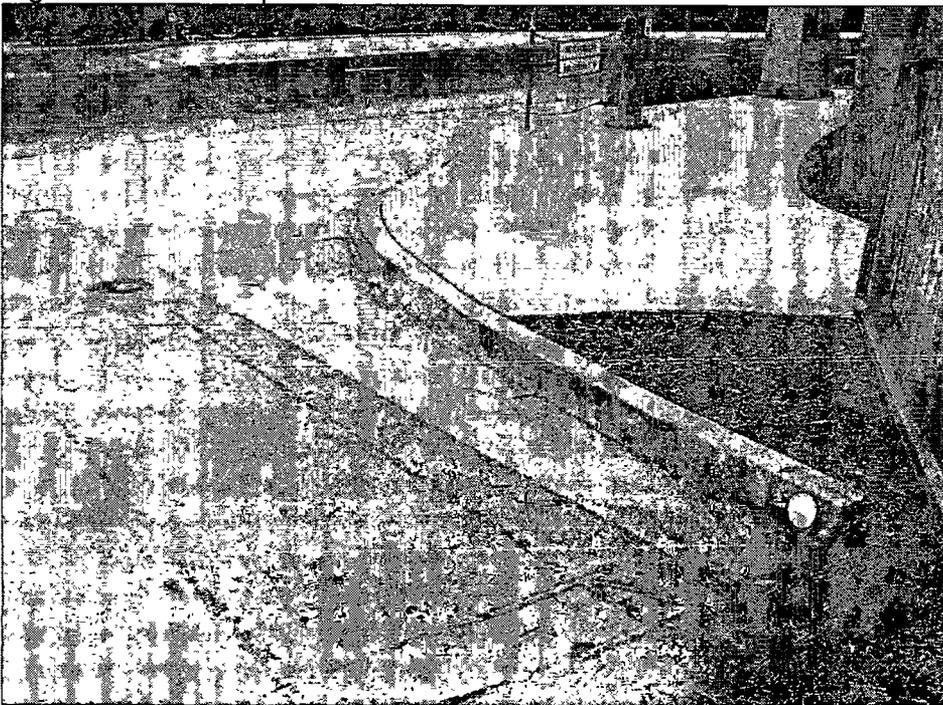


Figure 16. Public street outside construction site

Facility: Torrey Hills Unit 19
Inspection Date: 09/20/2013



Figure 17. Gravel at south entrance

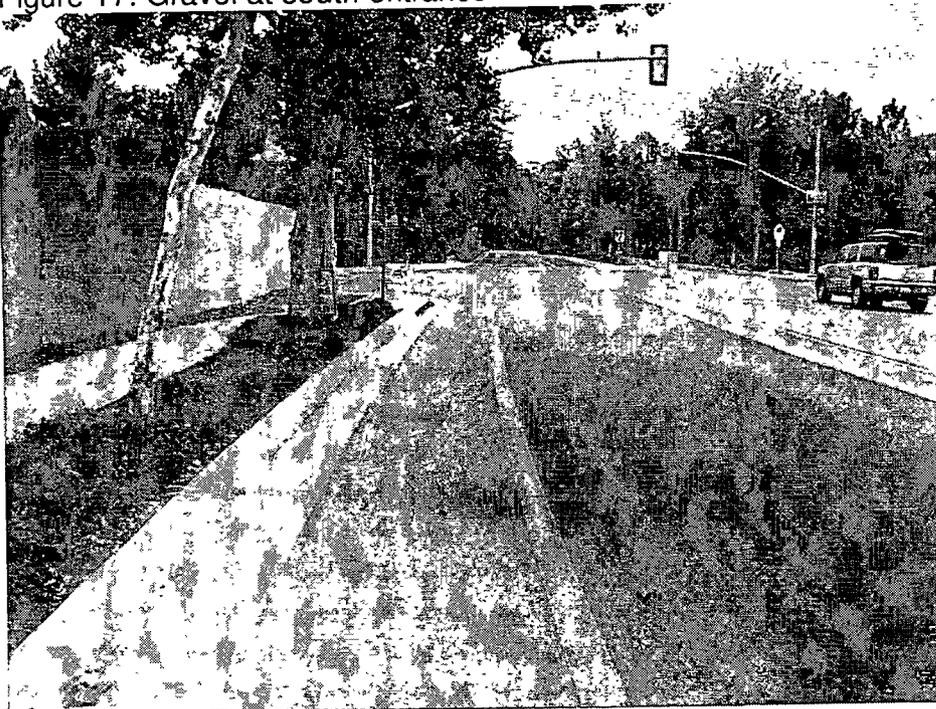


Figure 18. Nearest storm drain downstream; no inlet protection

Facility: Torrey Hills Unit 19

Inspection Date: 09/20/2013

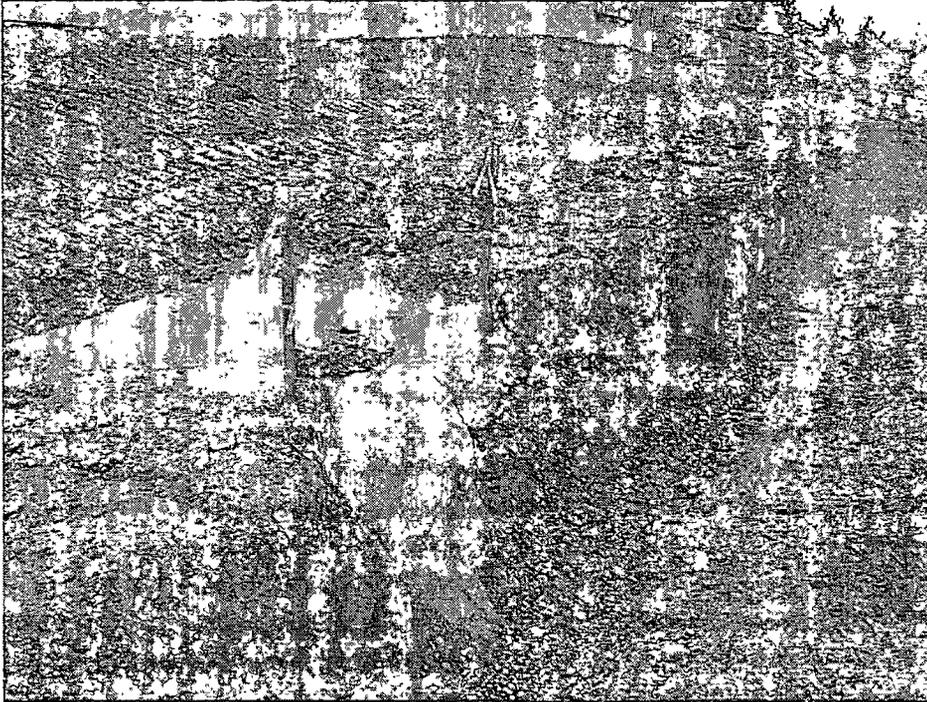


Figure 19. Live storm drain covered with permeable fabric



Figure 20. Live storm drain covered with permeable fabric

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - SAN DIEGO REGION
WATERSHED PROTECTION PROGRAM**

FACILITY INSPECTION REPORT

FACILITY: Estates at Costa del Mar **INSPECTION DATE/TIME:** 01/07/14; 10:30 am

WDID/FILE NO.: 9 37C321980

REPRESENTATIVE(S) PRESENT DURING INSPECTION:

NAME: <u>Tony Felix</u>	AFFILIATION: <u>San Diego Water Board</u>
NAME: <u>Wayne Chiu</u>	AFFILIATION: <u>San Diego Water Board</u>
NAME: <u>Myles Cooper</u>	AFFILIATION: <u>CEA Engineering, Project Manager</u>

Perl Family Trust
NAME OF OWNER, AGENCY OR PARTY RESPONSIBLE FOR DISCHARGE

PO Box 5054
Beverly Hills, CA 90209
OWNER MAILING ADDRESS

11650 Arroyo Sorrento Place
San Diego, CA 92130
FACILITY ADDRESS

Iris Kornberg, 310-466-1759
OWNER CONTACT NAME AND PHONE #

Same
FACILITY OR DEVELOPER CONTACT NAME AND PHONE #

APPLICABLE WATER QUALITY LICENSING REQUIREMENTS:

- | | |
|---|---|
| <input type="checkbox"/> MS4 URBAN RUNOFF REQUIREMENTS | <input type="checkbox"/> GENERAL OR INDIVIDUAL WASTE DISCHARGE REQUIREMENTS OR NPDES |
| <input checked="" type="checkbox"/> CONSTRUCTION GENERAL PERMIT | <input type="checkbox"/> GENERAL OR INDIVIDUAL WAIVER OF WASTE DISCHARGE REQUIREMENTS |
| <input type="checkbox"/> CALTRANS GENERAL PERMIT | <input type="checkbox"/> SECTION 401 WATER QUALITY CERTIFICATION |
| <input type="checkbox"/> INDUSTRIAL GENERAL PERMIT | <input type="checkbox"/> CWC SECTION 13264 |

INSPECTION TYPE (Check One):

- "A" TYPE COMPLIANCE--COMPREHENSIVE INSPECTION IN WHICH SAMPLES ARE TAKEN. (EPA TYPE S)
- "B" TYPE COMPLIANCE--A ROUTINE NONSAMPLING INSPECTION. (EPA TYPE C)
- NONCOMPLIANCE FOLLOW-UP--INSPECTION MADE TO VERIFY CORRECTION OF A PREVIOUSLY IDENTIFIED VIOLATION.
- ENFORCEMENT FOLLOW-UP--INSPECTION MADE TO VERIFY THAT CONDITIONS OF AN ENFORCEMENT ACTION ARE BEING MET.
- COMPLAINT--INSPECTION MADE IN RESPONSE TO A COMPLAINT.
- PRE-REQUIREMENT--INSPECTION MADE TO GATHER INFO. RELATIVE TO PREPARING, MODIFYING, OR RESCINDING REQUIREMENTS.
- NO EXPOSURE CERTIFICATION (NEC) - VERIFICATION THAT THERE IS NO EXPOSURE OF INDUSTRIAL ACTIVITIES TO STORM WATER.
- NOTICE OF TERMINATION REQUEST FOR INDUSTRIAL FACILITIES OR CONSTRUCTION SITES - VERIFICATION THAT THE FACILITY OR CONSTRUCTION SITE IS NOT SUBJECT TO PERMIT REQUIREMENTS.
- COMPLIANCE ASSISTANCE INSPECTION - OUTREACH INSPECTION DUE TO DISCHARGER'S REQUEST FOR COMPLIANCE ASSISTANCE.

INSPECTION FINDINGS:

Y WERE VIOLATIONS NOTED DURING THIS INSPECTION? (YES/NO/PENDING SAMPLE RESULTS)

Facility: Estates at Costa del Mar
Inspection Date: 1/7/2014

I. COMPLIANCE HISTORY / PURPOSE OF INSPECTION

On January 7, 2014, Tony Felix and Wayne Chiu of the San Diego Water Board performed a routine inspection of the Estates at Costa del Mar residential construction site. The site is located in the City of San Diego, east of Interstate Highway 5 and south of State Highway 56. According to the Storm Water Multiple Application & Report Tracking System (SMARTS), the site is 10.88 acres in size. The site originally received coverage in June 2003 under Order No. 99-08-DWQ, and became certified under Order No. 2009-0009-DWQ in October 2010.

The site is identified as a Risk Level 1 construction site in SMARTS, but the Site Sediment Risk Factor was not completed and the Receiving Water Risk Factor was identified as High, which would make the site a at least a Risk Level 2 site. According to SMARTS, the 2011-2012 Annual Report was submitted November 14, 2012 by Iris Kornberg, owner of the site, over two months after the September 1, 2012 due date. The 2012-2013 Annual Report had not been submitted to SMARTS as of the date of the inspection, approximately four months after the September 1, 2013 due date.

The Stormwater Pollution Prevention Plan (SWPPP) available on SMARTS was uploaded to SMARTS on October 14, 2010, and is dated May 3, 2010. The SWPPP available on SMARTS appeared to be based on the SWPPP requirements for Order No. 99-08-DWQ and not Order No. 2009-0009-DWQ, as there is no information provided about the site's Risk Level, or Qualified SWPPP Developer (QSD) and Qualified SWPPP Practitioner (QSP) information. The SWPPP includes a copy of Order No. 99-08-DWQ, and a copy of Order No. 2009-0009-DWQ was not included or referenced.

San Diego Water Board inspectors met with Mr. Myles Cooper, Project Manager for the construction site, who is also the QSP performing the QSP inspections. Mr. Cooper informed the inspectors that he is also certified as a QSD, but is not the QSD for the SWPPP. The SWPPP and inspection reports by the QSP were available for review on site. There were no training records available for review. Mr. Cooper informed the inspectors that Grant Bowers from the City of San Diego has recently been inspecting the site approximately every two weeks.

II. FINDINGS

1. The SWPPP provided by Mr. Cooper for review on site appeared to be the same as the SWPPP available on SMARTS. Mr. Cooper indicated that the SWPPP had been updated and knew that the site was a Risk Level 2 site. When the inspectors informed Mr. Cooper that the SWPPP he provided appeared to be based on Order No. 99-08-DWQ requirements and did not meet Order No. 2009-0009-DWQ SWPPP requirements for a Risk Level 2 site, he assured inspectors that there was a SWPPP developed and uploaded to SMARTS that meets Order No. 2009-0009-DWQ requirements. Inspectors reviewed SMARTS upon return to the office and did not find any record of a SWPPP that meets the requirements of Order No. 2009-0009-DWQ for a Risk Level 2 site.

Facility: Estates at Costa del Mar
Inspection Date: 1/7/2014

2. By email on January 7, 2014, Mr. Cooper indicated that he had located the updated SWPPP in another location after the inspectors had left the site, and provided electronic copies of the signed QSD SWPPP certification page, signed Legally Responsible Person (LRP) SWPPP certification page, the amendment log that indicates the SWPPP had been amended on October 20, 2011 by the QSD, Allan Cooper (QSD No. 20518), and Risk Level determination documentation that indicate the site is Risk Level 2.

Mr. Cooper provided the remaining parts of the SWPPP in subsequent emails on January 13, 2014. The inspectors confirmed that the updated SWPPP had been adequately amended to meet the SWPPP requirements for a Risk Level 2 site, but had not been uploaded to SMARTS. The updated SWPPP was uploaded to SMARTS on January 10, 2014. However, several amendments to the SWPPP appear to be necessary for the project construction schedule and BMPs being implemented or scheduled to be implemented.

3. The QSP inspection reports provided by Mr. Cooper during the inspection were on forms entitled Visual Inspection Field Log Sheet, from Appendix D (Field Monitoring and Analysis Guidance) from the CASQA Stormwater BMP Handbook Portal, dated January 2011. Between October 2012 and the date of the inspection, Visual Inspection Field Log Sheet forms had been filled out only for pre-rain event inspections, during rain event inspections, and quarterly non-storm water inspections. Forms were available for October 2012, December 2012, January 2013, February 2013, March 2013, June 2013, and October 2013. Several forms were not completed. No detailed BMP inspection checklists were attached to the forms.

The inspectors informed Mr. Cooper that under Order No. 2009-0009- DWQ, inspections are required to be conducted by the QSP on a weekly basis, the QSP inspection reports were required to include a checklist of BMPs inspected, and the QSP inspection reports were required to be kept on site with the SWPPP. Mr. Cooper indicated he was aware of the requirements, but could not produce any weekly QSP inspection reports that meet the requirements of Order No. 2009-0009-DWQ. Mr. Cooper assured the inspectors that he had been performing inspections at least weekly and was regularly uploading photos from those inspections to SMARTS. Inspectors reviewed SMARTS upon return to the office and did not find any record of weekly inspection photos or QSP inspection reports other than copies of the forms provided by Mr. Cooper on site, and about a dozen photos taken between October 2011 and January 2012 provided with the 2011-2012 Annual Report.

In the updated SWPPP provided by Mr. Cooper on January 13, 2014, the forms for the QSP inspection reports included BMP inspection checklists in addition to the Visual Inspection Field Log Sheet forms, indicating the QSP inspections were not being adequately documented in accordance with the SWPPP.

Facility: Estates at Costa del Mar
Inspection Date: 1/7/2014

4. A Rain Event Action Plan (REAP) dated October 8, 2013 was found by the inspectors, but no REAPs for the November 20-22 or December 7, 2013 rain events could be found.
5. Mr. Cooper was not able to provide any training logs or documentation at the time of the inspection. Mr. Cooper assured the inspectors that everyone working on the site had received training. However, upon arriving at the site, the San Diego Water Board inspectors questioned the backhoe operator about the location of the SWPPP and any SWPPP training received. The backhoe operator did not know what a SWPPP was, nor did he know of any training provided to contractors and sub-contractors about the SWPPP.
6. Inspectors informed Mr. Cooper that the 2012-2013 Annual Report had not been submitted and was due in September 2013. Mr. Cooper assured the inspectors that 2012-2013 Annual Report had been completed and submitted. Inspectors reviewed SMARTS upon return to the office and did not find any record of the 2012-2013 Annual Report.
7. Good Site Management "Housekeeping" BMPs were observed to be inadequately implemented throughout the site, as noted by the following:
 - a. Construction debris was observed without any containment or protection from wind and rain;
 - b. Several soil stockpiles were observed to have inadequate or no cover and containment;
 - c. No trash receptacles were observed during the inspection of the site, and trash and construction debris was observed in several areas of the site;
 - d. No spill response equipment or materials were observed during the inspection of the site;
 - e. A small, unlined earthen basin was observed that appeared to contain evidence of concrete washout activities; and
 - f. Housekeeping BMPs were not being documented in the SWPPP and REAPs, as required for Risk Level 2 sites.
8. Erosion Control and Sediment Control BMPs were observed to be inadequately implemented throughout the site, as noted by the following.
 - a. Several slopes located in the interior and exterior of the site appeared to be inactive and had inadequately implemented, inadequately maintained, or did not have erosion control BMPs to provide effective soil cover and stabilization (see Photos 1-4);

Facility: Estates at Costa del Mar
Inspection Date: 1/7/2014

- b. Most of the building pads appeared to be inactive and had a layer of gravel, but no erosion control BMPs (e.g. soil binder, bonded fiber mulch) providing effective soil cover were observed (see Photos 1, 5 and 6);
 - c. No erosion controls were observed to be implemented or ready to be implemented in conjunction with sediment control BMPs for areas that appeared to be under active construction, as required for Risk Level 2 sites;
 - d. Linear sediment controls were not observed along the toe of slopes and grade breaks of exposed slopes, as required for Risk Level 2 sites (see Photos 1-4)
 - e. Silt fence was observed around the perimeter of the site, but did not appear to be adequately maintained to sufficiently control erosion and sediment discharges from the site (see Photos 4 and 7); and
 - f. The entrance/exit to the site did not appear to be adequately stabilized to control erosion and sediment discharges from the site, and did not have BMPs (e.g. shaker plate or rumble strip) to minimize vehicle tracking on to the road (see Photo 7);
9. Storm drain inlets were inadequately protected, and evidence of sediment in surface runoff discharged from the site leading to the inlets was observed (see Photos 8).
10. BMPs that had been implemented throughout the site were not being adequately maintained (see Photos 1-4).
11. The QSP is not implementing the housekeeping BMPs and erosion and sediment control BMPs in accordance with the BMPs that are specified in the SWPPP provided by Mr. Cooper on January 13, 2014.

III. RECOMMENDATIONS AND ADDITIONAL COMMENTS

1. The SWPPP recently uploaded to SMARTS requires amendments by the QSD.
2. QSP inspections are required to be performed on a weekly basis. Dischargers are required to begin implementing repairs or design changes to BMPs within 72 hours of identification and complete the changes as soon as possible.
3. All persons responsible for implementing the requirements of Order No. 2009-0009-DWQ (i.e. project personnel, contractors, and subcontractors) are required to be appropriately trained by the QSP.

Facility: Estates at Costa del Mar
 Inspection Date: 1/7/2014

4. The site requires adequate erosion control and sediment control BMPs. All slopes require soil stabilization such as hydroseed, bonded fiber matrix, or erosion control blankets.
5. Refresh or replace rock and/or place additional BMPs (e.g., shaker plate or rumble strip, stone pads, concrete or steel wash racks) at entrance/exit to site to prevent offsite vehicle tracking of sediment;
6. Stabilization is required for inactive (i.e. not scheduled to be re-disturbed for at least 14 days) open spaces, utility backfill, and completed lots.
7. Risk Level 2 dischargers are required to implement appropriate erosion controls in conjunction with sediment control BMPs for areas under active construction.
8. The site perimeter lacks adequate sediment controls to prevent sediment from leaving the site.
9. The QSP for the site does not appear to have adequate training or qualifications to practice, and did not provide services in a manner that is consistent with the laws and regulations applicable to the project. Consider filing a complaint with the State Water Resource Control Board.
10. The City of San Diego inspector does not appear to be adequately inspecting and requiring implementation of BMPs in accordance with the requirements of Order No. R9-2007-0001. Consider conducting an audit of the City's construction inspection program.
11. These findings will be used to evaluate compliance with the requirements of Order No. 2009-0009-DWQ.

IV. SIGNATURE SECTION

Tony Felix	<i>Wagne Chan for Tony Felix</i>	1/7/2014
STAFF INSPECTOR	SIGNATURE	INSPECTION DATE
Eric Becker	<i>Eric Becker</i>	1/14/14
REVIEWED BY SUPERVISOR	SIGNATURE	DATE

SMARTS:

Tech Staff Info & Use	
Place ID	SM-223833
WDID	9 37C321980
Inspection ID	2020954
Violation ID	853278

Facility: Estates at Costa del Mar
Inspection Date: 1/7/2014

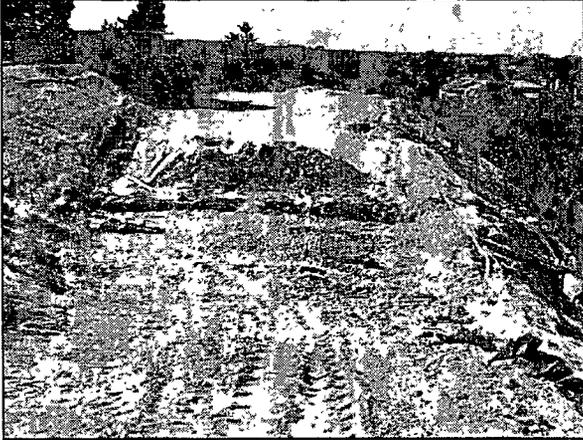


Photo 1



Photo 2



Photo 3



Photo 4

Photos 1-4 show lack of erosion and sediment control BMPs required to be implemented by Risk Level 2 dischargers for slopes throughout the site.

Facility: Estates at Costa del Mar
Inspection Date: 1/7/2014



Photo 5



Photo 6

Photos 5-6 show lack of erosion control BMPs implemented to provide effective soil cover for building pads that appears to be inactive at the site (also see Photo 1).



Photo 7

Photo 7 shows the entrance/exit to site lacking adequate stabilization to control erosion and sediment discharges from the site, and lack of BMPs to prevent tracking of sediment from the site.



Photo 8

Photo 8 shows lack of BMPs to protect storm drain inlets, with evidence of sediment in surface runoff discharged from the site leading to the inlets.

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - SAN DIEGO REGION
WATERSHED PROTECTION PROGRAM**

FACILITY INSPECTION REPORT

FACILITY: Casa Mira View **INSPECTION DATE/TIME:** 01/09/14; 1400

WDID/FILE NO.: 9 37C353628

REPRESENTATIVE(S) PRESENT DURING INSPECTION:

NAME: <u>Christina Arias</u>	AFFILIATION: <u>San Diego Water Board</u>
NAME: <u>Whitney Ghoram</u>	AFFILIATION: <u>San Diego Water Board</u>
NAME: <u>Bryan Smith</u>	AFFILIATION: <u>Garden Communities</u>
NAME: <u>Brian Eskow</u>	AFFILIATION: <u>Garden Communities</u>
NAME: _____	AFFILIATION: _____

Scripps Mesa Developers LLC
NAME OF OWNER, AGENCY OR PARTY RESPONSIBLE FOR DISCHARGE

8530 Costa Verde Blvd., San Diego CA 92122
OWNER MAILING ADDRESS

Stuart Posnock (858) 320-0018
OWNER CONTACT NAME AND PHONE #

Garden Communities
FACILITY OR DEVELOPER NAME (if different from owner)

11241 Westview Parkway, San Diego
FACILITY ADDRESS

same
FACILITY OR DEVELOPER CONTACT NAME AND PHONE #

APPLICABLE WATER QUALITY LICENSING REQUIREMENTS:

- | | |
|---|---|
| <input type="checkbox"/> MS4 URBAN RUNOFF REQUIREMENTS | <input type="checkbox"/> GENERAL OR INDIVIDUAL WASTE DISCHARGE REQUIREMENTS OR NPDES |
| <input checked="" type="checkbox"/> CONSTRUCTION GENERAL PERMIT | <input type="checkbox"/> GENERAL OR INDIVIDUAL WAIVER OF WASTE DISCHARGE REQUIREMENTS |
| <input type="checkbox"/> CALTRANS GENERAL PERMIT | <input type="checkbox"/> SECTION 401 WATER QUALITY CERTIFICATION |
| <input type="checkbox"/> INDUSTRIAL GENERAL PERMIT | <input type="checkbox"/> CWC SECTION 13264 |

INSPECTION TYPE (Check One):

- "A" TYPE COMPLIANCE--COMPREHENSIVE INSPECTION IN WHICH SAMPLES ARE TAKEN. (EPA TYPE S)
- "B" TYPE COMPLIANCE--A ROUTINE NONSAMPLING INSPECTION. (EPA TYPE C)
- NONCOMPLIANCE FOLLOW-UP--INSPECTION MADE TO VERIFY CORRECTION OF A PREVIOUSLY IDENTIFIED VIOLATION.
- ENFORCEMENT FOLLOW-UP--INSPECTION MADE TO VERIFY THAT CONDITIONS OF AN ENFORCEMENT ACTION ARE BEING MET.
- COMPLAINT--INSPECTION MADE IN RESPONSE TO A COMPLAINT.
- PRE-REQUIREMENT--INSPECTION MADE TO GATHER INFO. RELATIVE TO PREPARING, MODIFYING, OR RESCINDING REQUIREMENTS.
- NO EXPOSURE CERTIFICATION (NEC) - VERIFICATION THAT THERE IS NO EXPOSURE OF INDUSTRIAL ACTIVITIES TO STORM WATER.
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- COMPLIANCE ASSISTANCE INSPECTION - OUTREACH INSPECTION DUE TO DISCHARGER'S REQUEST FOR COMPLIANCE ASSISTANCE.

INSPECTION FINDINGS:

Y WERE VIOLATIONS NOTED DURING THIS INSPECTION? (YES/NO/PENDING SAMPLE RESULTS)

Facility: Casa Mira View, WDID 9 37C353628
Inspection Date: 01/09/2014

I. COMPLIANCE HISTORY / PURPOSE OF INSPECTION

On January 9, 2014, Christina Arias and Whitney Ghoram of the San Diego Water Board performed a routine inspection of the Casa Mira View residential apartment construction site. The site is located in the Mira Mesa area of San Diego, west of I-15 at 111241 Westview Parkway. Further, the site is located in the Penasquitos watershed, which drains to Penasquitos Lagoon (a Clean Water Act section 303(d) listed waterbody as impaired for sediment). According to the Storm Water Multiple Application & Report Tracking System (SMARTS), the site is 41 acres in size. On November 3, 2010, this site received a Notice of Violation from the San Diego Water Board for deficient BMP implementation and an unauthorized non-storm water discharge.

We met briefly with Bryan Smith, General Superintendent for the construction site. Mr. Smith deferred to his assistant to answer storm water-related questions. Although he was in charge of the construction site, Mr. Smith was unaware of who the site Qualified SWPPP Practitioner (QSP) was, and indicated that he was not familiar with the term. He contacted Brian Eskow, assistant Superintendent, to assist us. Mr. Eskow also did not know who the QSP was, but indicated that it was his responsibility to comply with health and safety issues, as well as storm water. Mr. Eskow produced the Storm Water Pollution Prevention Plan (SWPPP) when asked, as well as the weekly inspections performed by the QSP. The weekly inspection reports listed the site QSP as Michael Duff of Ground Service Technology, Inc. We asked for copies of the two most recent weekly site inspection reports (shown as Attachment 1). We were unable to locate any training records for site personnel related to storm water compliance.

After review of the SWPPP and related documents, Mr. Eskow escorted us throughout the construction site. Findings and photos below are reported in the order that they were observed during the site walk. The weather on the day of the inspection was warm and sunny.

II. FINDINGS

1. The site was littered with cigarette butts, trash, debris, and other construction-related waste throughout. (See Figures 1-4, 14-25).
2. None of the finished curbs within the site had sediment control BMPs (such as silt fence) installed. As a result, the streets were covered in sediment (Figures 1, 3, 16-22).
3. There were no sediment control BMPs at one construction site exit/entrance located on Mira Lee Way, and sediment had been tracked into the street (Figure 5).
4. There was an uncovered stockpile, although it appeared to be active (Figure 6).
5. Two concrete wash-out bins were leaking, and waste material discharged to the surrounding the soil (Figures 7-8).

Facility: Casa Mira View, WDID 9 37C353628
Inspection Date: 01/09/2014

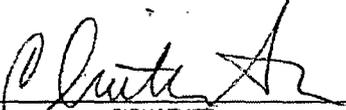
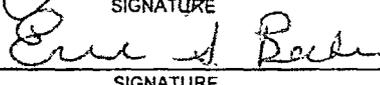
6. The site had no erosion control BMPs on exterior slopes along the north and west side of the property, 3 months into the rainy season (Figure 9-12).
7. The silt fence along the north side of the property had fallen and was in need of repair (Figure 13).
8. Sediment control BMPs throughout the site need replacement or had not been maintained. Examples include broken gravel bags (Figure 22).
9. Mortar mix and other construction wastes had entered an unprotected inlet (Figures 23-24).
10. Several chemical containers were found throughout the site without secondary containment or other proper storage practices (Figure 25).
11. Corrective actions reported by the QSP on both 1/2/2014 and 1/8/2014 had not been completed, even though such corrections are required within 72 hours. There were no signatures on the QSP's inspection reports by either Mr. Smith, Mr. Eskow, or other site personnel to indicate that the reports were received, read, and deficiencies corrected.

III. RECOMMENDATIONS AND ADDITIONAL COMMENTS

1. The entire site lacks adequate sediment, erosion control, construction waste, and housekeeping BMPs.
2. The site requires erosion control BMPs on all slopes (interior and exterior), such as hydroseed, bonded fiber matrix, or erosion control blankets.
3. All sediment control BMPs must be adequately maintained. The silt fence on the north side of the property requires replacement.
4. Sediment control BMPs such as silt fence should be installed at finished curbs to prevent sediment from reaching the streets.
5. The concrete washout BMPs must be fixed or replaced to prevent leaks. Concrete waste must not be allowed to come into contact with bare ground.
6. Site entrance/exit BMPs are required.
7. Storm drain inlets within the construction site require protection to prevent sediment, trash, and construction debris from entering.
8. Gravel bags that have been broken need replacing.
9. Construction debris and trash must be disposed of properly.
10. The construction site superintendents should read and understand the requirements contained within the State Water Resources Control Board Construction General Storm Water Permit, Order No. 2009-0009-DWQ (CGP).
11. These findings will be used to evaluate compliance with the CGP.

Facility: Casa Mira View, WDID 9 37C353628
 Inspection Date: 01/09/2014

IV. SIGNATURE SECTION

Christina Arias STAFF INSPECTOR	 SIGNATURE	1/9/14 INSPECTION DATE
Eric Becker REVIEWED BY SUPERVISOR	 SIGNATURE	1/24/14 DATE

SMARTS:

Tech Staff Info & Use	
WDID	9 37C353628
Inspection ID	2020984
Violation ID (Inadequate BMPs)	853299, 853302, 853303, 853304, 853305

Facility: Casa Mira View, WDID 9 37C353628
Inspection Date: 01/09/2014

Casa Mira View. Photos taken by Christina Arias 1/9/14

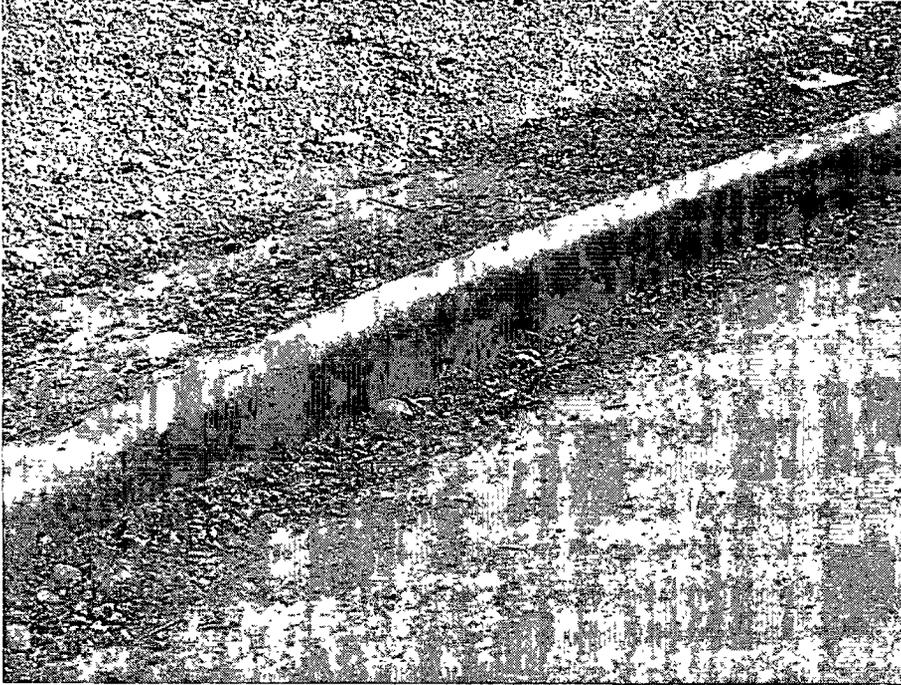


Figure 1. Near trailer; cigarette butts

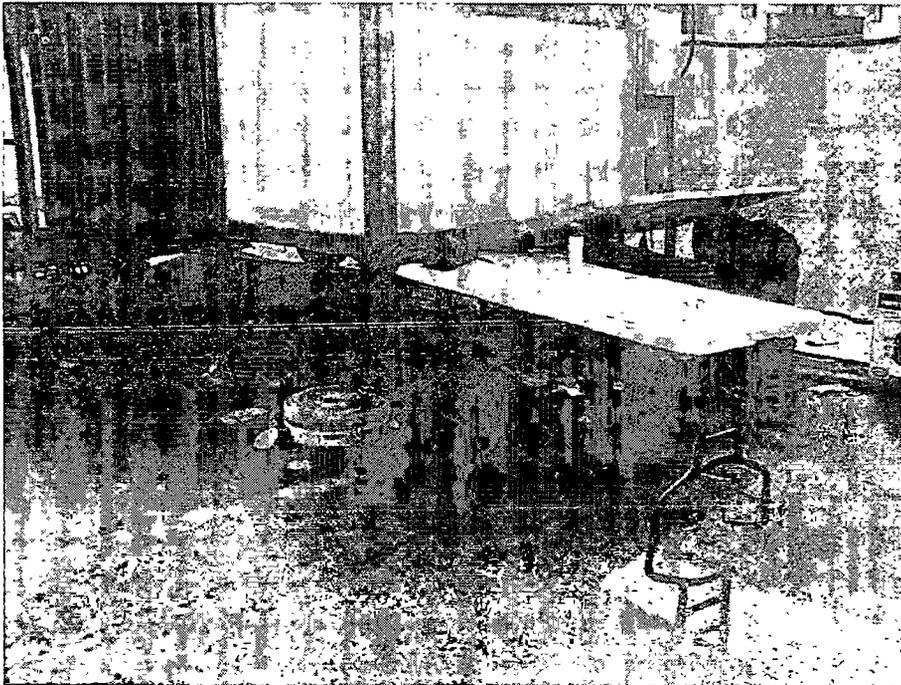


Figure 2. Trailer, debris and trash

Facility: Casa Mira View, WDID 9 37C353628
Inspection Date: 01/09/2014



Figure 3. Site interior; trash

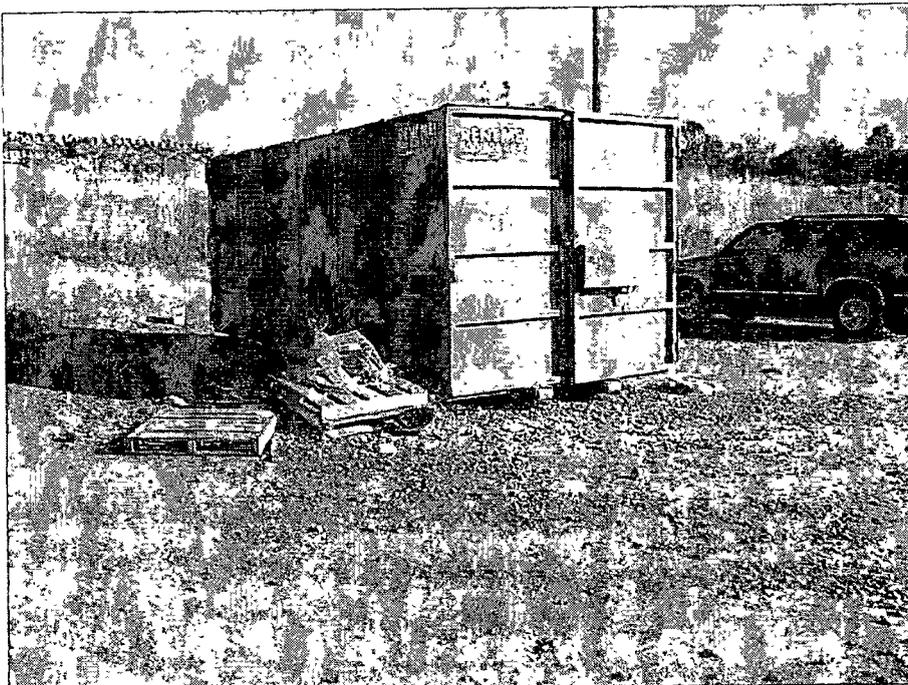


Figure 4. Site interior; construction debris

Facility: Casa Mira View, WDID 9 37C353628
Inspection Date: 01/09/2014

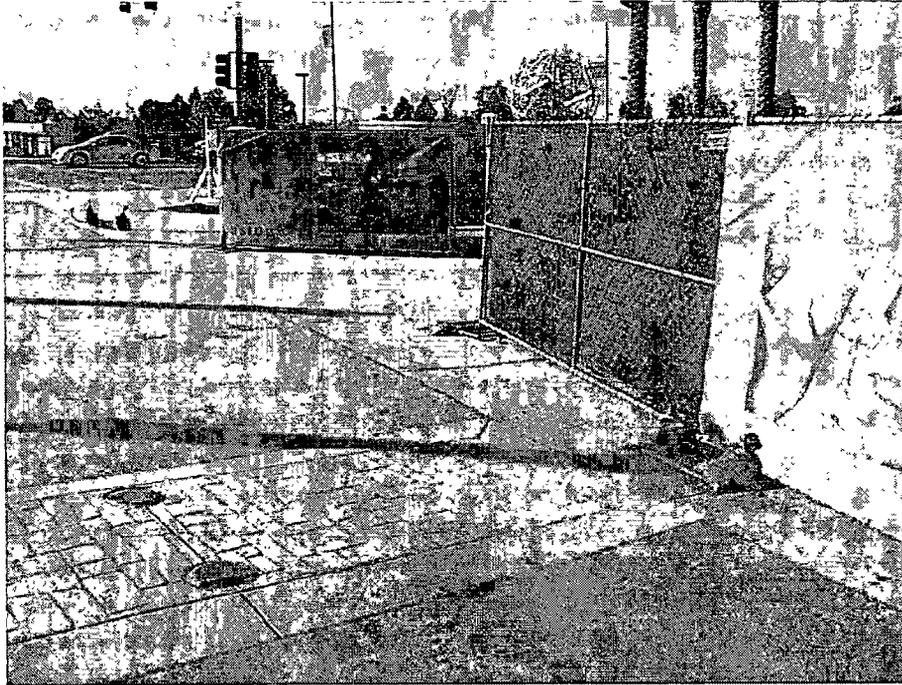


Figure 5. South-facing construction entrance; no BMPs; sediment tracking onto street



Figure 6. Sediment stockpile

Facility: Casa Mira View, W DID 9 37C353628
Inspection Date: 01/09/2014

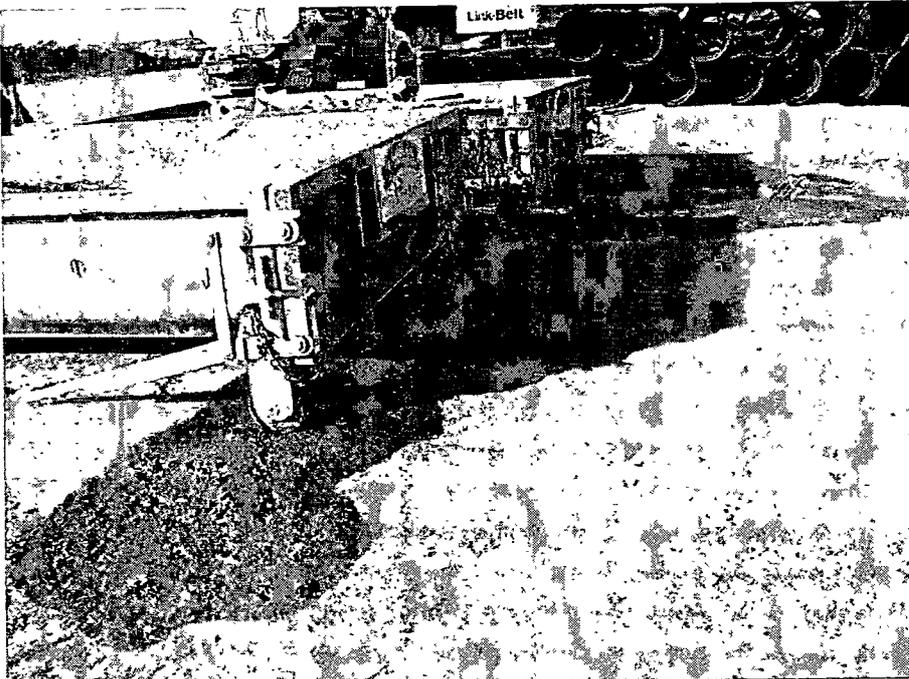


Figure 7. Leaking concrete washouts



Figure 8. Concrete staining on soil from leaking washouts

Facility: Casa Mira View, WDID 9 37C353628
Inspection Date: 01/09/2014

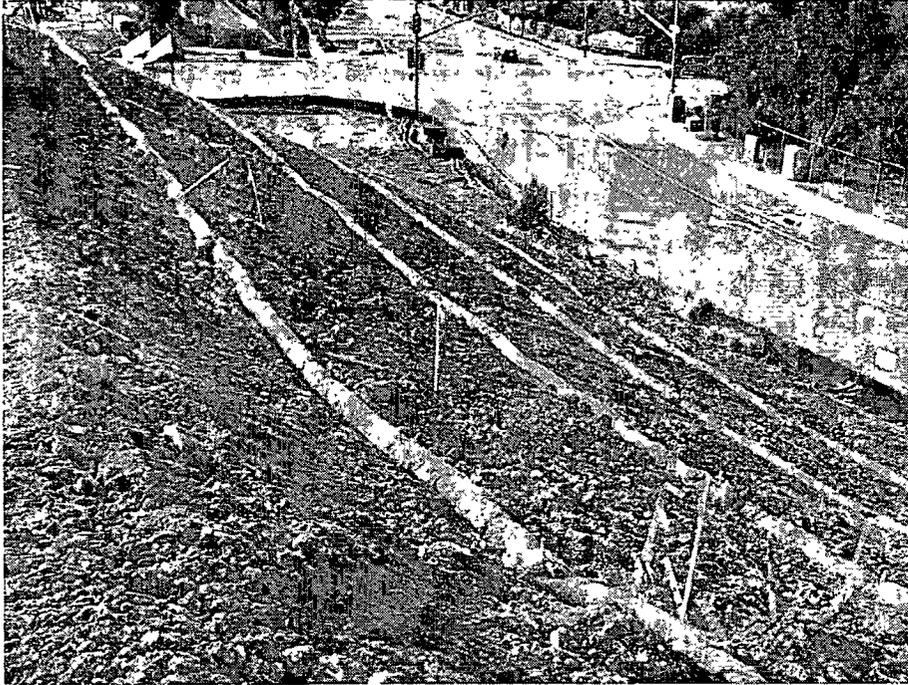


Figure 9. Slope on north side with no erosion control



Figure 10. Slope is 2:1 Horizontal: Vertical according to SWPPP

Facility: Casa Mira View, WDID 9 37C353628
Inspection Date: 01/09/2014



Figure 11. North slope looking easterly



Figure 12. Slope on west side of property

Facility: Casa Mira View, WDID 9 37C353628
Inspection Date: 01/09/2014



Figure 13. Damaged silt fence

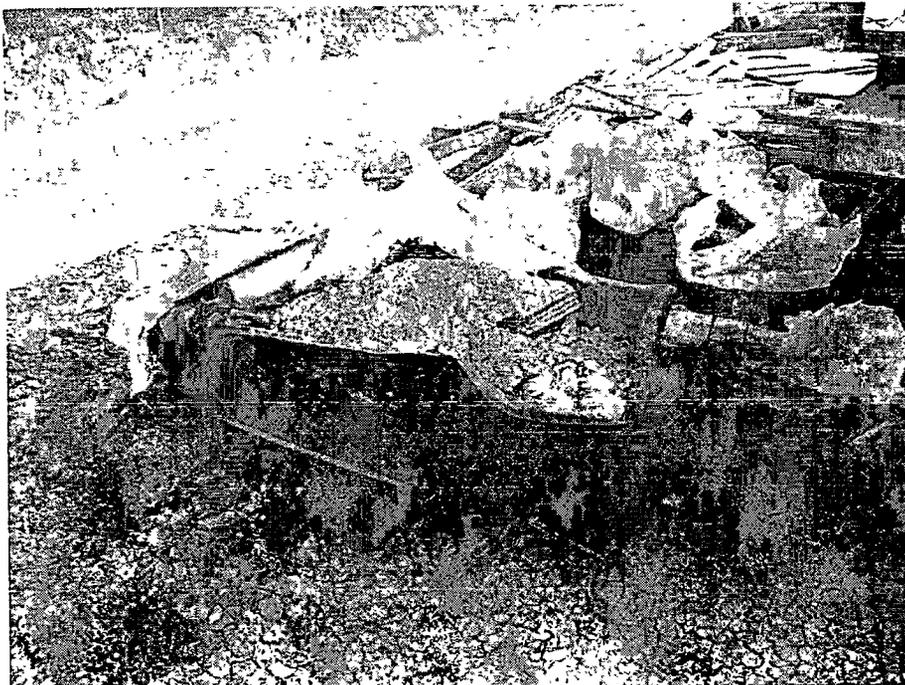


Figure 14. Construction debris

Facility: Casa Mira View, WDID 9 37C353628
Inspection Date: 01/09/2014

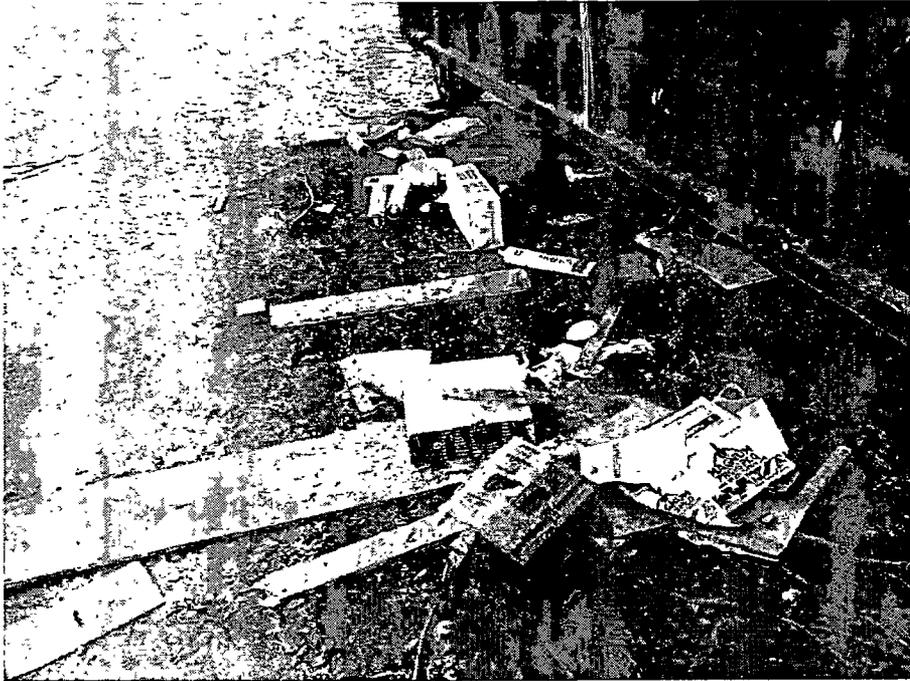


Figure 15. Construction debris



Figure 16. Construction debris

Facility: Casa Mira View, WDID 9 37C353628
Inspection Date: 01/09/2014

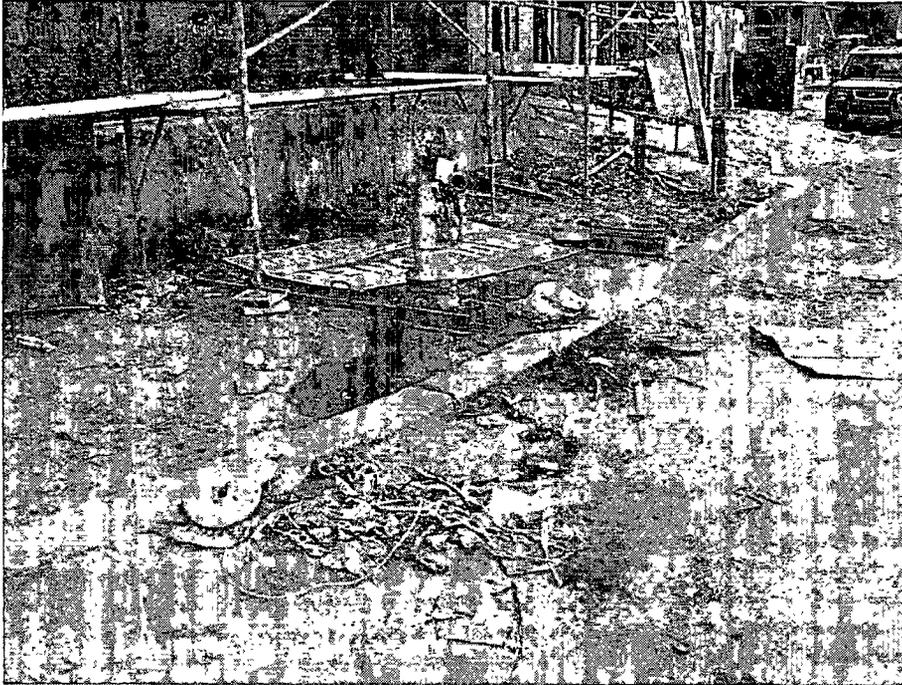


Figure 17. Construction debris

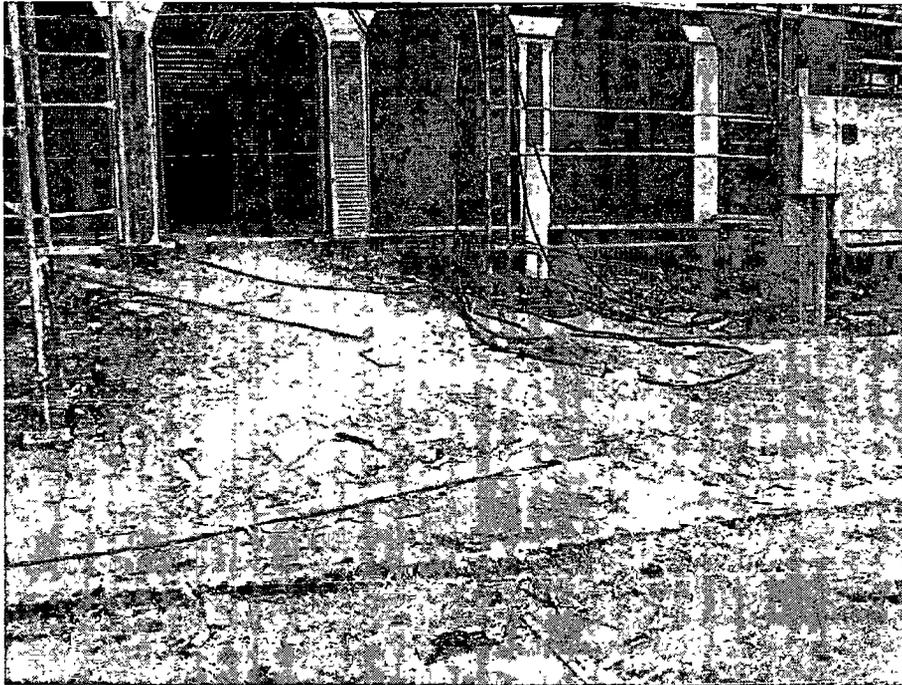


Figure 18. Construction debris

Facility: Casa Mira View, WDID 9 37C353628
Inspection Date: 01/09/2014



Figure 19. Construction debris



Figure 20. Construction debris

Facility: Casa Mira View, WDID 9 37C353628
Inspection Date: 01/09/2014



Figure 21. Construction debris

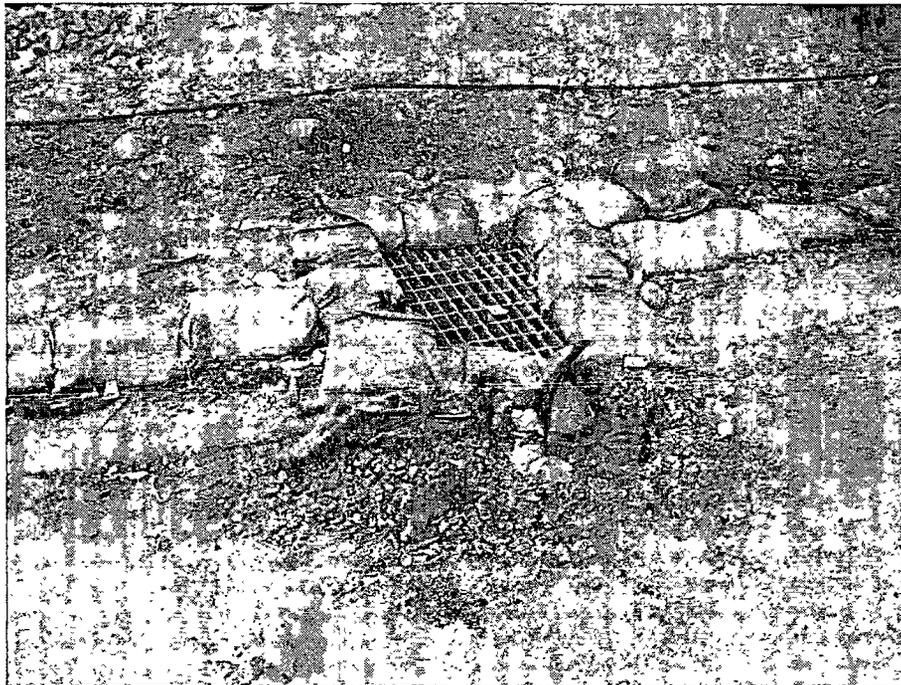


Figure 22. Broken gravel bags

Facility: Casa Mira View, WDID 9 37C353628
Inspection Date: 01/09/2014



Figure 23. Storm drain littered with construction debris

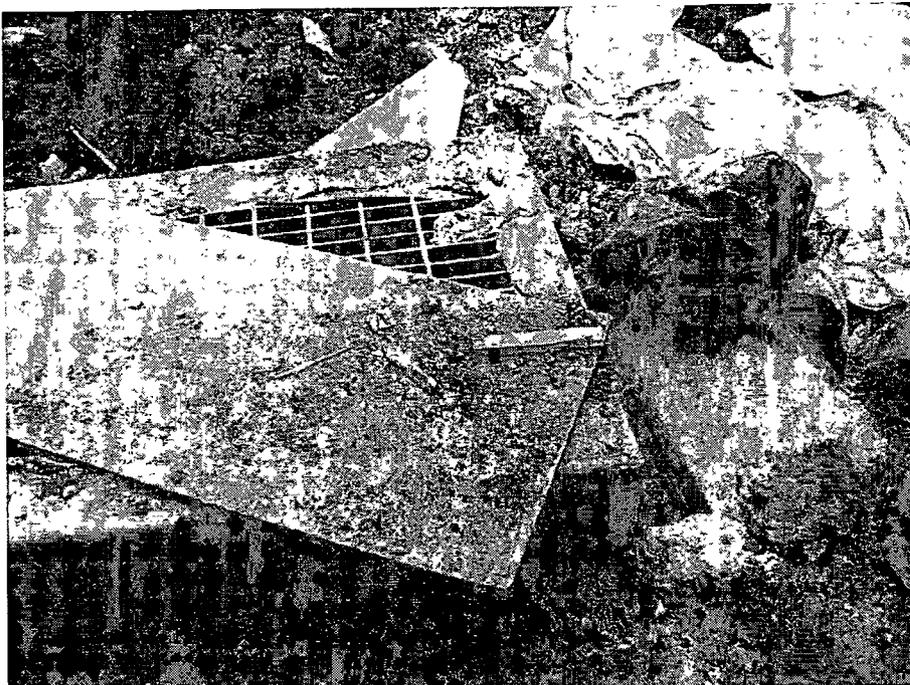


Figure 24. Storm drain littered with construction debris

Facility: Casa Mira View, WDID 9 37C353628
Inspection Date: 01/09/2014



Figure 25. Improperly stored chemicals



Ground Service Technology, Inc.

SWPPP/EROSION CONTROL DIVISION

2280 Micro Place

Phone 760-745-2010

Escondido, CA 92029

Fax 760-741-1363

www.erosioncontroller.com

CA Lic #847034 A & B

RISK LEVEL 2 SITE INSPECTION REPORT

Owner: Scripps Mesa Developers
 Contractor: Garden Communities
 Job No./Project: 20623 Casa Mira View
 Site Address: 11195 Westview Parkway
 Cross Streets/Area: Mira Mesa, California
 Performed by: Michael P. Duff, JD
 Title: CESSWI, QSP #24369

WDID#: 9 37C353628
 Project Dates:
 Site Area: 3 acres
 Exposed Area: 100%
 Site Contact: Robin Robinson
 Contact Number:
 Report Date: 1/8/2014

Inspector Signature: Michael Duff

Inspection Date: 1/8/2014
 Time: 3:00 AM

Type of Inspection: Weekly Maintenance

Additional Report: NO

Phase(s) of Construction: 1 Grading/Land Level.

2 Vertical Const.

Summary of Completed Activities

Weather & Rain Event Data Current: Clear

Rain Gauge Reading: 0.2

End date of Last Rain Event: _____

Was it a Qualifying Rain Event (QRE)? NO

Today is Day 1 of _____ predicted rain event days.

Cumulative Rain: 0.3

Is inspection during or after a QRE of .5" or more? NO

Number of QREs since July 1: _____

NOAA Forecast Chance of Precipitation

0%	Tuesday, January 07, 2014
0%	Wednesday, January 08, 2014
0%	Thursday, January 09, 2014
0%	Friday, January 10, 2014

0%	Saturday, January 11, 2014
0%	Sunday, January 12, 2014
0%	Monday, January 13, 2014
0%	Tuesday, January 14, 2014

Sampling Did first two hours of discharge occur during business hours? _____

Estimated start of rain: _____

Was any storm water discharged from site? _____

During normal business hours? _____

Were water samples taken? _____

If NO, please explain: _____

*If Yes, fill out and print Water Sample Report.

SWPPP Questions

a. Is there a SWPPP on-site? _____

YES

b. Is a Wall Map updated? _____

YES

b2. Require updating? NO

c. Are structural controls installed per the SWPPP? _____

d. If the SWPPP is not implemented, is there an effective combination of Erosion & Sediment control BMPs appropriate for the current stage of construction? _____

YES

e. Is there any leak, breach or malfunction to indicate non-visible pollutants? _____

NO

If Yes, plan for sampling at next rain.

f. Did you observe any floating materials, oil, grease, odor, toxins, and/or sediment at any outfalls, discharge points, or downstream locations? _____

NO

If Yes, sample and document.

What was observed? _____

The following pages provide inspection observation results. Results are to be cross-referenced with attached photographs.

Soil Stabilization Items

- 1 Berms and Dikes
- 2 Slope protection
- 3 Vegetation
- 4 Surface erosion
- 5 Storage of Materials
- 6 Soil Stockpiles
- 7 Other Stockpiles
- 8 V-ditches & Slope Drains

	BMP Acceptable	Repairs Required	BMP	Missing	Not Applicable	CASQA BMP
1	x					EC-3, 6, 7, 8
2	x					EC-4
3	x					EC-2
4	x					WM-1, 2
5	x					WM-3
6	x					WM-3
7	x					SE-4, EC-1 I
8	x					

Sediment Control Items

- 9 Fiber Rolls / Straw Wattles
- 10 Check Dams
- 11 Burlap / Poly Rock Bags
- 12 Silt Fence
- 13 Drain Inlet Protection
- 14 Basins

	BMP Acceptable	Repairs Required	BMP	Missing	Not Applicable	CASQA BMP
9	x					SE-5
10	x					SE-4
11	x					SE-6
12	x					SE-1
13		x				SE-10
14	x					SE-2, 3

Wind Control Items

- 15 Dust Control

	BMP Acceptable	Repairs Required	BMP	Missing	Not Applicable	CASQA BMP
15	x					WE-1

Tracking Control Items

- 16 Construction Entrance
- 17 Tracking on Street

	BMP Acceptable	Repairs Required	BMP	Missing	Not Applicable	CASQA BMP
16	x					TC-1, 2, 3
17		x				SE-7

Good House Keeping & Waste Management Items

- 18 Debris Clean-up
- 19 Disposal Areas (Export Sites)
- 20 Spills or Leaks on Vehicles, Equipment or Materials
- 21 Portable Toilets and Septic
- 22 Dumpsters, Roll-Offs, Trash Receptacles
- 23 Concrete, Paint, Stucco Wash Outs

	BMP Acceptable	Repairs Required	BMP	Missing	Not Applicable	CASQA BMP
18		x				WM-5, 6
19	x					
20	x					WM-4, 6, 7, 10
21	x					WM-9
22	x					WM-5
23	x					WM-8

Non-Stormwater Management BMP Items

- 24 Dewatering Operations
- 25 Paving or Grinding Operations
- 26 Concrete Curing/Finishing
- 27 Temporary Stream Crossing
- 28 Illicit Connection/Illegal Discharge Reporting
- 29 Vehicle and Equipment Cleaning
- 30 Vehicle and Equipment Fueling Area
- 31 Vehicle and Equipment Maintenance
- 32 Vehicle and Equipment Drip Pans
- 33 Spill Kits

	BMP Acceptable	Repairs Required	BMP	Missing	Not Applicable	CASQA BMP
24				x		NS-2
25				x		NS-3
26	x					NS-12, 14
27				x		NS-4
28	x					NS-6
29				x		NS-8
30	x					NS-9
31				x		NS-10
32	x					NS-10
33	x					WM-4

Non-Storm Water Management BMP Items

- g. Are materials and supplies in compliance with the SWPPP? _____
- h. Were damaged or dissipated materials removed from the site? _____
- i. Are appropriate spill response personnel trained? _____

Other

	BMP Acceptable	Repairs Required	BMP	Missing	Not Applicable	CASQA BMP

Items Noted "Repairs Required" or "BMP Missing"

13	17	18								

CONTRACTOR: CORRECTIVE ACTIONS REQUIRED WITHIN 72 HOURS.

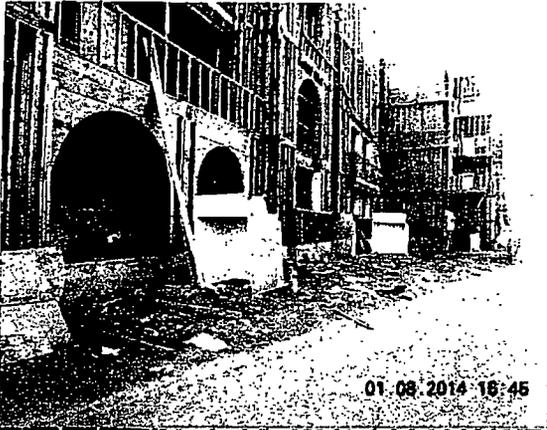
ITEM	Inspection Observation and Corrective Actions Summary	Assigned to	Date Completed
13	13. Maintain existing Inlet protection.		
	Response:		
17	17. Sweep tracking as needed. Visually Inspect daily.		
	Response:		
18	18. Properly dispose of construction debris/trash.		
	Response:		
0			
	Response:		
0			
	Response:		
0			
	Response:		
0			
	Response:		
0			
	Response:		

NOTE: Not all instances are necessarily photographed. All items apply throughout site.

Refer to the California Stormwater Quality Association (CASQA) Best Management Practices (BMP) Details and Cut Sheets in your SWPPP for installation, maintenance and usage standards.

Inspection Report Received by: _____
 Date: _____

#18



#18

#18



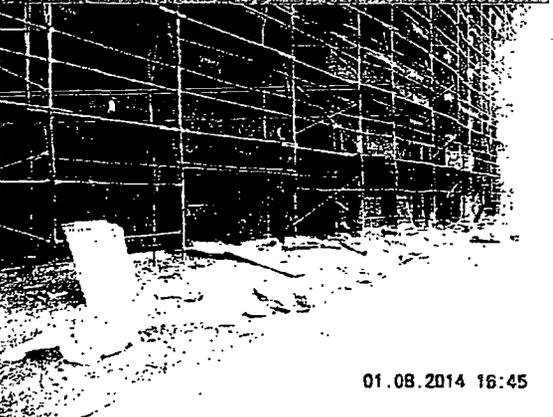
#18

#18



#18
Debris

#18



#13
DRAIN
INLET
#17
TRACKING

No Warnings or Advisories In Effect for this Point.
 For warnings and/or advisories in effect for adjacent areas to this point,
 see <http://www.wrhi.noaa.gov/sgx>

Forecast For Lat/Lon: 32.9270/-117.1390 (Elev. 462 ft)
 San Diego-Mira Mesa CA

Forecast Created at: 7am PST Jan 8, 2014

Custom Plotter Forecast Table

	Wed Jan 08				Thu Jan 09				Fri Jan 10				Sat Jan 11				Sun Jan 12				Mon Jan 13				Tue Jan 14							
Weather	Patchy Fog																															
Daily-Temp	High 66 Low 51				High 63 Low 54				High 70 Low 49				High 71 Low 52				High 72 Low 54				High 76 Low 53				High 77 Low 52							
Chance of Precip	0%	5%	5%	10%	10%	10%	0%	0%	0%	0%	0%	0%	0%	0%	5%	5%	5%	5%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Precip	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"	0.00"
12-hr Snow Total	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"	0"
FRET	0.08"				0.07"				0.10"				0.12"				0.13"				0.23"				0.21"							
6-Hour Temp	4am	10am	4pm	10pm	4am	10am	4pm	10pm	4am	10am	4pm	10pm	4am	10am	4pm	10pm	4am	10am	4pm	10pm	4am	10am	4pm	10pm	4am	10am	4pm	10pm	4am	10am	4pm	10pm
Cloudiness	49%	51%	85%	91%	98%	68%	52%	65%	28%	8%	8%	12%	12%	15%	15%	22%	22%	11%	11%	5%	5%	5%	5%	6%	6%	6%	5%	5%	4%	4%	4%	4%
Dewpoint	45	43	49	50	47	45	49	46	41	37	40	37	33	34	44	44	39	40	39	31	25	20	30	29	23	19	24	21	21	21	21	21
Relative Humidity	76%	49%	63%	82%	75%	56%	69%	83%	71%	37%	41%	52%	46%	31%	46%	63%	56%	38%	38%	40%	33%	15%	24%	37%	31%	14%	18%	25%	25%	25%	25%	25%
Wind	E	S	SW	S	SE	NE	W	E	E	W	NW	E	E	N	W	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
	6	6	7	8	7	1	5	5	6	6	5	6	7	8	6	3	8	13	10	9	14	14	12	12	10	10	8	9	9	9	9	9
Snow Level (ft)	7144 7144 7587 7587 7882 7882 0																															



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CA Lic #847034 A & B

RISK LEVEL 2 SITE INSPECTION REPORT

Owner: Scripps Mesa Developers
 Contractor: Garden Communities
 Job No./Project: 20623 Casa Mira View
 Site Address: 11195 Westview Parkway
 Cross Streets/Area: Mira Mesa, California
 Performed by: Michael P. Duff, JD
 Title: CESSWI, QSP #24369

WDID#: 9 37C353628
 Project Dates:
 Site Area: 3 acres
 Exposed Area: 100%
 Site Contact: Robin Robinson
 Contact Number:
 Report Date: 1/2/2014

Inspector Signature: Michael P. Duff

Inspection Date: 1/2/2014

Time: 12:00 PM

Type of Inspection: Weekly Maintenance

Additional Report: NO

Phase(s) of Construction: 1 Grading/Land Devel.

2 Vertical Const.

Summary of Completed Activities

Weather & Rain Event Data Current: Clear Rain Gauge Reading:

End date of Last Rain Event: Was it a Qualifying Rain Event (QRE)? NO

Today is Day of predicted rain event days. Cumulative Rain:

Is inspection during or after a QRE of .5" or more? NO Number of QREs since July 1:

NOAA Forecast Chance of Precipitation

0%	Wednesday, January 01, 2014
0%	Thursday, January 02, 2014
0%	Friday, January 03, 2014
0%	Saturday, January 04, 2014

0%	Sunday, January 05, 2014
0%	Monday, January 06, 2014
0%	Tuesday, January 07, 2014
0%	Wednesday, January 08, 2014

Sampling Did first two hours of discharge occur during business hours?

Estimated start of rain:

Was any storm water discharged from site?

During normal business hours?

Were water samples taken?

If NO, please explain:

*If Yes, fill out and print Water Sample Report.

SWPPP Questions

a. Is there a SWPPP on-site?

YES

b. Is a Wall Map updated?

YES

b2. Require updating? NO

c. Are structural controls installed per the SWPPP?

d. If the SWPPP is not implemented, is there an effective combination of Erosion & Sediment control BMPs appropriate for the current stage of construction?

YES

e. Is there any leak, breach or malfunction to indicate non-visible pollutants?

NO

If Yes, plan for sampling at next rain.

f. Did you observe any floating materials, oil, grease, odor, toxins, and/or sediment at any outfalls, discharge points, or downstream locations?

NO

If Yes, sample and document.

What was observed?

The following pages provide inspection observation results. Results are to be cross-referenced with attached photographs.

Soil Stabilization Items

- 1 Berms and Dikes
- 2 Slope protection
- 3 Vegetation
- 4 Surface erosion
- 5 Storage of Materials
- 6 Soil Stockpiles
- 7 Other Stockpiles
- 8 V-ditches & Slope Drains

	BMP Acceptable	Repairs Required	BMP	Missing	Not Applicable	CASQA BMP
1	X					EC-3, 6, 7, 8
2		X				EC-4
3	X					EC-2
4	X					WM-1, 2
5	X					WM-3
6	X					WM-3
7	X					SE-4, EC-11
8	X					

Sediment Control Items

- 9 Fiber Rolls / Straw Wattles
- 10 Check Dams
- 11 Burlap / Poly Rock Bags
- 12 Silt Fence
- 13 Drain Inlet Protection
- 14 Basins

	BMP Acceptable	Repairs Required	BMP	Missing	Not Applicable	CASQA BMP
9	X					SE-5
10	X					SE-4
11	X					SE-6
12		X				SE-1
13	X					SE-10
14	X					SE-2, 3

Wind Control Items

- 15 Dust Control

	BMP Acceptable	Repairs Required	BMP	Missing	Not Applicable	CASQA BMP
15	X					WE-1

Tracking Control Items

- 16 Construction Entrance
- 17 Tracking on Street

	BMP Acceptable	Repairs Required	BMP	Missing	Not Applicable	CASQA BMP
16	X					TC-1, 2, 3
17		X				SE-7

Good House Keeping & Waste Management Items

- 18 Debris Clean-up
- 19 Disposal Areas (Export Sites)
- 20 Spills or Leaks on Vehicles, Equipment or Materials
- 21 Portable Toilets and Septic
- 22 Dumpsters, Roll-Offs, Trash Receptacles
- 23 Concrete, Paint, Stucco Wash Outs

	BMP Acceptable	Repairs Required	BMP	Missing	Not Applicable	CASQA BMP
18		X				WM-5, 6
19	X					
20	X					WM-4,6,7,10
21	X					WM-9
22	X					WM-5
23	X					WM-8

Non-Stormwater Management BMP Items

- 24 Dewatering Operations
- 25 Paving or Grinding Operations
- 26 Concrete Curing/Finishing
- 27 Temporary Stream Crossing
- 28 Illicit Connection/Illegal Discharge Reporting
- 29 Vehicle and Equipment Cleaning
- 30 Vehicle and Equipment Fuelling Area
- 31 Vehicle and Equipment Maintenance
- 32 Vehicle and Equipment Drip Pans
- 33 Spill Kits

	BMP Acceptable	Repairs Required	BMP	Missing	Not Applicable	CASQA BMP
24					X	NS-2
25					X	NS-3
26	X					NS-12, 14
27					X	NS-4
28	X					NS-6
29					X	NS-8
30	X					NS-9
31					X	NS-10
32	X					NS-10
33	X					WM-4

Non-Storm Water Management BMP Items

- g. Are materials and supplies in compliance with the SWPPP? _____
- h. Were damaged or dissipated materials removed from the site? _____
- i. Are appropriate spill response personnel trained? _____

Other

	BMP Acceptable	Repairs Required	BMP	Missing	Not Applicable	CASQA BMP

Items Noted "Repairs Required" or "BMP Missing"

2	12	17	18	22					

CONTRACTOR: CORRECTIVE ACTIONS REQUIRED WITHIN 72 HOURS.

ITEM	Inspection Observation and Corrective Actions Summary	Assigned to	Date Completed
2	2. Inactive slopes require erosion and sediment control BMPs.		
Response:			
12	12. Replace missing or damaged silt fence as needed.		
Response:			
17	17. Sweep tracking as needed. Visually inspect daily.		
Response:			
18	18. Properly dispose of construction debris/trash.		
Response:			
22	22. Dumpsters need to be covered and the end of each workday and prior/during a rain event.		
Response:			
0			
Response:			
0			
Response:			
0			
Response:			

NOTE: Not all instances are necessarily photographed. All items apply throughout site.

Refer to the California Stormwater Quality Association (CASQA) Best Management Practices (BMP) Details and Cut Sheets in your SWPPP for installation, maintenance and usage standards.

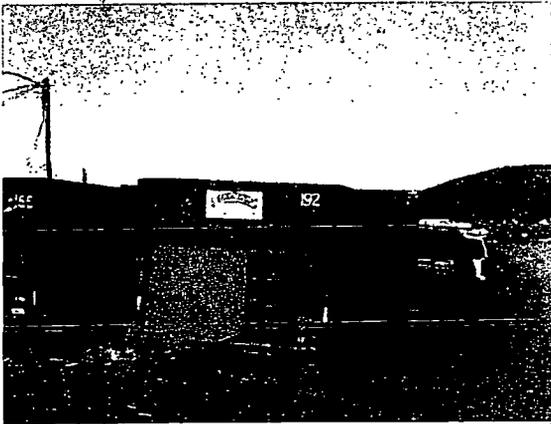
Inspection Report Received by: _____

Date: _____





01.02.2014 13:39



No Warnings or Advisories in Effect for this Point.
 For warnings and/or advisories in effect for adjacent areas to this point,
 see <http://www.wr.noaa.gov/sgx>

Forecast For Lat/Lon: 32.9270/-117.1390 (Elev. 462 ft)
San Diego-Mira Mesa CA

Forecast Created at: 8am PST Jan 2, 2014

Custom Weather Forecast Table

	Thu Jan 02				Fri Jan 03				Sat Jan 04				Sun Jan 05				Mon Jan 06				Tue Jan 07				Wed Jan 08							
Weather																					Patchy Fog											
Daily-Temp	High 73 Low 50				High 71 Low 52				High 70 Low 53				High 74 Low 53				High 71 Low 50				High 68 Low 49				High 66 Low 49							
Chance of Precip	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	10%	10%	10%	10%	5%			
Precip 12-hr	0.00" 0.00"																															
Snow Total	0" 0"																															
FRET	0.09"				0.09"				0.08"				0.12"				0.11"				0.08"				0.08"							
6-Hour Temp	4am	10am	4pm	10pm	4am	10am	4pm	10pm	4am	10am	4pm	10pm	4am	10am	4pm	10pm	4am	10am	4pm	10pm	4am	10am	4pm	10pm	4am	10am	4pm	10pm	4am	10am	4pm	10pm
Cloudiness	20%	18%	17%	17%	27%	29%	23%	35%	35%	24%	24%	22%	22%	14%	14%	11%	11%	13%	13%	14%	14%	16%	16%	76%	76%	17%	17%	27%	27%	17%	17%	27%
Dewpoint	38	37	41	37	32	33	47	46	41	42	45	39	33	33	42	39	34	35	43	40	35	37	47	45	40	41	48	41	41	41	48	41
Relative Humidity	57%	34%	39%	49%	45%	30%	51%	69%	62%	43%	48%	54%	46%	28%	40%	56%	51%	33%	46%	60%	56%	40%	58%	76%	69%	49%	61%	66%	66%	49%	61%	66%
Wind	E	SW	W	N	E	W	W	E	E	W	NW	E	E	E	NW	E	E	E	W	E	E	S	W	E	E	S	W	E	E	S	W	E
	3	2	3	1	5	1	2	3	3	3	2	5	7	7	5	6	8	1	6	3	3	2	6	5	5	5	3	5	2	2	3	2



Ground Service Technology, Inc.
 SWPPP/EROSION CONTROL DIVISION
 2280 Micro Place Phone 760-745-2010
 Escondido, CA 92029 Fax 760-741-1363
 www.erosioncontroller.com CA Lic #847034 A & B

Non-Storm Water Discharge Visual Inspection

QUARTERLY REPORT

Owner: Scripps Mesa Developers
 Contractor: Garden Communities
 Job No./Project: **20623 Casa Mira View**
 Performed by: Michael P. Duff, JD
 Site Address: 11195 Westview Parkway
 Cross Streets/Area: Mira Mesa, California

WDID#: 9 37C353628
 Project Dates: 0
 Site Area: 3 acres
 Exposed Area: 100%
 Site Contact: Robin Robinson
 Contact Number: 0
 Date: 12/26/2013
 Time: 11:30 AM

Signature: Michael Duff

Quarter: Report Period: Risk:

Current Stage(s) of Construction

- | | |
|--|---|
| <input checked="" type="checkbox"/> Grading and Land Development | <input type="checkbox"/> Final Landscaping & Site Stabilization |
| <input checked="" type="checkbox"/> Streets & Utilities Phase | <input type="checkbox"/> Inactive Construction |
| <input checked="" type="checkbox"/> Vertical Construction Phase | <input type="checkbox"/> Complete |

Visual Inspection

Inspect each drainage area on site and off. Were any of the following observed:

If Yes, Location(s) and Source

a Odors	No	
b Floating Materials	No	
c Suspended Materials	No	
d Sheen	No	
e Discolorations	No	
f Turbidity	No	

If Yes, Location(s) and Source

Is any evidence of NSWD observed?

If evidence is observed, was it authorized?

Were photos taken?

Contractor: Note date the Corrective Action/Change is complete. Required.

ITEM	Corrective Actions Identified	Is SWPPP Amendment or change needed?	No	Date

Photo References/Comments

Attachment 2



California Regional Water Quality Control Board San Diego Region



Linda S. Adams
Secretary for
Environmental Protection

Over 50 Years Serving San Diego, Orange, and Riverside Counties
Recipient of the 2004 Environmental Award for Outstanding Achievement from USEPA

Edmund G. Brown, Jr.
Governor

9174 Sky Park Court, Suite 100, San Diego, California 92123-4353
(858) 467-2952 • Fax (858) 571-6972
[http:// www.waterboards.ca.gov/sandiego](http://www.waterboards.ca.gov/sandiego)

January 27, 2011

Certified Mail – Return Receipt Requested
Article Number: 7010 1060 0000 4952 7860

Mr. Jay Goldstone
Chief Operating Officer
City of San Diego
202 C Street
San Diego, CA 92101

In reply refer to:
CIWQS Place ID: 255222:carias

Dear Mr. Goldstone:

**Subject: Notice of Violation, City of San Diego Construction Oversight Program,
NPDES Order No. R9-2007-0001**

Enclosed is Notice of Violation (NOV) No. R9-2011-0027 issued by the California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) to the City of San Diego, Field Engineering Division of the Engineering and Capitol Projects Department, for violations of San Diego Municipal Storm Water Permit Order No. R9-2007-0001. As described in the NOV, the violations are subject to further enforcement pursuant to the California Water Code and the San Diego Water Board reserves the right to take any enforcement action authorized by law.

Please provide a written response by **February 28, 2011** that either confirms the violations have been corrected or identifies a date by which the violations will be corrected. Also, include what changes have been made by the City of San Diego, Field Engineering Division of the Engineering and Capitol Projects Department to ensure that these violations do not occur again.

In making the determination of whether and how to proceed with further enforcement action, the San Diego Water Board will consider both the time it takes to correct the identified violations and the sufficiency of the corrections.

California Environmental Protection Agency

In the subject line of any response, please include the requested "In reply refer to:" information located in the heading of this letter. For questions pertaining to the subject matter, please contact Christina Arias at (858) 627-3931 or carias@waterboards.ca.gov.

Respectfully,



DAVID T. BARKER, P.E.
Supervising Water Resource Control Engineer
Surface Waters Basins Branch

Signed under the authority delegated by the Executive Officer

DTB:esb:cma

Enclosures:

1. Notice of Violation No. R9-2011-0027
2. Facility Inspection Reports dated October 25, 2010 and December 22, 2010

Cc via email: (w/encl.)

Tony Heinrichs, THeinrichs@san Diego.gov
Kelly Broughton, KBroughton@san Diego.gov
David Zoumaras, DZoumaras@san Diego.gov
Kris McFadden, KMcfadden@san Diego.gov
Joan Brackin, JBrackin@san Diego.gov

CIWQS Entries:	Tech Staff Info & Use
Place ID	255222
Reg Msr ID	377340
NPDES No.	CAS0108758
WDID	900000510
Violation ID	889367



California Regional Water Quality Control Board San Diego Region



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City of San Diego
Construction Project Oversight

NOTICE OF VIOLATION No. R9-2011-0027

Violations of Order No. R9-2007-0001
January 27, 2011

Place ID: 255222: carias

The City of San Diego is hereby notified that the California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) reserves the right to take any enforcement action authorized by law for the violations described herein.

The City of San Diego, Field Engineering Division of the Engineering and Capital Projects Department, is in violation of San Diego Water Board Order No. R9-2007-0001, National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS0108758, *Waste Discharge Requirements For Discharges Of Urban Runoff From the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds of the County of San Diego, the Incorporated Cities of San Diego County, the San Diego Unified Port District, and the San Diego County Regional Airport Authority.*

A. Summary of Violations

1. Failure to Require Implementation of Designated Minimum Best Management Practices (BMPs) at Construction Sites

- a. **Pursuant to Provision D.2. of Order No. R9-2007-0001:** Each Copermittee shall implement a construction program which meets the requirements of this section, reduces construction site discharges of pollutants from the MS4 to the maximum extent practicable (MEP), and prevents construction site discharges from the MS4 from causing or contributing to a violation of water quality standards.
- b. **Pursuant to Provision D.2.a.(2)(a) of Order No. R9-2007-0001:** Prior to approval and issuance of local construction and grading permits, each Copermittee shall require all individual proposed construction sites to implement designated BMPs and other measures so that pollutants discharged from the site will be reduced to the MEP and will not cause or contribute to a violation of water quality standards.
- c. **Pursuant to Provision D.2.c.(1)(b) of Order No. R9-2007-0001:** Each Copermittee shall designate a minimum set of BMPs and other measures to be implemented at construction sites. The designated minimum set of BMPs shall include, at a minimum, erosion and sediment controls.

- d. **Pursuant to Provision D.2.c.(3) of Order No. R9-2007-0001:** Each Copermittee shall implement, or require the implementation of, the designated minimum BMPs and any additional measures necessary to comply with this Order at each construction site within its jurisdiction year round.
- e. **Observation:** On October 25, 2010 and December 22, 2010, the San Diego Water Board inspected two construction sites within the City of San Diego's jurisdiction. These were Casa Mira View (WDID no. 9 37C353628), and Black Mountain Ranch/Del Sur (WDID no. 9 37C328390). Both construction sites lacked adequate erosion control and sediment control BMPs, designated minimum BMPs per provision D.2.c.(1)(b) of Order No. R9-2007-0001 and the City of San Diego's March 2008 Jurisdictional Urban Runoff Management Plan (JURMP). City of San Diego inspectors had inspected both sites days before San Diego Water Board inspectors, yet erosion and sediment control BMPs were not adequately implemented at either site.

Additionally, the Black Mountain Ranch/Del Sur site had no BMPs to control offsite run-on. This contributed to a failed berm and resulted in an illegal discharge of sediment laden water into Lusardi Creek, tributary to San Dieguito Creek and Lagoon. Specific findings regarding both construction sites are described in the attached Facility Inspection Reports dated October 25, 2010 and December 22, 2010.

2. Violation of Prohibitions and Receiving Water Limitations

- a. **Pursuant to Provision A.1. of Order No. R9-2007-0001:** Discharges into and from MS4s in a manner causing, or threatening to cause, a condition of pollution, contamination, or nuisance (as described in California Water Code section 13050), in waters of the state are prohibited.
- b. **Pursuant to Provision A.2. of Order No. R9-2007-0001:** Discharges from MS4s containing pollutants which have not been reduced to the MEP are prohibited.
- c. **Observation:** Because BMPs were not required to be implemented to the MEP at the Black Mountain Ranch/Del Sur site, an illegal discharge of sediment-laden water into Lusardi Creek occurred. Lusardi Creek is both an MS4 and a receiving water per Finding D.3.d of Order No. R9-2007-0001.

3. Failure to Report Construction Sites Exceeding the Maximum Disturbed Areas

- a. **Pursuant to Provision D.c.(1)(a) vi:** Each Copermittee shall designate a minimum set of BMPs and other measures to be implemented at construction sites. The designated minimum set of BMPs shall include, at a minimum, limitation of grading to a maximum disturbed area as determined by each Copermittee before either temporary or permanent erosion controls are implemented to prevent storm water pollution.
- b. **Pursuant to Provision J.3.a.(3)(b)v. of Order No. R9-2007-0001:** At a minimum, each Jurisdictional Urban Runoff Management Program Annual Report shall contain the following information: Confirmation that a maximum disturbed area for grading was applied to all applicable construction sites.
- c. **Observation:** Both the Casa Mira View and Black Mountain Ranch/Del Sur construction sites exceed the maximum disturbed areas of 5 acres during the rainy season, as specified in the City of San Diego's March, 2008 JURMP. The City of San Diego reported no construction sites exceeding 5 acres in its Annual Report for fiscal year 2009-2010. The Casa Mira View site is roughly 40 acres and commenced construction on November 1, 2008. The Black Mountain Ranch/Del Sur site is over 1,500 acres and commenced construction on March 12, 2003.

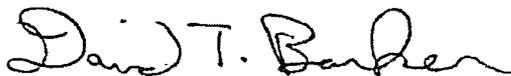
B. Summary of Potential Enforcement Options

These violations may subject you to additional enforcement by the San Diego Water Board or State Water Resources Control Board, including a potential civil liability assessment of \$10,000 per day of violation (Water Code section 13385) and/or any of the following enforcement actions:

Other Potential Enforcement Options	Applicable Water Code Section
Technical or Investigative Order	Sections 13267 or 13383
Cleanup and Abatement Order	Section 13304
Cease and Desist Order	Sections 13301-13303
Time Schedule Order	Sections 13300, 13308

In addition, the San Diego Water Board may consider revising or rescinding applicable waste discharge requirements, if any, referring the matter to other resource agencies, referring the matter to the State Attorney General for injunctive relief, and referral to the municipal or District Attorney for criminal prosecution.

Questions pertaining to this Notice of Violation should be directed to Christina Arias at 858-627-3931 or carias@waterboards.ca.gov.



DAVID T. BARKER, P.E.
Supervising Water Resource Control Engineer
Surface Waters Basins Branch

CIWQS Entries
Place ID: 255222
Reg Msr ID: 377340
Violation ID: 889367

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - SAN DIEGO REGION
WATERSHED PROTECTION PROGRAM**

FACILITY INSPECTION REPORT

FACILITY: Casa Mira View **INSPECTION DATE/TIME:** 10/25/2010; 1330

WDID/FILE NO.: 9 37C353628

REPRESENTATIVE(S) PRESENT DURING INSPECTION:

NAME: <u>Christina Arias</u>	AFFILIATION: <u>San Diego Water Board</u>
NAME: <u>Rod Fink</u>	AFFILIATION: <u>Garden Communities</u>
NAME: _____	AFFILIATION: _____
NAME: _____	AFFILIATION: _____
NAME: _____	AFFILIATION: _____

Scripps Mesa Developers LLC
NAME OF OWNER, AGENCY OR PARTY RESPONSIBLE FOR DISCHARGE

Garden Communities (Contractor)
FACILITY OR DEVELOPER NAME (If different from owner)

8530 Costa Verde Blvd.
OWNER MAILING ADDRESS

11241 Westview Pkwy, San Diego, 92126
FACILITY ADDRESS

(858) 320-0018
OWNER CONTACT NAME AND PHONE #

FACILITY OR DEVELOPER CONTACT NAME AND PHONE #

APPLICABLE WATER QUALITY LICENSING REQUIREMENTS:

- | | |
|---|---|
| <input type="checkbox"/> MS4 URBAN RUNOFF REQUIREMENTS | <input type="checkbox"/> GENERAL OR INDIVIDUAL WASTE DISCHARGE REQUIREMENTS OR NPDES |
| <input checked="" type="checkbox"/> CONSTRUCTION GENERAL PERMIT | <input type="checkbox"/> GENERAL OR INDIVIDUAL WAIVER OF WASTE DISCHARGE REQUIREMENTS |
| <input type="checkbox"/> CALTRANS GENERAL PERMIT | <input type="checkbox"/> SECTION 401 WATER QUALITY CERTIFICATION |
| <input type="checkbox"/> INDUSTRIAL GENERAL PERMIT | <input type="checkbox"/> CWC SECTION 13264 |

INSPECTION TYPE (Check One):

- "A" TYPE COMPLIANCE--COMPREHENSIVE INSPECTION IN WHICH SAMPLES ARE TAKEN. (EPA TYPE S)
- "B" TYPE COMPLIANCE--A ROUTINE NONSAMPLING INSPECTION. (EPA TYPE C)
- NONCOMPLIANCE FOLLOW-UP--INSPECTION MADE TO VERIFY CORRECTION OF A PREVIOUSLY IDENTIFIED VIOLATION.
- ENFORCEMENT FOLLOW-UP--INSPECTION MADE TO VERIFY THAT CONDITIONS OF AN ENFORCEMENT ACTION ARE BEING MET.
- COMPLAINT--INSPECTION MADE IN RESPONSE TO A COMPLAINT.
- PRE-REQUIREMENT--INSPECTION MADE TO GATHER INFO. RELATIVE TO PREPARING, MODIFYING, OR RESCINDING REQUIREMENTS.
- NO EXPOSURE CERTIFICATION (NEC) - VERIFICATION THAT THERE IS NO EXPOSURE OF INDUSTRIAL ACTIVITIES TO STORM WATER.
- NOTICE OF TERMINATION REQUEST FOR INDUSTRIAL FACILITIES OR CONSTRUCTION SITES - VERIFICATION THAT THE FACILITY OR CONSTRUCTION SITE IS NOT SUBJECT TO PERMIT REQUIREMENTS.
- COMPLIANCE ASSISTANCE INSPECTION - OUTREACH INSPECTION DUE TO DISCHARGER'S REQUEST FOR COMPLIANCE ASSISTANCE.

INSPECTION FINDINGS:

Y WERE VIOLATIONS NOTED DURING THIS INSPECTION? (YES/NO/PENDING SAMPLE RESULTS)

Facility: Casa Mira View
Inspection Date: 10/25/2010

I. COMPLIANCE HISTORY / PURPOSE OF INSPECTION

On October 25, 2010, Christina Arias of the San Diego Water Board performed a routine inspection of the Casa Mira View construction site. This site is roughly 40 acres and is located West of I-15 in the Mira Mesa area of the City of San Diego. Photos of the site are attached and identified as Figures 1-12.

II. FINDINGS

1. The entire site lacked adequate erosion control BMPs including several slopes susceptible to discharge (Figures 3, 4, 6).
2. Inadequate entrance/exit BMPs that have not been maintained (Figure 1).
3. A shopping cart was found in the middle of the desilting basin (Figure 2).
4. Lack of adequate sediment control BMPs have resulted in the discharge of sediment onto the side walk, street, and into storm drains (Figures 1, 5, 7).
5. Temporary stockpiles, disturbed sediment, and chemical dust were found uncovered and close to the sidewalk (Figures 4, 6).
6. Sediment-laden water was being pumped from the construction site and discharged illegally into a storm drain (Figures 8-12). During the inspection, Christina Arias notified Rod Fink of Garden Communities to immediately cease the discharge.

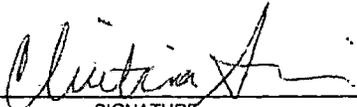
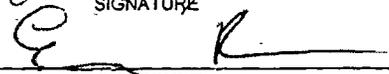
III. RECOMMENDATIONS AND ADDITIONAL COMMENTS

1. Prevent additional illegal pumping of sediment laden water into the storm drains. The illegal discharge observed during the inspection must be formally reported to the San Diego Water Board and Legally Responsible Person within 30 days (see SWPPP page 1-3).
2. Implement erosion control BMPs site-wide immediately.
3. Implement additional sediment control BMPs site-wide to prevent additional discharges of sediment. Site entrance/exit BMPs must be maintained.
4. Sediment from the construction site must be removed regularly from the public right-of-way and streets.
5. Temporary stockpiles should be covered during rain events.
6. Chemical residue should be removed and disposed of properly.

Facility: Casa Mira View
 Inspection Date: 10/25/2010

7. These findings will be used to evaluate compliance with Order No. 2009-0009-DWQ.

IV. SIGNATURE SECTION

Christina Arias		10/25/10
STAFF INSPECTOR	SIGNATURE	INSPECTION DATE
Eric Becker		10/27/10
REVIEWED BY SUPERVISOR	SIGNATURE	DATE

SMARTS:

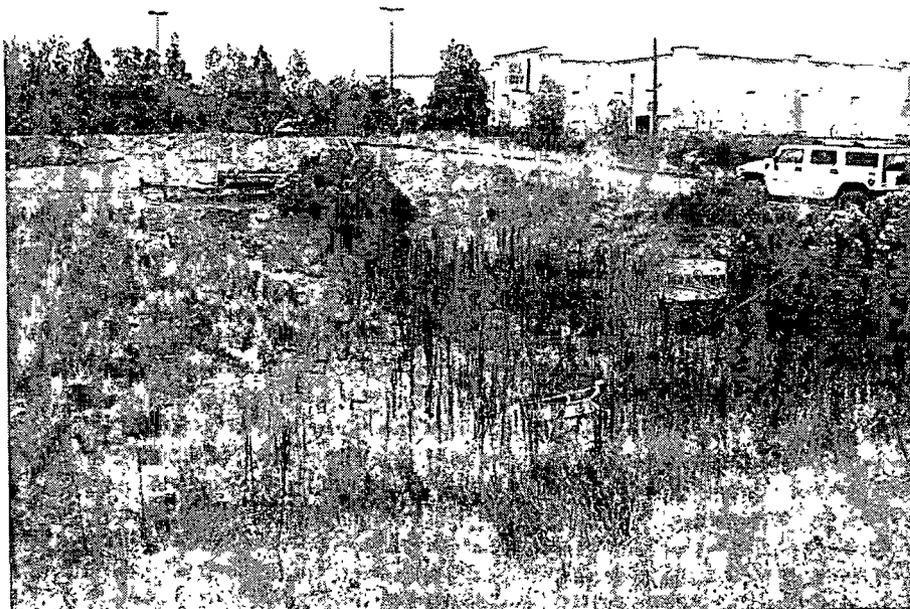
Tech Staff Info & Use	
Application ID.	
WDID	9 37C353628
Inspection ID	2009070

Facility: Casa Mira View
Inspection Date: 10/25/2010



Note sediment on street.
Gravel BMP in poor
condition and in need of
maintenance.

Figure 1. Construction site entrance



Shopping cart in desilting
basin should be
removed.

Figure 2. Desilting basin inside project boundaries

Facility: Casa Mira View
Inspection Date: 10/25/2010



Erosion control measures must be applied to slopes.

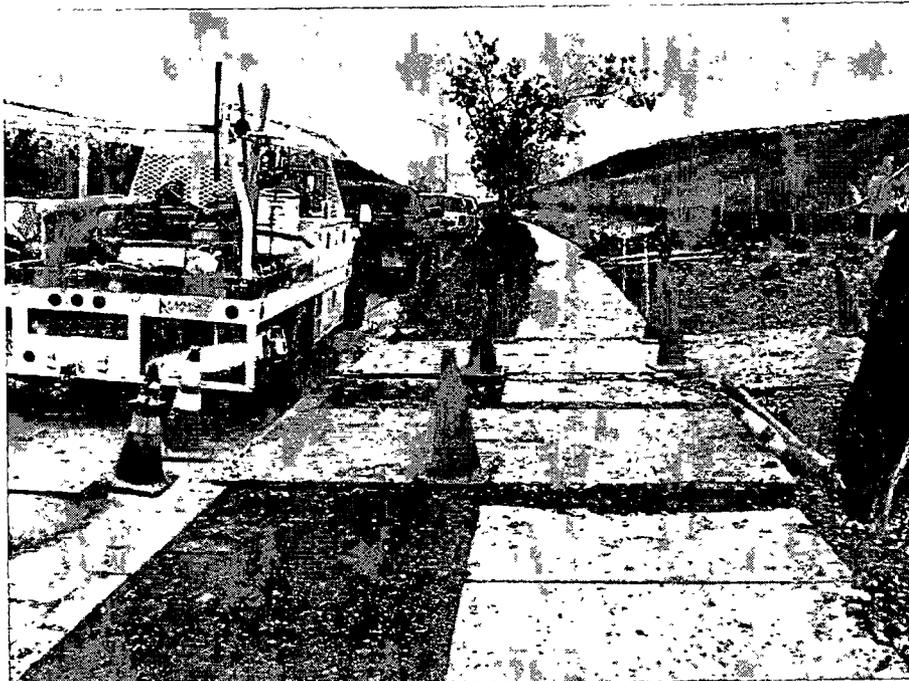
Figure 3. Uncovered slope (inside property)



Note uncovered stockpile and blue dust from pipe cutting

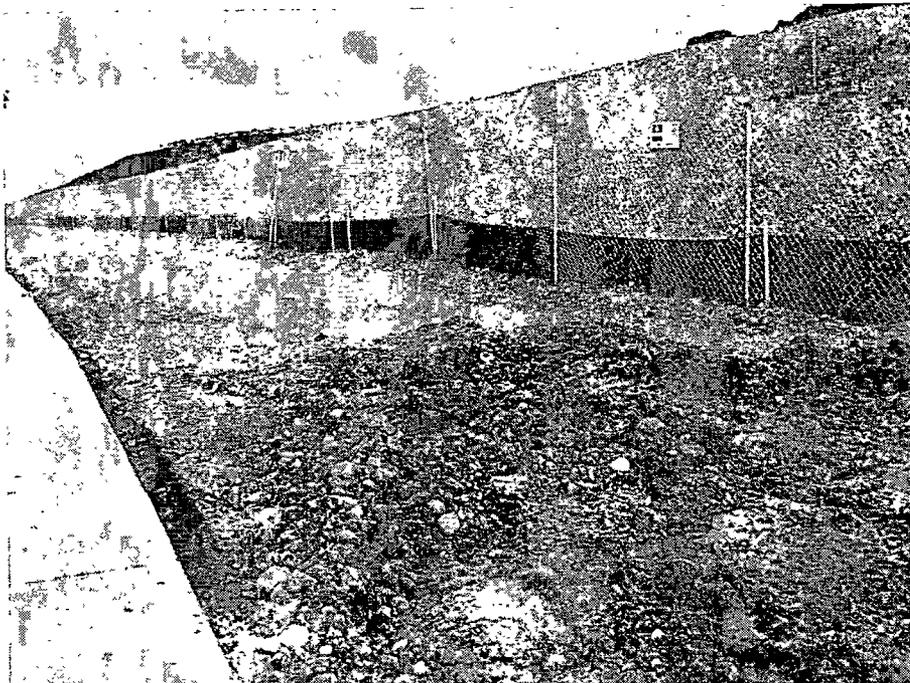
Figure 4. Project site at street level

Facility: Casa Mira View
Inspection Date: 10/25/2010



Project sediment is on sidewalk and street.

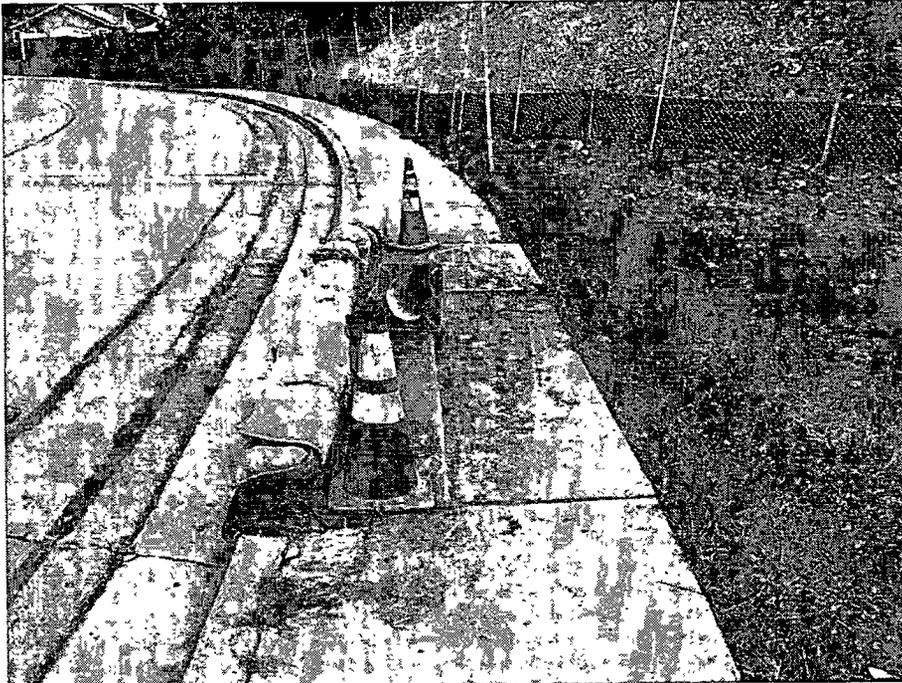
Figure 5. Sidewalk adjacent to project site



Slopes on West side (perimeter) of site have no erosion control BMPs. Also, disturbed sediment near sidewalk should be covered or removed.

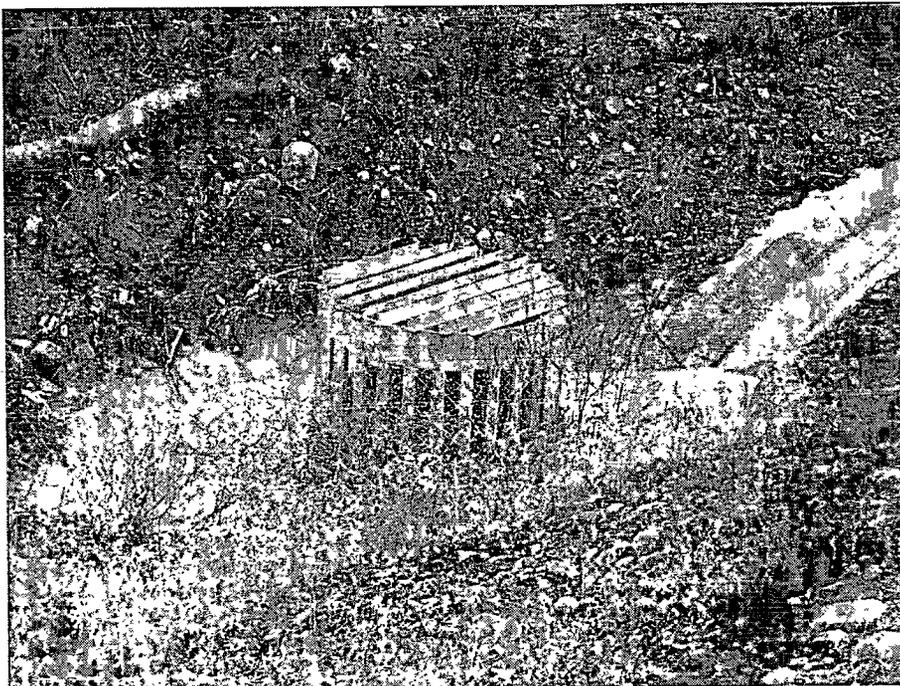
Figure 6. Slope and project material at perimeter

Facility: Casa Mira View
Inspection Date: 10/25/2010



Area near storm drain inlet should be swept.

Figure 7. Storm drain inlet at North side of property



Riser pipe is wrapped with filter fabric. Note turbid water surrounding pipe entering via concrete swale.

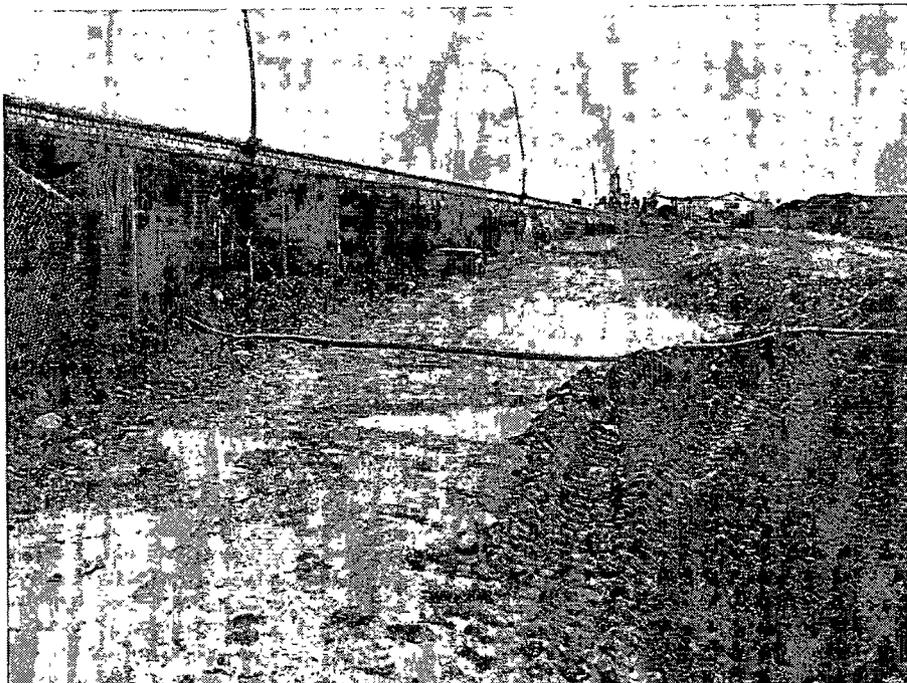
Figure 8. Storm drain on Caltrans right of way (East side project boundary)

Facility: Casa Mira View
Inspection Date: 10/25/2010



Source of turbid water is illegal discharge from project site.

Figure 9. Outlet pipe of illegal discharge



Pipe from project site was placed through chain link fence to concrete swale.

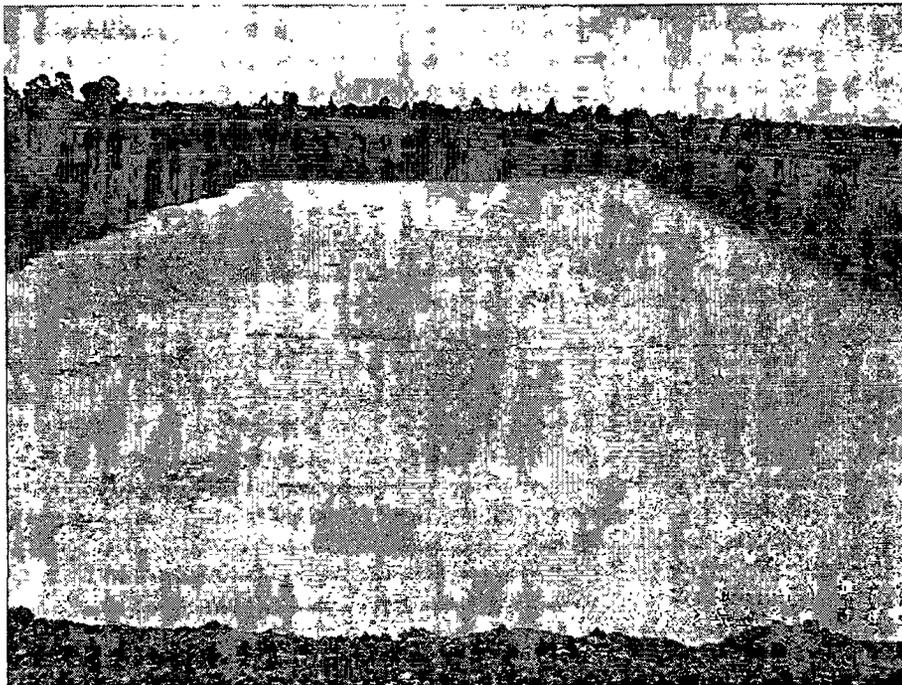
Figure 10. Pipe leading off property (from pump)

Facility: Casa Mira View
Inspection Date: 10/25/2010



Pump intake line

Figure 11. Pump intake



Area of construction site being dewatered.

Figure 12. Dewatering area

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - SAN DIEGO REGION
WATERSHED PROTECTION PROGRAM**

FACILITY INSPECTION REPORT

FACILITY: Del Sur/Unit 14 **INSPECTION DATE/TIME:** 12/22/2010; 1400

WDID/FILE NO.: 9 37C328390

REPRESENTATIVE(S) PRESENT DURING INSPECTION:

NAME: <u>Christina Arias</u>	AFFILIATION: <u>San Diego Water Board</u>
NAME: <u>Jody Ebsen</u>	AFFILIATION: <u>San Diego Water Board</u>
NAME: <u>Kurt Bruskotter</u>	AFFILIATION: <u>Black Mountain Ranch LLC</u>
NAME: _____	AFFILIATION: _____
NAME: _____	AFFILIATION: _____

Black Mountain Ranch LLC
NAME OF OWNER, AGENCY OR PARTY RESPONSIBLE FOR DISCHARGE

FACILITY OR DEVELOPER NAME (if different from owner)

16010 Camino del Sur, SD, CA 92127
OWNER MAILING ADDRESS

Camino del Sur and Del Sur Ct TB: 1169B5
FACILITY ADDRESS

Kurt Bruskotter (858) 792-7061
OWNER CONTACT NAME AND PHONE #

FACILITY OR DEVELOPER CONTACT NAME AND PHONE #

APPLICABLE WATER QUALITY LICENSING REQUIREMENTS:

- | | |
|---|---|
| <input type="checkbox"/> MS4 URBAN RUNOFF REQUIREMENTS | <input type="checkbox"/> GENERAL OR INDIVIDUAL WASTE DISCHARGE REQUIREMENTS OR NPDES |
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INSPECTION FINDINGS:

Y WERE VIOLATIONS NOTED DURING THIS INSPECTION? (YES/NO/PENDING SAMPLE RESULTS)

Facility: Del Sur Unit 14
Inspection Date: 12/22/2010

I. COMPLIANCE HISTORY / PURPOSE OF INSPECTION

On December 22, 2010, Christina Arias and Jody Ebsen of the San Diego Water Board performed a routine inspection of the Del Sur Unit 14 construction site. This site is part of a master development of residential and commercial buildings known as Black Mountain Ranch, roughly 1,500 acres in size, and under construction since June 2004. This site is located in the Rancho Santa Fe area of the City of San Diego, west of I-15 and abuts Lusardi Creek to the south. Photos of the site are attached and identified as Figures 1-9.

Rain gauges onsite recorded approximately 6 inches of rain from this series of storms, which spanned several days, at the time of inspection (according to Mr. Bruskotter). The NOAA rain gauge at Poway recorded 6.37 inches of rain between 12/16/10 and 12/22/10.

II. FINDINGS

1. This phase of development is known as Del Sur Unit 14. This site is approximately 30 acres in size, all of which is in the rough grading stage. A berm was being constructed at the site perimeter to temporarily detain the storm water. At the time of inspection, permanent detention basins had not been completed.
2. A silt fence was placed around the perimeter of the construction site. No erosion control BMPs were identified.
3. Newly finished houses are located upstream of this site and contributed storm water run-on to this construction area. This area has a gradual slope towards Lusardi Creek, which is tributary to San Dieguito River and lagoon.
4. The berm at the perimeter that was used to temporarily detain the storm water was overwhelmed by recent storms. Sediment-laden storm water breached the berm in at least two places and entered Lusardi Creek (Figures 4-9).
5. The discharger placed visqueen at the locations of both breaches in order to prevent the berm from further eroding, but was ineffective.

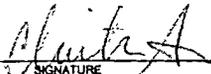
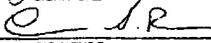
III. RECOMMENDATIONS AND ADDITIONAL COMMENTS

1. Given the size of the construction site, volume of disturbed sediment, and proximity to Lusardi Creek, the site lacks adequate sediment and erosion control BMPs.
2. Sediment control basins can be used provided they are designed with adequate capacity to capture and treat sediment-laden storm water generated from the site. Implementation of sediment basins should have been done at the onset of rough grading, as described in the SWPPP Site Maps (see Exhibit Showing

Temporary BMPs for "Grading and Land Development Phase" for Black Mountain Ranch North Village Unit 14, dated June 30, 2010.

3. Run-on from upstream development contributed to the breach. BMPs should be implemented to accommodate run-on volume and prevent erosion on the site.
4. Page 24 of the SWPPP states that there is no anticipated run-on to the project; therefore, no measures are applicable. The discharger must amend the SWPPP to add in proper measures to accommodate run-on because run-on was a major factor in the illegal discharge.
5. Erosion control BMPs should be implemented at the site including on all slopes.
6. These findings will be used to evaluate compliance with Order No. 2009-0009-DWQ.
7. This site is considered Risk Level 1 because it was an existing project under Order No. 99-08-DWQ. The Risk Level should be re-evaluated given the potential for discharges and negative impacts to the adjacent creek.

IV. SIGNATURE SECTION

Christina Arias		12/22/2010
STAFF INSPECTOR	SIGNATURE	INSPECTION DATE
Eric Becker		1/3/11
REVIEWED BY SUPERVISOR	SIGNATURE	DATE

SMARTS:

Tech Staff Info & Use	
Application ID.	
WDID	937C328390
Inspection ID	2009852
Violation ID	843117

Facility: Del Sur Unit 14
Inspection Date: 12/22/2010



Sites of two recent breaches

Figure 1. Construction site; looking south at Lusardi Creek



Berm that will eventually used as permanent storm water detention feature

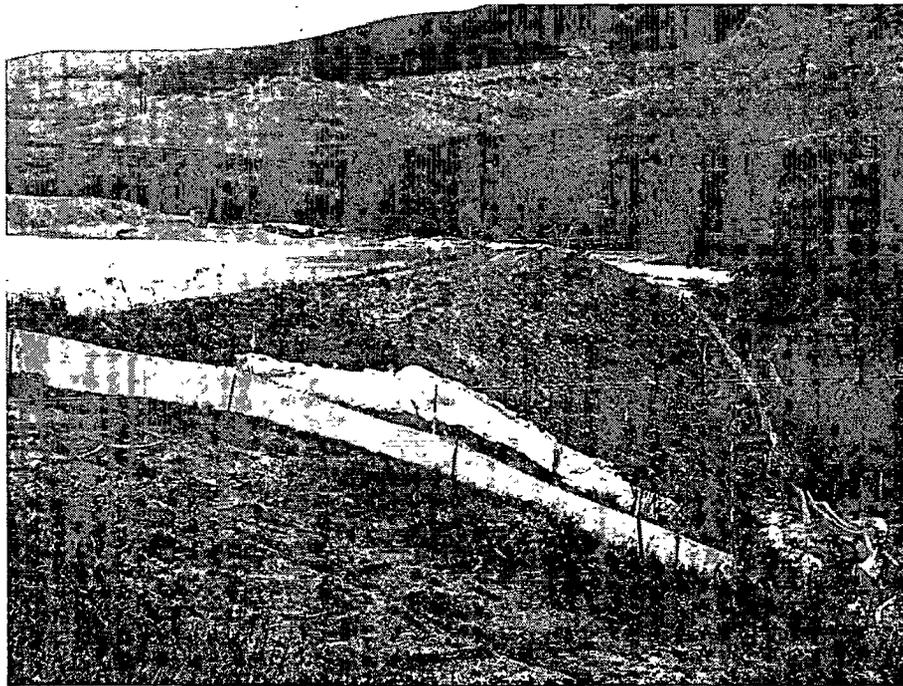
Figure 2. Construction site; looking east from Camino del Sur

Facility: Del Sur Unit 14
Inspection Date: 12/22/2010



Storm water detention basin used to detain offsite run on from upstream development

Figure 3. Construction site looking northeast



Note slopes have no erosion control

Figure 4. Berm used to detain storm water

Facility: Del Sur Unit 14
Inspection Date: 12/22/2010



Figure 5. Construction site looking upstream from location of breach



Sediment from construction site has entered Lusardi Creek

Figure 6. Foot of berm

Facility: Del Sur Unit 14
Inspection Date: 12/22/2010



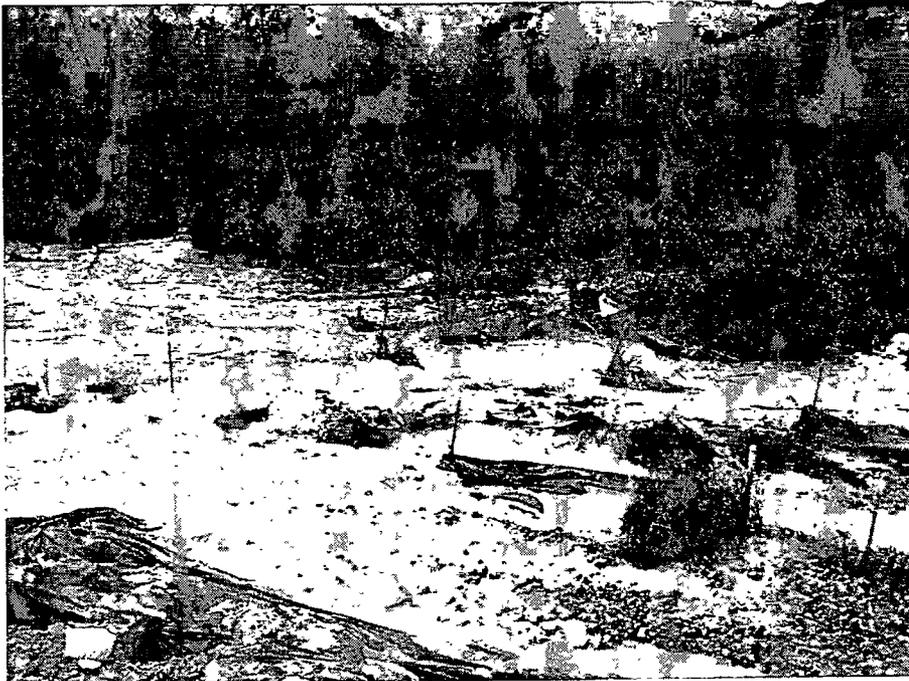
Figure 7. Location of second breach.



Note discoloration of storm water from site mixing with creek

Figure 8. Construction site discharge entering Lusardi Creek

Facility: Del Sur Unit 14
Inspection Date: 12/22/2010



Note silt fences are underwater.

Figure 9. Construction site discharge entering Lusardi Creek

Attachment 3

Regional Water Quality Control Board, San Diego Region

City of San Diego Construction Management Program Audit April 8-10, 2014

Location: City of San Diego Field Engineering Division (FED) Office,
9485 Aero Drive

Agenda

Day 1 [Begin at 9 am in large conference room]

1. Introductions All
2. Purpose of Audit Christina Arias
3. Overview of Construction Management Program City of San Diego
 - a. Legal authority
 - b. Project tracking
 - c. SWPPP review/approval
 - d. Process for ensuring compliance with municipal code (minimum storm water BMPs)
 - e. Enforcement process for cases of noncompliance
4. Meet with Public Works Dept.
5. Lunch Break
6. Meet with Development Services Dept. [1:30 pm; Location = 9601 Ridgehaven Court]

Day 2 [Meet up at 9 am in FED parking lot]

1. San Diego Water Board staff accompany construction site inspectors on normal routine (3 field parties)

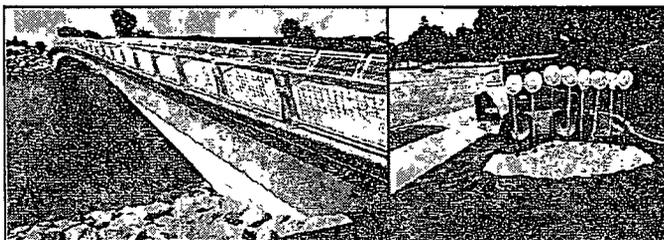
Day 3 [Meet up at 9 am in FED parking lot]

1. San Diego Water Board staff accompany construction site inspectors at selected construction sites (1 field party; specific sites TBD)
2. 3:00 Audit wrap up. All parties meet at FED large conference room

Attachment 4

Attachment 5

Field Engineering



Construction Management Program

April 8, 2014



Program Highlights

- ✿ Construction
 - ✿ Capital Improvement Projects (CIP)
 - ✿ *Deferred Capital, Utilities Undergrounding, ADA, Water & Sewer*
 - ✿ Private Development
 - ✿ Turnkey/Reimbursement Projects
 - ✿ Traffic/Electrical
- ✿ Non-construction
 - ✿ Surveying
 - ✿ Geology
 - ✿ Materials Testing
 - ✿ Storm Water Compliance

April 8, 2014

2

Inspection Program Overview

Private Development & Turnkey/Reimbursement Projects

- **Bridges:** *New development bridges*
- **Major Buildings:** *Public Parks*
- **Districts:** *Subdivision Grading and Improvements, Grading and Public Improvements for Single Family and Commercial, Utilities Undergrounding*

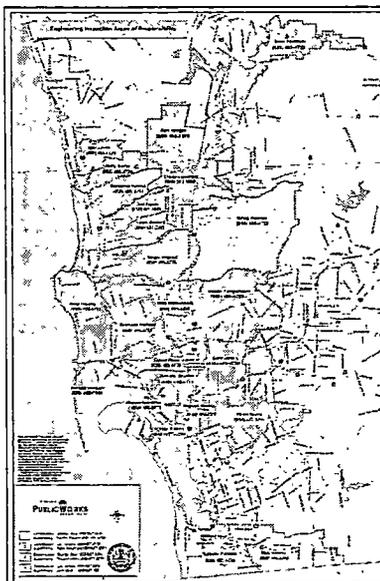
April 8, 2014

5

Districts

City of San Diego is
divided into 4
areas/districts

- Northwest
- Northeast
- Central
- Downtown/South San Diego



April 8, 2014

6

RE Responsibilities

- Constructability review and CM cost and Working Days estimate
- Involvement in Design Build projects
- Pre-Pre Construction Meeting
- Pre-Construction Meeting
- Inspection/CM
- Negotiation
- Track Rain delays
- Community outreach (door hangers, complaints)
- City forces coordination
- Environmental compliance (Storm Water compliance monitoring, mitigation, re-vegetation agreements)
- Tracking Time/Personnel Charges
- Review Billings
- RFI/Submittal reviews
- Change orders/Field Orders/T&M
- Dispute Resolution
- Conflicts/Design changes
- Utility coordination
- Redlines/As-builts
- Punchlist
- Project Closeout/BOBU (Beneficial Occupancy)/Notice of Completion (NOC)
- Warranty (defects)
- Contractor ratings

April 8, 2014

7

Storm Water Compliance SOP

Project Name	Location	Phase
Storm Water Compliance	City Center	Construction
Client	Contractor	Inspector
Start Date	End Date	Revision
01/01/2014	12/31/2014	1.0

1.0 PURPOSE
 The purpose of this SOP is to ensure that all construction projects comply with the requirements of the Storm Water Compliance Ordinance (S.W.C.O.) and the National Pollutant Discharge Elimination Act (NPDES) permit conditions.

2.0 SCOPE
 This document applies to all construction projects within the City of Chicago, including but not limited to new construction, renovation, and demolition projects.

3.0 RESPONSIBILITIES
 The Project Owner, Contractor, and Inspector are responsible for ensuring compliance with the S.W.C.O. and NPDES permit conditions. The City of Chicago is responsible for enforcing the S.W.C.O. and NPDES permit conditions.

4.0 REFERENCES
 The Project Owner, Contractor, and Inspector are responsible for ensuring compliance with the S.W.C.O. and NPDES permit conditions. The City of Chicago is responsible for enforcing the S.W.C.O. and NPDES permit conditions.

April 8, 2014

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Construction BMP Inspections

Software: Microsoft Sharepoint/SDShare

- RE inputs inspection results
- Allows issuance of BMP Notices via e-mail along with photos
- Tracking of all project BMP inspections, re-inspections
- Demo

April 8, 2014

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Training

Prior to Wet Season

- Mandatory for all RE's
- August 13/15, 2014

Industry meetings

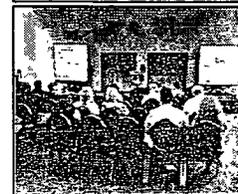
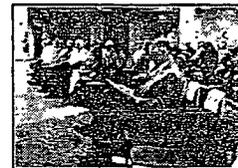
- Agenda Item – Construction BMP's
- Feb 13, 2014

RE/Section Meetings

- March 27, 2014

Joint Meeting w/ DSD Building Inspectors

- March 26, 2014



April 8, 2014

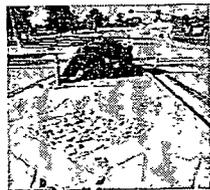
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Upcoming Implementation Items

- Publishing of Escalating Enforcement Policy
- Finalize WPCP template for Group Jobs
- Revise Specifications for CIP projects to include Escalating Enforcement Policy
- Bi-weekly Coordination with DSD
- Annual Report Update- correct data from Sharepoint/SDShare
- Evaluate other reporting software

April 8, 2014

11



April 8, 2014

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Attachment 6

City of San Diego

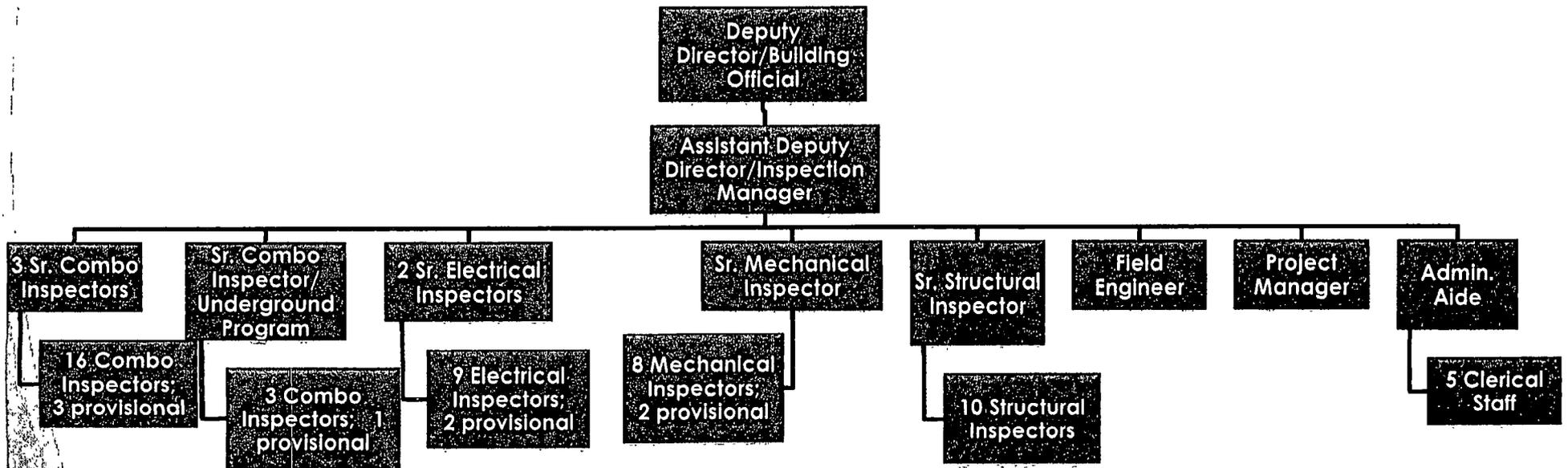
Development Services Department

Inspection Services Division

April 8, 2014



Inspection Organization Chart



Inspection Services

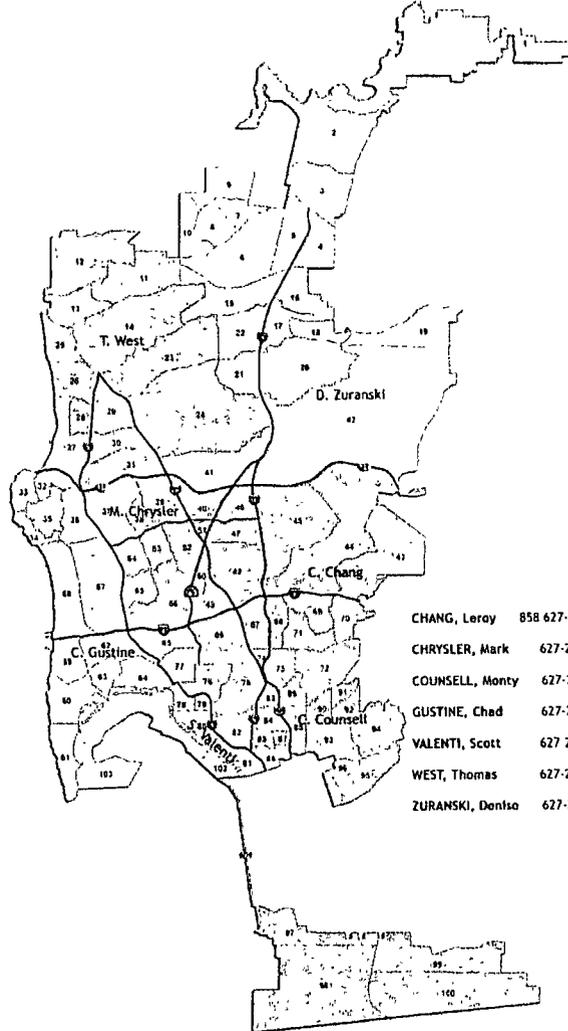


- ▶ **Residential**
 - Combination inspections
- ▶ **Commercial/Multifamily**
 - Structural
 - Mechanical
 - Electrical
 - Plumbing
- ▶ **Fire Alarms/Sprinklers**
- ▶ **Special Inspections**
- ▶ **Storm water pollution prevention**
- ▶ **Emergency inspections**



Service Districts: Combo & Electrical

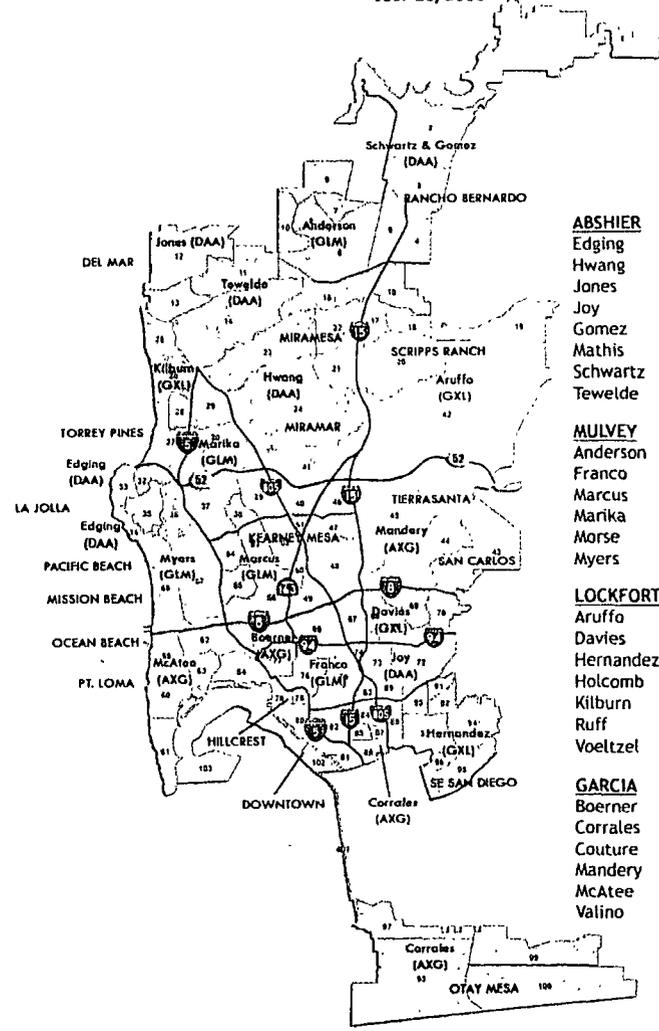
ELECTRICAL DISTRICTS 2008



		CELL
CHANG, Leroy	858-627-2078	619-990-4209
CHRYSLER, Mark	627-2074	990-4136
COUNSELL, Monty	627-2073	990-4115
GUSTINE, Chad	627-2079	990-2068
VALENTI, Scott	627-2077	990-2740
WEST, Thomas	627-2075	990-3896
ZURANSKI, Dentso	627-2072	990-2714

COMBO INSPECTION DISTRICTS

JULY 26, 2008



ABSHIER	
Edging	980-4738
Hwang	990-0796
Jones	980-8534
Joy	980-8531
Gomez	992-0481
Mathis	990-0761
Schwartz	990-1458
Tewelde	990-0679
MULVEY	
Anderson	994-8730
Franco	990-2212
Marcus	980-5095
Marika	990-1917
Morse	990-1548
Myers	980-7569
LOCKFORT	
Aruffo	990-3772
Davies	980-5731
Hernandez	990-2945
Holcomb	980-6777
Kilburn	990-1320
Ruff	980-4126
Voeltzel	980-4718
GARCIA	
Boerner	990-3732
Corrales	980-3924
Couture	990-2578
Mandery	990-2960
McAtee	990-2398
Valino	980-5457

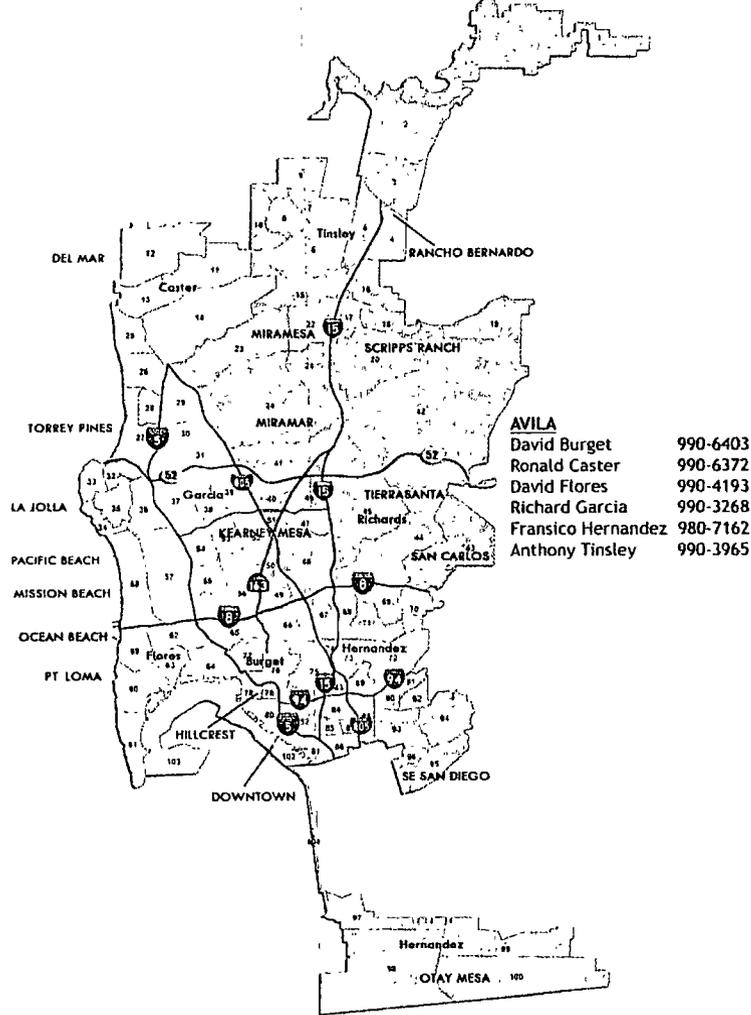


WALID HAMIDY
JULY 2008

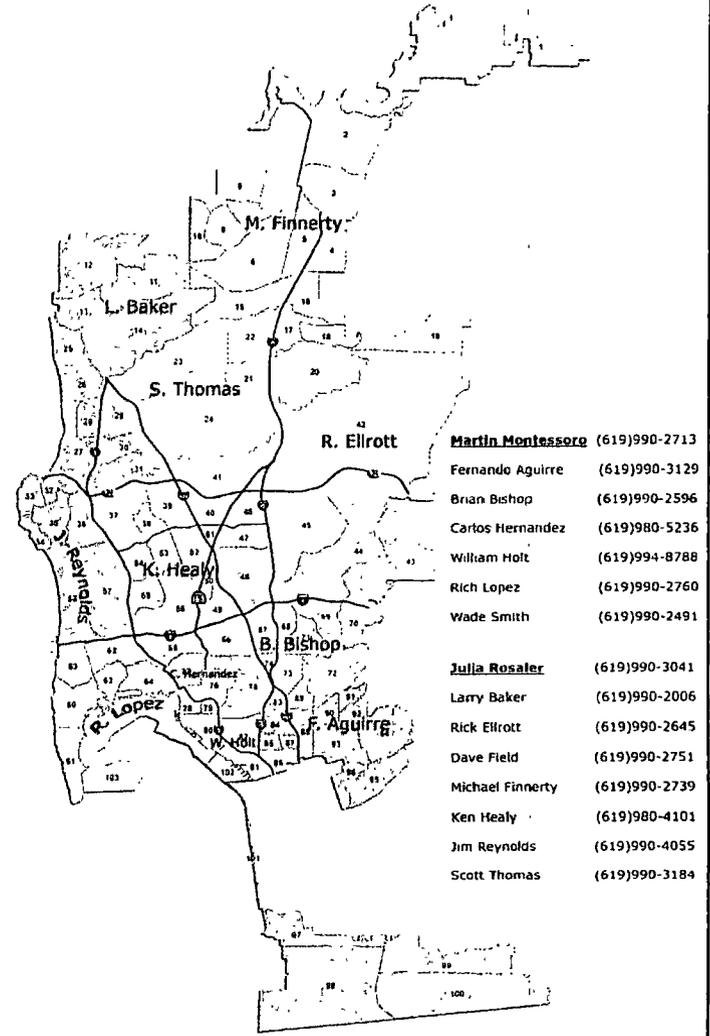
Service Districts: Mechanical & Structural

MECHANICAL INSPECTION DISTRICTS

JULY 29, 2008



STRUCTURAL DISTRICTS 2008

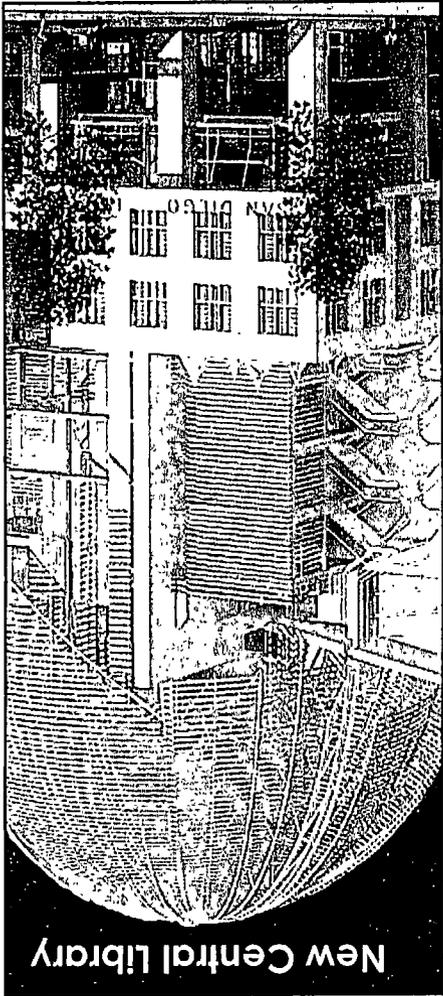




Old WTC
Transitional Housing



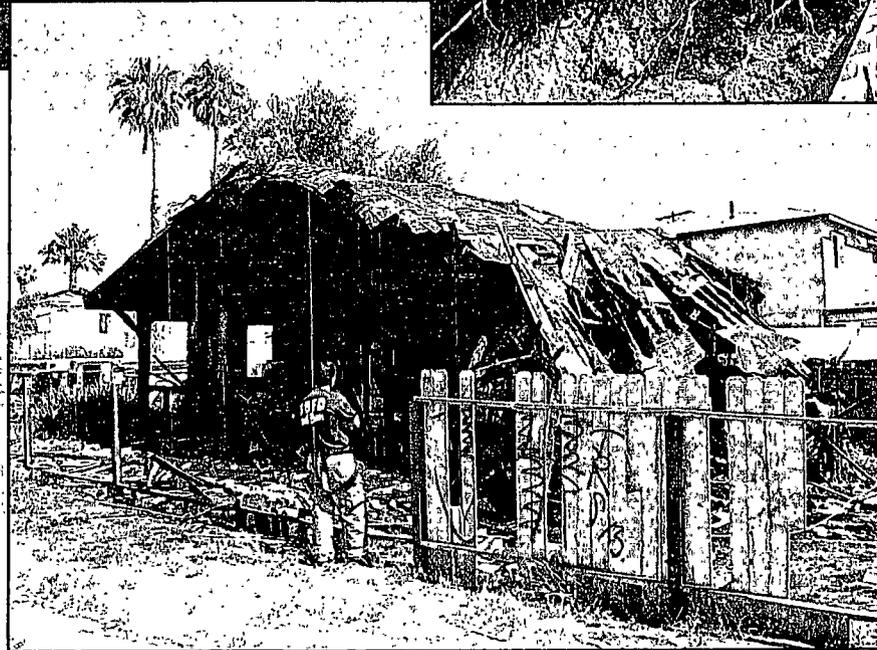
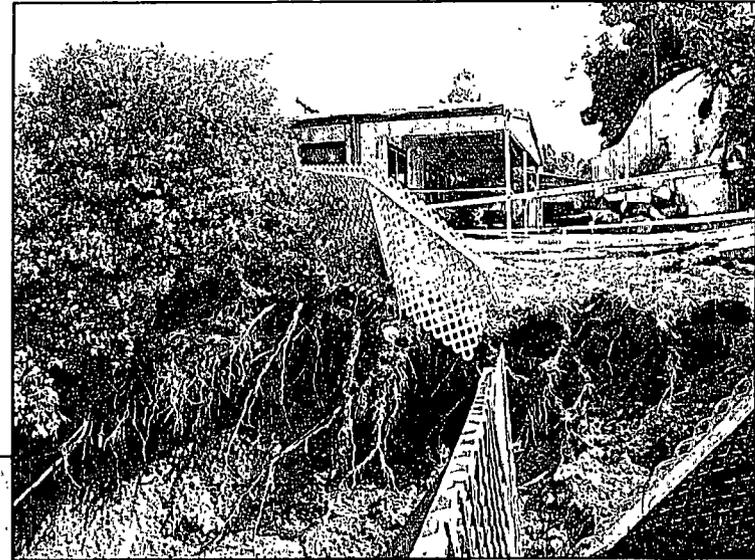
San Diego International Airport Expansion

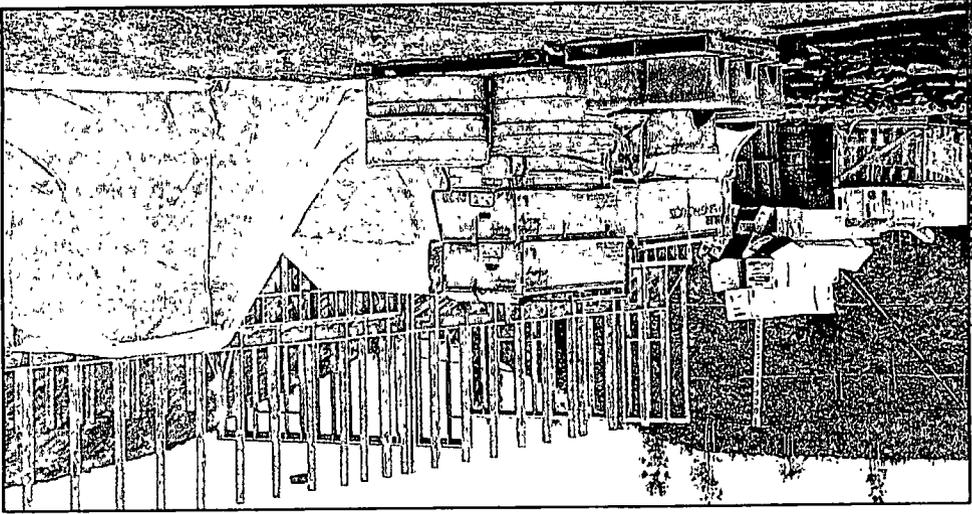
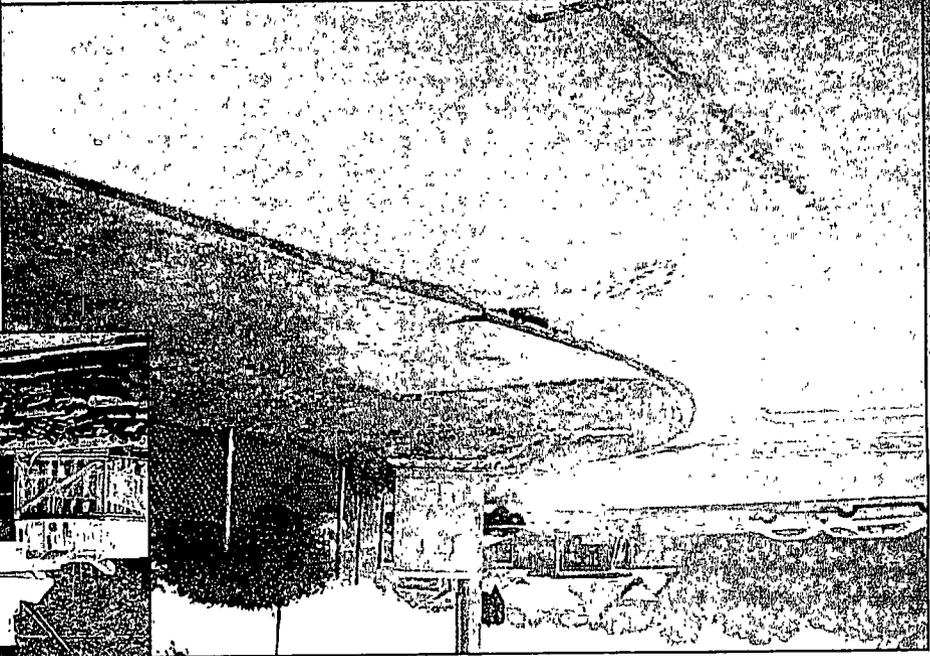


New Central Library

High Profile Projects

Emergency Damage Assessment





Stormwater Pollution Prevention

Field Engineer/Project Manager



- ▶ Proactively identifies customer issues
- ▶ Provides technical information
- ▶ Approves minor construction changes
- ▶ Facilitates inspection process
- ▶ Liaison to other City Departments
- ▶ Formulates recommendations to resolve issues



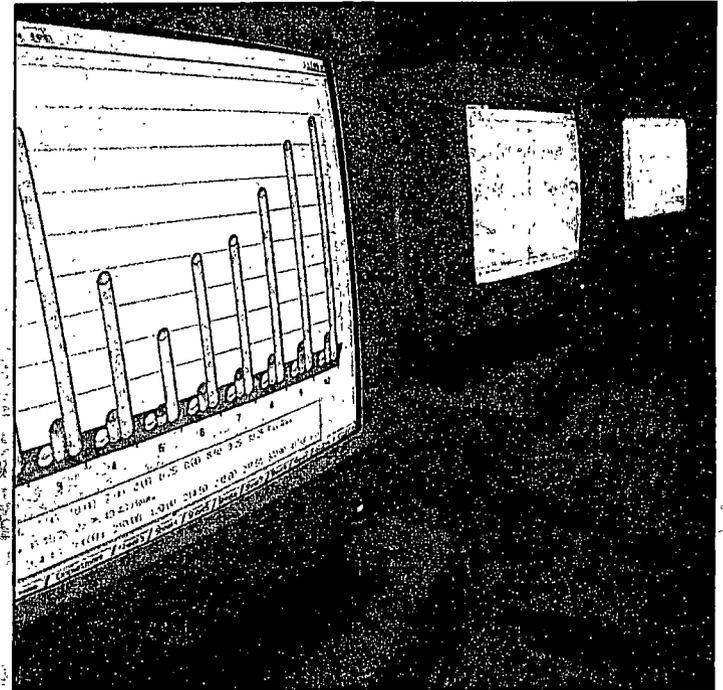
Special Inspection Program

- ▶ Inspection of specialized construction materials (i.e., masonry, concrete, etc.)
- ▶ Inspections that are above and beyond routine inspections
- ▶ Implemented by certified and registered private inspectors
- ▶ Reports generated that summarize conditions/recommendations



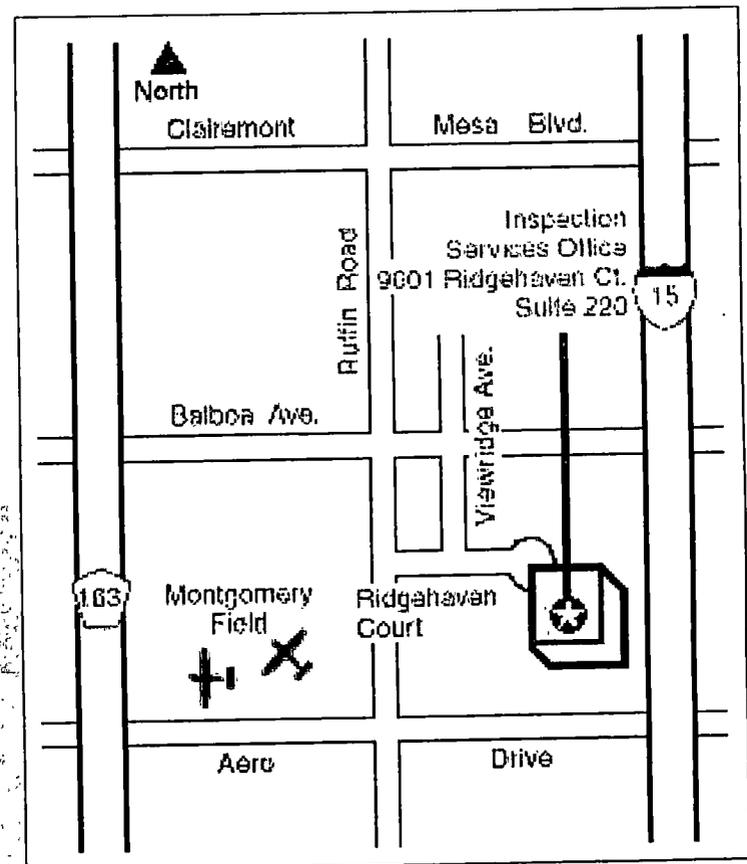
Information Technology

- ▶ **Project Tracking System (PTS) to document inspection results**
- ▶ **Smart phones with PTS software to record real time inspection results**
- ▶ **Lap tops for senior inspectors to perform various duties**
 - Documenting data
 - Refining inspection procedures



Inspection Field Office

- ▶ Centrally located to cover the City
- ▶ 9601 Ridgehaven Ct., Suite 220, Kearny Mesa
- ▶ Hrs: 7 a.m. to 4 p.m.,
Monday – Friday
- ▶ Stop issuing permits:
 - 3 p.m., Monday –
Thursday
 - 1:30 p.m. on Fridays



Field Office Services



- ▶ Automated Phone Line
- ▶ In office consultations
- ▶ Coordinates after hour inspections
- ▶ No Plan Permits
- ▶ Mobile home permits
- ▶ C of Os & TCOs

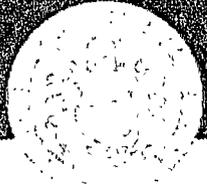


City of San Diego



Inspection Services

*“Storm Water Inspection
Internal Procedures”*

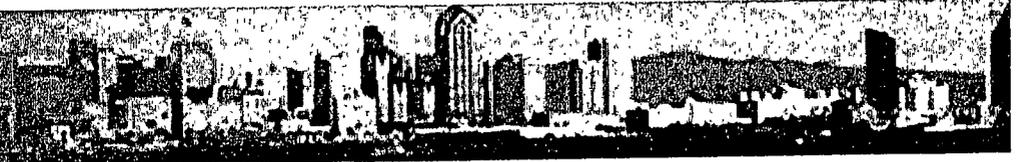


Storm Water Compliance

- ▶ **Must be verified at every inspection**
- ▶ **All results shall be recorded in PTS**
- ▶ **Requirements are more restrictive near sensitive water bodies**
 - **Section 5.3.3 of the City's Storm Water Standards ensures proper implementation**
- ▶ **High priority projects require a pre-construction meeting**



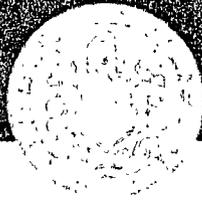
City of San Diego



1st Scheduled Inspection

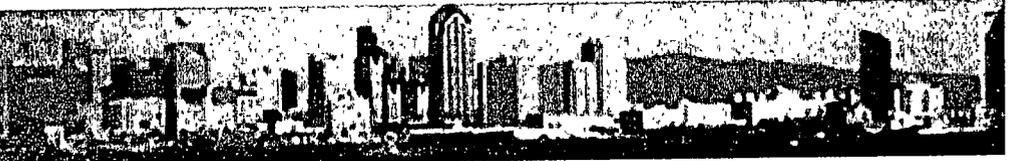
Inspectors shall provide:

- 1. Copy of Storm Water Info. Notice**
- 2. City's "*Clean Construction*" brochure**
- 3. Draft note in PTS under Storm Water subtype "Info. DS-3"**



Failed SW Inspections

- ▶ Requires a completed DS-3**
- ▶ Compliance is required within 2 days**
- ▶ Immediate compliance is required if there is a 50% chance of rain**



DS-3 Requirements

✓ **Address**

✓ **Approval & Project #s**

✓ **Inspection date**

✓ **Name and signature**

✓ **Description of discharges**

✓ **Location of BMPs**

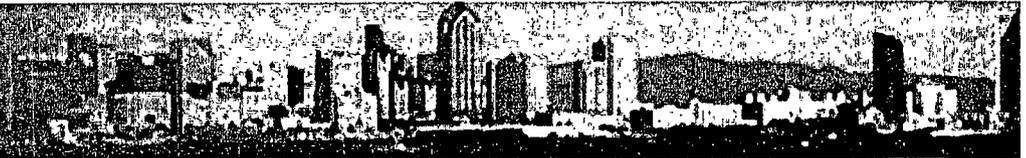
- **Maintained per SWPPP**

- **That fail to operate**

- **Where additional BMPs are needed**

✓ **Corrective measures required to comply**

✓ **Photos of violations**



Coordination: Inspection Disciplines

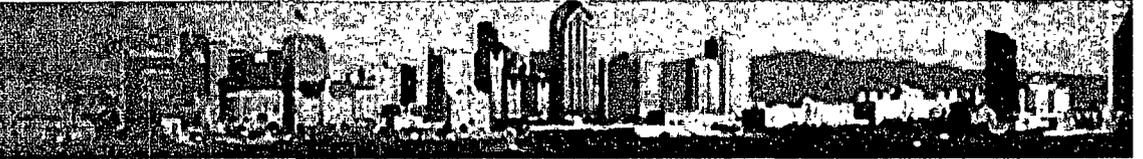
- a) Review site SWPPP, and verify if DS-3 has been issued for that day**
- b) Verify if corrective actions were taken**
- c) Pass the SW inspection if violations were corrected**
- d) If no progress, issue additional DS-3 and include written warning**
- e) Notify other district inspectors of DS-3s that were issued for the district**



Corrective Measures

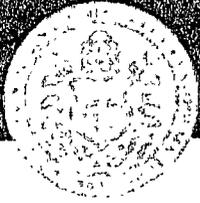
Inspectors can implement the following:

- a) 1st Violation – a SW Notice
- b) 2nd SW Notice – withhold inspections and assess re-inspection fees
- c) Further non-compliance, referral to:
 - i. Code Enforcement – authority to issue citations and fines
 - ii. City Attorney's Office – approval of "Stop Work Notice"



Grading/Engineering Permits

- a) Notify Resident Engineer (RE) and Inspection Services Manager, ASAP**
- b) Take photos of violations**
- c) Coordinate with senior inspector to collect and email information to Field Engineering – takes lead to implement construction BMPs**



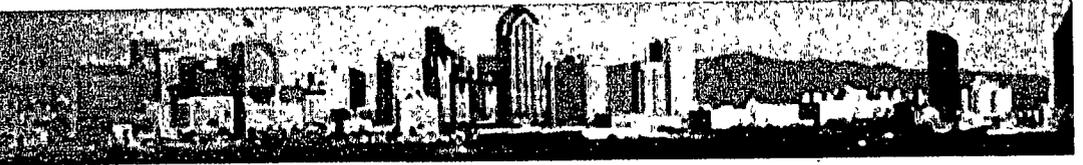
Active SW Discharges

- a) Immediately contact the SW Hotline at
(619) 235-1000**
- b) Take photos and email to:
swpppp@saniego.gov (SW Division)**
- c) Save information under: i:\DB&S\Inspection
Services\Storm Water Discharges**
- d) Contact support staff to issue invoice for a re-
inspection fee**



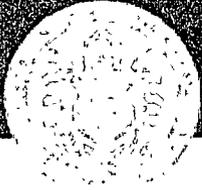
Copy of DS-3

- 1. Copy to customer**
- 2. Keep white & blue copies together until compliance is achieved**
- 3. Add correction date on white copy, and place in collection box next to Dave or Chad's office**
- 4. Keep blue copy in inspector's file**



SW Training

- 1. Annual training at the beginning of the rainy season – September 23, 2013**
- 2. Joint Inspection Services and Field Engineering Workshop – March 26, 2014**
- 3. Inspection Services training for updated internal procedures – April 3, 2014**



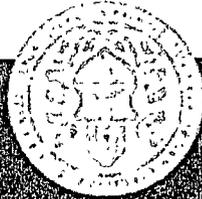
Enhancements

- 1. Improved coordination between Inspectors and Resident Engineers**
- 2. Monthly coordination meeting between DSD, Field Engineering, and Storm Water Division**
- 3. Assessing Storm Water Correction Notice (DS-3) for modifications**

Questions & Comments



City of San Diego



Attachment 7

Attachment 7

CONSTRUCTION SITE BEST MANAGEMENT PRACTICES

THE FOLLOWING BMPs MUST BE PROPERLY USED AT ALL CONSTRUCTION SITES IN THE CITY TO PROTECT STORM DRAINS AND MINIMIZE POLLUTION

The City of San Diego's Municipal Code §43.0301, (*Storm Water Management and Discharge Control ordinance*) prohibits pollutant discharges at work sites from flowing into storm drains and polluting neighborhood creeks, bays and the ocean. To stay in compliance with the law and keep your project on schedule, make sure BMPs are in place and functioning. Sites must be checked and maintained daily.

PAINT AND STUCCO

All paint and stucco materials stored on the site must be contained and covered. It is illegal to wash out paint brushes in the street or dump any residues in the sewer or the storm drain. Paint brushes and spray guns must be washed/cleaned out into a hazardous materials drum or back into its original container and disposed of properly.

PERIMETER CONTROLS

Gravel bags and silt fences are acceptable perimeter controls, and must be used to surround the entire site. Avoid running over perimeter controls with vehicles or heavy equipment, as they can damage the materials. Keep extra absorbent materials and/or a wet-dry vacuum on site to quickly pick up unintended spills.

BUILDING MATERIALS/STAGING AREAS

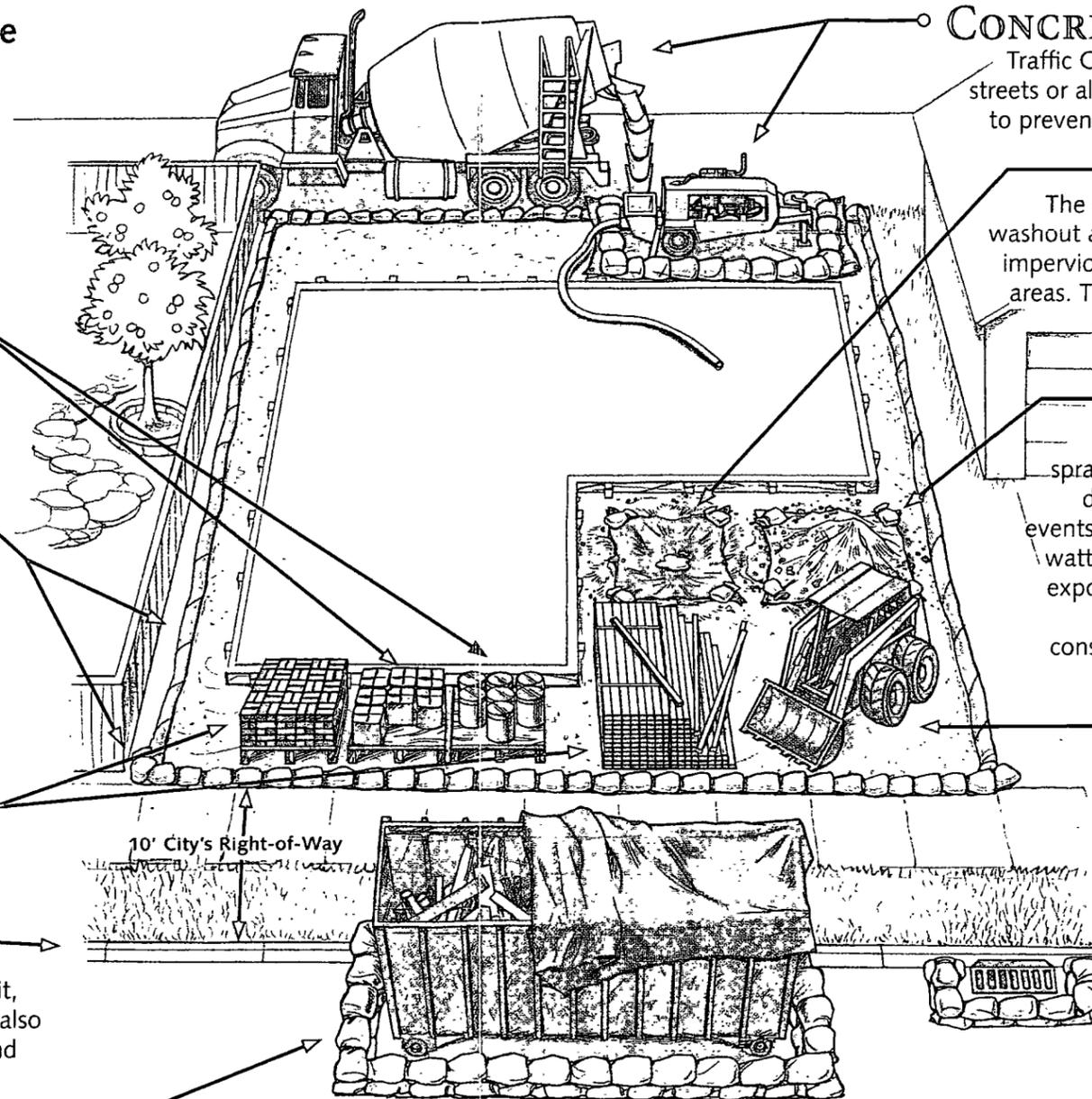
Store containers and bagged materials on pallets rather than directly on the ground. Where practical, cover materials and provide secondary containment. Flooding must also be prevented by monitoring your site before, during and after rain events to ensure that BMPs are functioning and that there are not any safety issues.

TRAFFIC CONTROL PERMITS

The City's right-of-way generally includes the street and 10' from the face of the curb towards the private property line. To apply for a Traffic Control Permit, contact the Development Services Department at (619) 446-5150. Forms are also available online at www.sandiego.gov/development-services in the "Forms and Guidelines" section, under "Information Bulletins." See Bulletin #177, *How to Obtain a Public Right-of-Way Permit for Traffic Control* for information.

DUMPSTERS

Always cover dumpsters with a rollback tarp. If a dumpster is kept on the street, a Traffic Control Permit is needed. Areas around dumpsters should be swept daily. Perimeter controls around dumpster areas should be provided if pollutants are leaking or discharging from the dumpster.



CONCRETE TRUCKS / PUMPERS / FINISHERS

Traffic Control Permits are required for concrete pumpers parked in public streets or alleys. BMPs such as tarps and gravel bags should be implemented to prevent materials and residue from entering into the storm drain system.

WASHOUT AREA

The disposal of "wet" construction materials should be handled in the washout area. This includes paint, stucco and concrete. Use a berm with an impervious liner to contain the wet materials and prevent runoff in nearby areas. The washout area must be checked and maintained daily to ensure compliance. All dried materials must be disposed of at the landfill. Avoid placing washout area near a storm drain inlet.

DIRT AND GRADING

Stockpiled dirt and gravel should be managed for dust control by spraying with water or covering. They should be covered or stabilized during the rainy season (October 1st - April 30th) and prior to rain events. Stabilize bare slopes with erosion control materials such as straw wattles or erosion control blankets. For those areas that are active and exposed, have a weather triggered action plan for installing additional BMPs prior to a rain event. Sites must have adequate measures at construction exits such as gravel and rattle plates to reduce tracking of dirt from the site onto City streets.

EARTHMOVING EQUIPMENT

Maintenance of any equipment should be conducted on site, and mud tracks and dirt trails left by equipment leading to and from the site should be cleaned up immediately.

STORM DRAINS

Storm drains must be protected at all times with perimeter controls, such as gravel bags (Sand bags are typically not used for inlet protection because they do not permit flow-through). Gravel bags should contain only clean gravel that is free of fine materials. Replace ruptured or damaged gravel bags and remove the debris from the right-of-way immediately. Remove storm drain protection after construction is complete and site is stabilized.

Protecting water resources improves and preserves San Diego's quality of life for our children and future generations.

Questions? Contact Your Assigned Inspector or the Development Services Field Office at (858) 492-5070.



thinkBLUE
SAN DIEGO

Attachment 8

CITY OF SAN DIEGO, CALIFORNIA Standard Operating Procedure	NUMBER SOP- 6	DEPARTMENT Public Works- Engineering & Capital Projects
SUBJECT Storm Water Compliance	PAGE 1 of 8	EFFECTIVE DATE 03/01/2011
Construction Management Field Engineering Division	SUPERCEDES SOP - PAGES	DATED

1.0 PURPOSE:

The goal of this SOP is to identify and explain the duties and responsibilities of Field Engineering staff in implementing the federal, state, and local storm water regulations; and ensuring the contractor's compliance with the subject regulations.

2.0 SCOPE:

This procedure outlines the steps to be taken by the construction management team to ensure that new projects are being constructed using Best Management Practices (BMP's) aimed at reducing or eliminating pollutants from entering into the City's storm drain conveyance system and/or receiving waters in compliance with applicable regulations. The procedure also discusses the role of the construction management staff in the inspection, coordination, documentation, and reporting of temporary and permanent storm water BMP's for private and public construction projects.

3.0 BACKGROUND:

The Federal Clean Water Act (CWA) was enacted in 1948 and expanded in 1972 to regulate water quality standards for surface waters. It is unlawful to discharge any pollutant to waters of the United States. The State of California began regulating storm water runoff under the CWA in 1990 by issuing State and Municipal Storm Water Permits. The California State Water Resources Control Board issues the State Construction Permit and the San Diego Regional Board issues the Municipal Storm Water Permit.

The construction projects within the City are required to comply with the construction requirements in the Municipal Storm Water Permit, Order No. R9-2013-0001 (Municipal Permit) and the State Construction General Permit Order No. 2009-0009-DWQ (CGP).

4.0 RESPONSIBILITY:

The Field Engineering Division is responsible for *enforcing* the storm water regulations associated with construction within the right-of-way, for private development (non-building related), grading, public improvements associated with Engineering Permits, Subdivision improvements, and CIP construction projects inspected by the division.

<p style="text-align: center;">CITY OF SAN DIEGO, CALIFORNIA</p> <p style="text-align: center;">Standard Operating Procedure</p>	<p>NUMBER SOP- 6</p>	<p>DEPARTMENT Public Works- Engineering & Capital Projects</p>
<p>SUBJECT</p> <p style="text-align: center;">Storm Water Compliance</p>	<p>PAGE 3 of 8</p>	<p>EFFECTIVE DATE 03/01/2011</p>
<p style="text-align: center;">Construction Management Field Engineering Division</p>	<p>SUPERCEDES SOP - PAGES</p>	<p style="text-align: center;">DATED</p>

The RE shall enter the project into the SD Share SWPP database with all relevant information and add the Storm Water notices in to the data base on a regular basis.

Pre-Construction Meeting: The RE shall discuss the Storm Water Pollution Prevention requirements at the pre-construction meeting and emphasize the site priority for the project and the Risk Level. The pre-construction meeting agenda shall include a discussion with the Contractor on the proper Storm Water Pollution Prevention documentation and the contractor shall provide the required documents prior to the beginning of construction.

Storm Water Documents Submittal

All required Storm Water documents shall be submitted by the Contractor at the pre-construction meeting or prior to construction as agreed upon.

Projects subject to *only* the Municipal Permit, less than one acre: The WPCP shall be submitted to the RE, along with the name and contact information for their Qualified Contact Person (QCP).

CIP Projects subject to the CGP, equal to or greater than one acre: All Storm Water documents required by the CGP shall be submitted by the Contractor prior to the pre-con meeting, (ref: Whitebook section 6-1.8 Pre-construction Meeting) see attachment 8.6, as follows:

- Contractor shall submit the Risk Level Analysis, SWPPP and other required Project Registration Documents (PRDs).
- The Contractor shall submit the names and contact information for their Qualified SWPPP Developer (QSD), Qualified SWPPP Practitioner (QSP) and Data Submitter (DS).

The RE shall review all submitted PRD within 20 days of receipt. RE may consult with Project Implementation/Environmental Permitting Section (PI/EPS) regarding SWPPP review to ensure the SWPPP meets the project's Risk Level Requirements.

- The RE gives a recommendation of approval, rejection or revisions of submitted PRDs to the Approved Signatory (AS).
- Contractor's Data Submitter (DS) uploads the approved PRDs onto SMARTS.
- AS to verify RE's recommendation, certify and submit PRDs onto SMARTS on behalf of the Legally Responsible Person (LRP).

<p style="text-align: center;">CITY OF SAN DIEGO, CALIFORNIA</p> <p style="text-align: center;">Standard Operating Procedure</p>	<p>NUMBER SOP- 6</p>	<p>DEPARTMENT Public Works- Engineering & Capital Projects</p>
<p>SUBJECT</p> <p style="text-align: center;">Storm Water Compliance</p>	<p>PAGE 5 of 8</p>	<p>EFFECTIVE DATE 03/01/2011</p>
<p style="text-align: center;">Construction Management Field Engineering Division</p>	<p>SUPERCEDES SOP - PAGES</p>	<p style="text-align: center;">DATED</p>

and file a copy in the project file as well as in the SWPP database. When corrective actions are required, the RE shall re-inspect the site within 48 hours of the BMP Inspection Notice issuance.

If the Contractor fails to comply with the RE's request for corrective action, or if the RE observes that the Contractor's negligence threatens to cause pollutants or sediment to leave the project site, the RE shall notify the Supervising Engineer and issue another BMP Inspection Notice. In cases where a potential for significant pollution is imminent or it is likely to have a sediment discharge, the RE shall notify the Section Head and recommend the issuance of a Stop Work Order to the owner/contractor with the Deputy Director's authorization. See Attachment 8.9 Non-Compliance Escalating Enforcement Matrix

If an active pollutant discharge from a construction site is observed by an RE at any time, the RE shall immediately report it to the Storm Water Division, Enforcement Section, by calling the hotline at 619-235-1000 or report it on line at <http://www.sandiego.gov/stormwater/services/servicerequest> .

When a project will be exceeding the City's maximum disturbed area limit of five acres during the rainy season, the RE shall enforce the requirements of the site's WTAP and BIP. The WTAP and BIP shall be deployed within 24 hours of a prediction of 40% chance of rain.

When a project is equal to or greater than one (1) acre and is either a) tributary to CWA section 303(d) water body segments impaired for sediment (Los Penasquitos Watershed) or b) is within or adjacent to or discharging directly to coastal lagoons or other receiving waters within Water Quality sensitive areas, the RE shall enforce the implementation of additional controls, including but not limited to,

- Installation of high performance erosion control methods such as bonded fiber matrix or anchored erosion control blankets on all exposed slopes.
- Installation of at least two lines of defense for sediment control such as two parallel lines of silt fence along the perimeter or silt fence barriers strategically located upstream of a protected inlet.
- Stockpiles shall be fully protected and shall be located at a sufficient distance from the perimeter that is near the sensitive water body.

Permanent BMP Inspection

The RE shall review the requirements for permanent BMP's specified on the plans. The RE shall verify that the subject BMP's are being constructed in accordance with the

CITY OF SAN DIEGO, CALIFORNIA Standard Operating Procedure	NUMBER SOP- 6	DEPARTMENT Public Works- Engineering & Capital Projects
SUBJECT Storm Water Compliance	PAGE 7 of 8	EFFECTIVE DATE 03/01/2011
Construction Management Field Engineering Division	SUPERCEDES SOP - PAGES	DATED

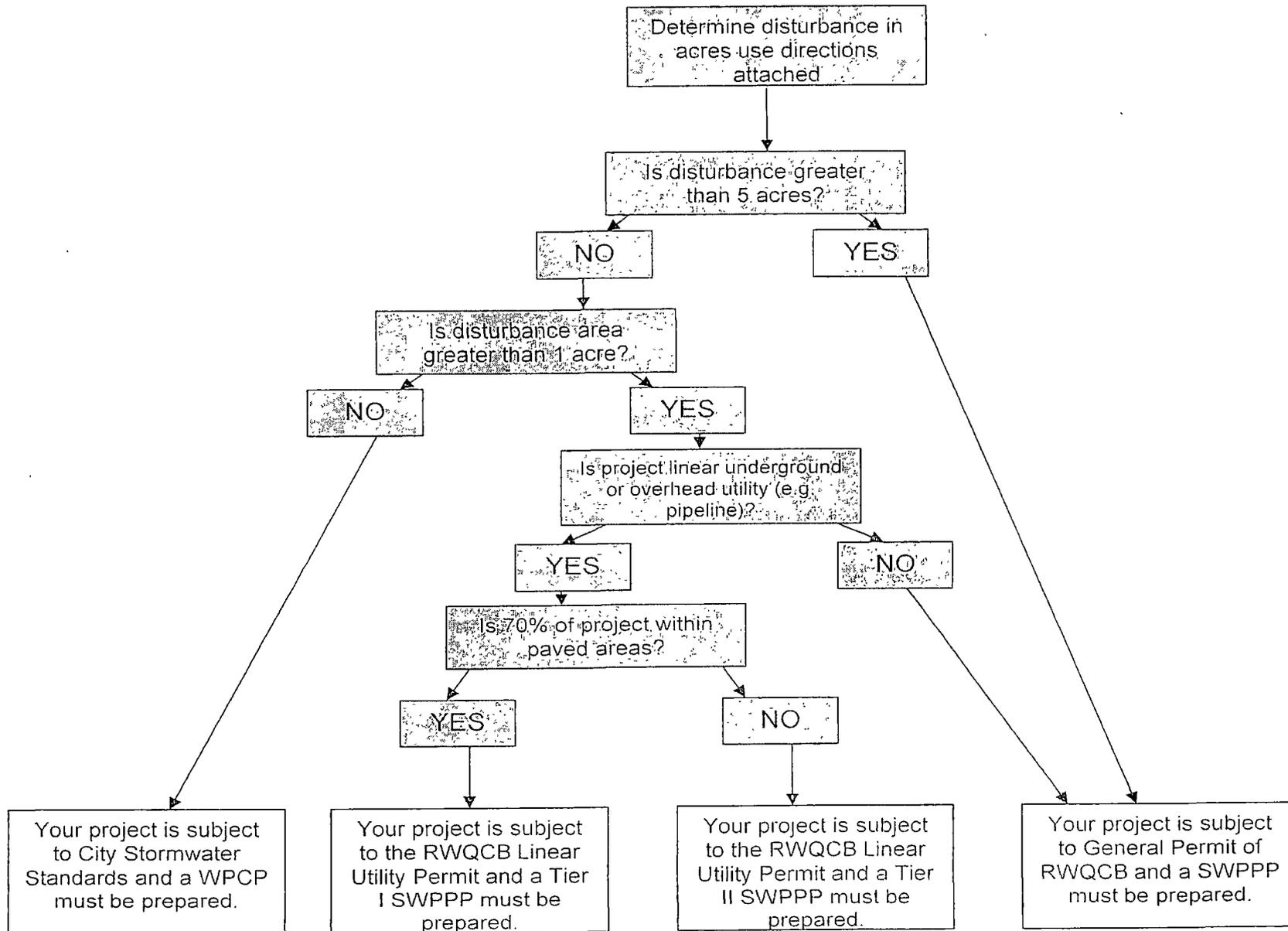
6.0 DEFINITIONS:

- AS: Approved Signatory
- BIP: BMP Implementation Plan
- BMP: Best Management Practices
- CIP: Capital Improvement Project
- CGP: Construction General Permit
- CM: Construction Manager (Supervising/District Engineer)
- DS: Data Submitter
- DD: Deputy Director
- JURMP: Jurisdictional Urban Runoff Management Plan
- LRP: Legally Responsible Person
- LUP: Linear Underground/Overhead Projects
- MS4: Municipal Separate Storm Sewer System
- NPDES: National Pollution Discharge Elimination System
- NOI: Notice of Intent
- NOT: Notice of Termination
- PM: Project Manager
- PRD: Project Registration Documents
- QSD: Qualified SWPPP Developer
- QSP: Qualified SWPPP Practitioner
- RE: Resident Engineer
- RWQCB: Regional Water Quality Control Board
- SUSMP: Standard Urban Storm Water Mitigation Plan

CITY OF SAN DIEGO, CALIFORNIA Standard Operating Procedure	NUMBER SOP- 6	DEPARTMENT Public Works- Engineering & Capital Projects
SUBJECT Storm Water Compliance	PAGE 9 of 8	EFFECTIVE DATE 03/01/2011
Construction Management Field Engineering Division	SUPERCEDES SOP - PAGES	DATED

- 8.7 Final project completion checklist
- 8.8 ECP Construction Permit Process Flow Chart
- 8.9 Non-Compliance Escalating Enforcement Matrix

Flow Chart for SWPPP requirements



Minimum Inspection Frequency for Municipal Permit Projects

Site Priority	Wet Season	Dry Season
High Priority - Active	Bi-weekly	As-Needed
High Priority - Inactive	Bi-weekly	As-Needed
Medium Priority	Monthly	As-Needed
Low Priority	As-Needed	As-Needed

Risk Level Analysis and Inspection Requirements for CGP Projects

		Sediment Risk		
		Low	Medium	High
Receiving Water Risk	Low	Level 1	Level 2	
	High	Level 2		Level 3

Requirements based on Risk Determination	SWPPP			WPCP
	Risk Level 1 or Type 1 LUP	Risk Level 2 or Type 2 LUP	Risk Level 3 or Type 3 LUP	Maintenance, Repairs, and Small CIPs
Access Roads		daily	daily	Visual inspections are required to ensure compliance, but are not regulated.
BMPs	weekly	weekly	weekly	
Non-storm water discharge	quarterly	quarterly	quarterly	

BMP Inspection Notice



THE CITY OF SAN DIEGO

BMP NOTICE

STORM WATER POLLUTION PREVENTION INSPECTION
FIELD ENGINEERING DIVISION, ECP

Date: _____
Name: _____
Weather: _____
Notice: _____ Priority: _____

Project: _____
Contractor: _____ Phone: _____
Site contact person: _____ FAX: _____
Owner: _____
Permit number: _____ Work order number: _____
Address: _____
Location: _____
Site Status: _____

(grading, storm drains, underground utilities, paving, buildings, percent complete)

- Existing BMP's adequately maintained
- BMP's inadequate, adjustments needed
- Maintain SWPPP Document
- Improve Erosion Control BMP's
- Improve Sediment Control BMP's
- Improve Perimeter Control BMP's
- Improve Materials handling (i.e. Good Housekeeping: concrete wash out, site clean-up, trash, debris)
- Maintain Street Sweeping
- Maintain construction access

Comments: _____

Contractor SWPPP Division File RE file

Permanent BMP Construction self certification form (DS-563)

 <small>The City of San Diego</small>	City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101 (619) 238-5500	<h2 style="margin: 0;">Permanent BMP Construction</h2> <p style="margin: 0;">Self Certification Form</p>	FORM DS-563 FEBRUARY 2013
---	---	--	--

Date Prepared:	Project No.:
Project Applicant:	Phone:
Project Address:	
Project Engineer:	Phone:

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 Standard Urban Storm Water Mitigation Plan (SUSMP) 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. R9-2007-0001. 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 treatment control BMP's required per the approved SUSMP and Construction Permit No. _____; and that said BMP's have been constructed in compliance with the approved plans and all applicable specifications, permits, ordinances and Order No. R9-2007-0001 of the San Diego Regional Water Quality Control Board.

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

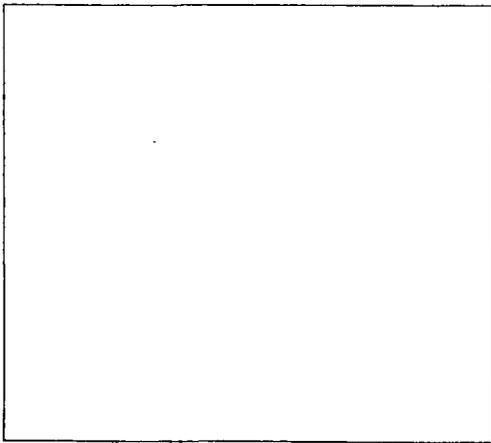
Signature: _____

Date of Signature: _____

Printed Name: _____

Title: _____

Phone No. _____



Clear Form

Engineer's Stamp

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.
 DS-563 (02-13)

Permanent BMP Certification for CIP

 <p>City of San Diego Transportation & Storm Water Chesapeake Dr. Ste 100, MS 1800 San Diego, CA 92123 (858) 541-4300</p>	<h2>Permanent BMP Certification for CIP</h2> <p>Self Certification Form</p>	Form DS-563 CIP/PW FEBRUARY 2013

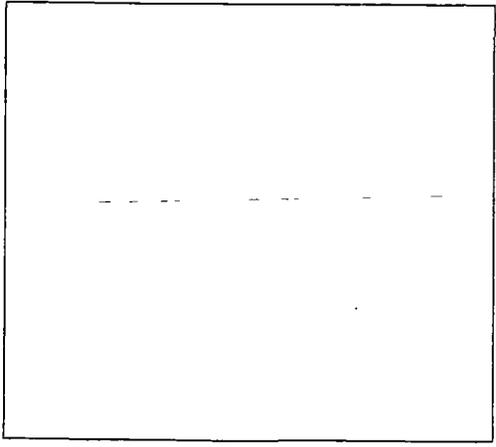
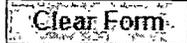
Date Prepared:	Project WBS No.:
Project Name:	Project Drawing No.:
Project Address/Location:	
Project Engineer:	Phone:

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 Standard Urban Storm Mitigation Plan (SUSMP) documents and drawings.

This form must be completed by the engineer of work and submitted prior to final inspection of the construction contract work. Completion and submittal of this form is required for all Capital Improvement Projects that have required permanent BMP's in order to comply with the City's Storm Water ordinances and NDPES Permit Order No. R9-2007-0001. Final inspection for acceptance and close-out 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 construction Low Impact Development (LID) site design, source control and treatment control BMP's required per the approved SUSMP and Contract requirements WBS No.: _____; and that said BMP's have been constructed in compliance with the approved plans and all applicable specifications, permits, ordinances and Order No. R9-2007-0001 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: _____	
Printed Name: _____	
Title: _____	
Phone No. _____	
	

Engineer's Stamp

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.
 DS-563 (02-13)

Final project completion checklist

FINAL PROJECT COMPLETION CHECKLIST FOR CIP/SUBDIVISION/PERMIT PROJECTS

PROJECT NAME:

WBS/PTS #

DWG. NO.

STORM DRAINS	YES	NA	DATE REQUESTED	DATE COMPLETED
Operational Performed				
Televising				
Punchlist Completed				
PERMANENT BMPs				
Operational performed				
Operational Maintenance Agreement Recorded				
Operational Maintenance Report Received				
Permanent BMP Certification Recorded				
WATER MAIN	YES	NA	DATE REQUESTED	DATE COMPLETED
Pressure Test				
Televising				
Chlorine Residual OK				
Bacteria Test				
Operational Performed				
Punchlist Completed				
SEWER MAINS	YES	NA	DATE REQUESTED	DATE COMPLETED
Pressure Test				
Waycutoff				
Mandrel				
Operational Performed				
Televising				
Punchlist Completed				
	YES	NA	DATE REQUESTED	DATE COMPLETED
AS-BUILT PLANS (RED LINES)				
SURVEY MONUMENT LETTER				
PAVEMENT SECTION SHOWN				
TRAFFIC SIGNAL RELEASE				
STREET LIGHT RELEASE				
SIGNING AND STRIPING RELEASE				
PARK AND RECREATION APPROVAL				
MEGOHM TEST OF IRRIG. WIRES				
LANDSCAPE ADVISOR WALK-THRU				
DRIVEWAY STATION AND WIDTH				
MMC WALK THROUGH *				
CERTIFICATION FROM REGISTERED LANDSCAPE ARCHITECT				
BACKFLOW CERTIFICATION				
APPROVED ASGRADED SOILS AND GEOTECHNICAL REPORT **				
MAP NOs. AND EASEMENT Nos				
PUNCHLIST COMPLETED				

OTHER: Trench cuts resurfaced per trench cut ordinance. New and resurfaced streets in service date for Street Division:

* MMC shall be notified for Brush management, Revegetation, Sensitive Habitats and Mitigation/Monitoring and on site Permanent BMPs for Private development Projects

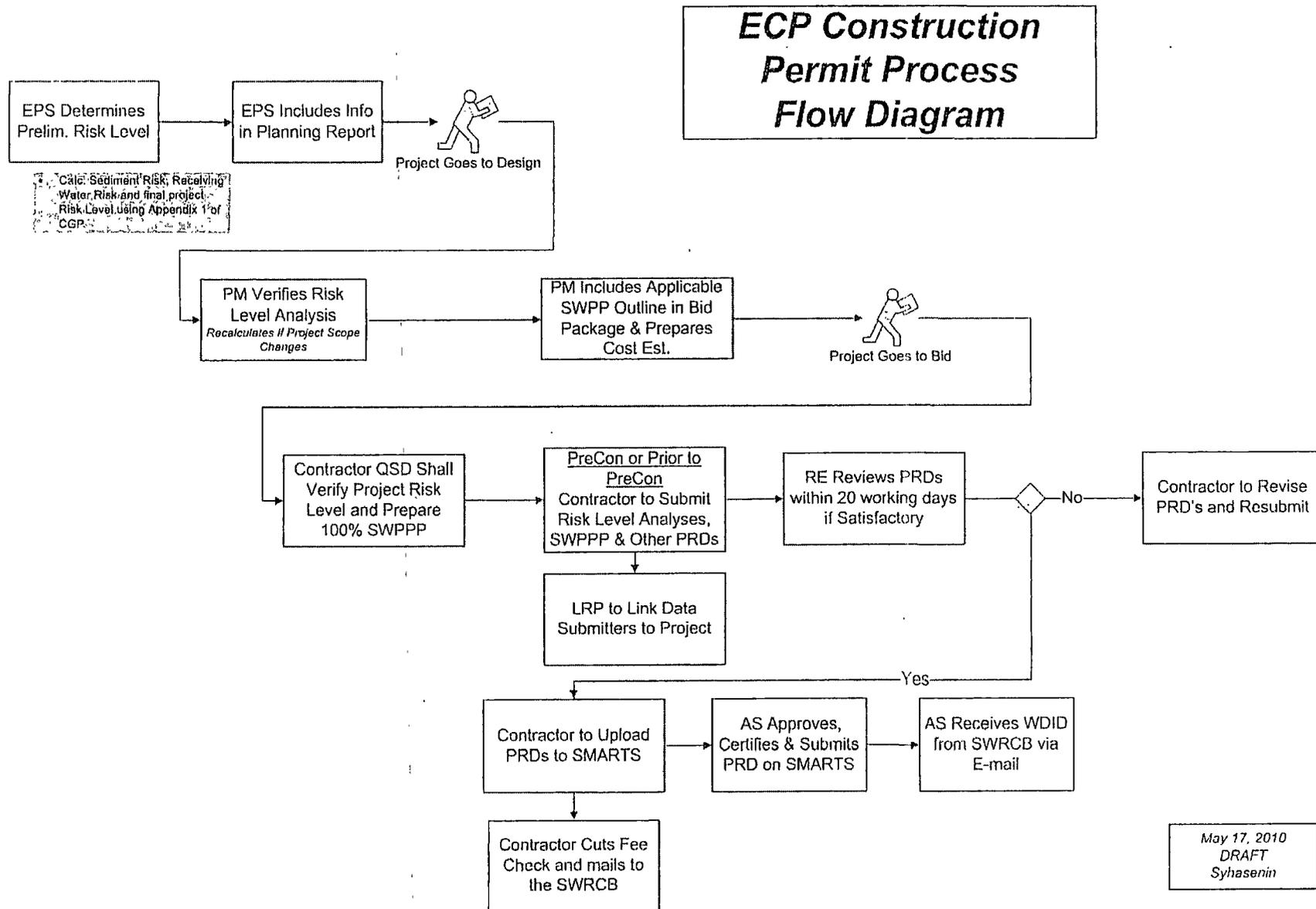
** To Be Approved by City Geology Staff

Resident Engineer Signature _____

Area Supervisor Signature _____

09 22.09 2013

ECP Construction Permit Process Flow Chart



Non-Compliance Escalating Enforcement Matrix

	Step 1		Step 2		Step 3	
Wet Season	Major Violation: when inspection reveals inadequate protection, indicating <u>significant</u> illicit discharge potential. Includes lack of BMP's and evidence of sediment leaving site	Minor Violation: when inspection reveals inadequate protection, indicating <u>low</u> illicit discharge potential. Includes maintenance of BMP's	Major Violation: when follow-up inspection reveals continued or unaddressed inadequate protection, indicating <u>significant</u> illicit discharge potential. Includes lack of BMP's and evidence of sediment leaving site	Minor Violation: when follow-up inspection reveals continued or unaddressed inadequate protection, indicating <u>low</u> illicit discharge potential. Includes maintenance of BMP's	Major Violation: when follow-up inspection reveals continued or unaddressed inadequate protection, indicating <u>significant</u> illicit discharge potential. Includes lack of BMP's and evidence of sediment leaving site	Minor Violation: when follow-up inspection reveals continued or unaddressed inadequate protection, indicating <u>low</u> illicit discharge potential. Includes maintenance of BMP's
Biweekly/ Monthly/ As-needed inspections w/ no threat of rain in 7 day forecast	Issue 1 st Construction BMP Inspection Notice w/ corrections and follow-up within 48 hours	Issue 1 st Construction BMP Inspection Notice w/ corrections and follow-up within 72 hours	Issue 2 nd Construction BMP Inspection Notice w/ corrections and follow-up within 48 hours and Warning of Impending Stop Work Order, Include Developer/owner, Supervising Engineer	Issue 2 nd Construction BMP Inspection Notice w/ corrections and follow-up within 48 hours and Warning of Impending Stop Work Order, Include Developer/owner, Supervising Engineer	Notify Supervising Engineer and Senior Engineer for approval to Issue Stop Work Order for immediate correction, Include Developer/owner	Issue 3 rd Construction BMP Inspection Notice w/ corrections and follow-up within 24 hours and Warning of Impending Stop Work Order, Include Developer/owner, Supervising Engineer
Biweekly/ Monthly/ As-needed inspections w/ threat of rain in 7 day forecast	Issue Construction BMP Notice w/ corrections and follow-up within 24 hours	Issue Construction BMP Notice w/ corrections and follow-up within 48 hours	Issue 2 nd Construction BMP Inspection Notice w/ corrections and follow-up within 24 hours and Warning of Impending Stop Work Order, Include Developer/owner, Supervising Engineer	Issue 2 nd Construction BMP Inspection Notice w/ corrections and follow-up within 24 hours and Warning of Impending Stop Work Order, Include Developer/owner, Supervising Engineer	Notify Supervising Engineer and Senior Engineer for approval to Issue Stop Work Order for immediate correction, Include Developer/owner and Storm Water Enforcement	Notify Supervising Engineer and Senior Engineer for approval to Issue Stop Work Order for immediate correction, Include Developer/owner and Storm Water Enforcement

Attachment 9

INSPECTION SERVICES

Storm Water Inspection Internal Procedures

1. Storm water compliance must be verified at every inspection, and a storm water inspection result must be recorded in the City's Project Tracking System (PTS). Inspectors should note the following:
 - a) Storm water requirements for project sites near sensitive water bodies are more restrictive. In such cases, inspectors shall refer to Section 5.3.3 of the City's Storm Water Standards to ensure proper requirements are implemented;
 - b) All high priority projects tagged in PTS under Tier 1 Issues will require a pre-construction (*pre-con*) meeting. The purpose of the pre-con will be to inform the general contractor of all the requirements for implementing Best Management Practices (BMPs) for the project site.
2. At the first scheduled inspection, customers shall be provided with a copy of a Storm Water Information Notice (double sided copy of the DS-3) if there are no violations. Customers should also be provided with a copy of the City's *Clean Construction* brochure. Inspectors must enter a note in PTS under the Storm Water subtype "Info. DS-3."
3. A completed DS-3 is required for all job sites that fail storm water inspections. The DS-3 must specify that the job site requires compliance within a maximum of 2 days. Immediate compliance is required when there is a 40% chance of rain in the forecast. At a minimum, a DS-3 must include the following:
 - ✓ Address
 - ✓ Approval and Project numbers
 - ✓ Inspection date
 - ✓ Name and signature
 - ✓ Description and evidence of discharges of sediment or other pollutants
 - ✓ Location of BMPs that need to be maintained per the project site's Storm Water Pollution Prevention Plan (SWPPP)
 - ✓ Location of BMPs that failed to operate as designed or proved inadequate
 - ✓ Location where additional BMPs are needed
 - ✓ Corrective measures required for compliance
 - ✓ Photos of the violations
4. Coordination between inspection disciplines:
 - a) When arriving at a job site, inspectors shall first locate and review the job site's SWPPP. The inspector will also verify if a DS-3 has been issued for that same day;
 - b) If a DS-3 has been issued for the job site, the inspector will verify if the general contractor has taken action to correct the violations;
 - c) If the general contractor has corrected all violations, the inspector will pass the storm water inspection, document, and take pictures of the corrected BMPs;

INSPECTION SERVICES

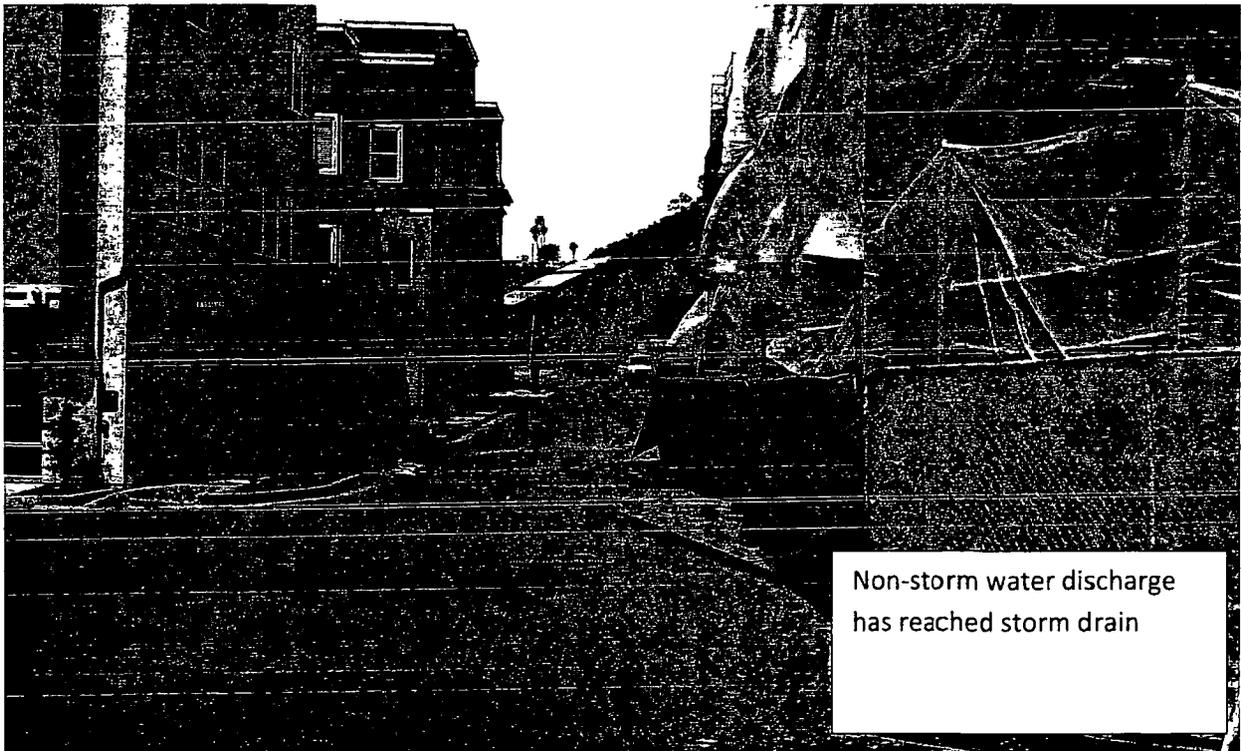
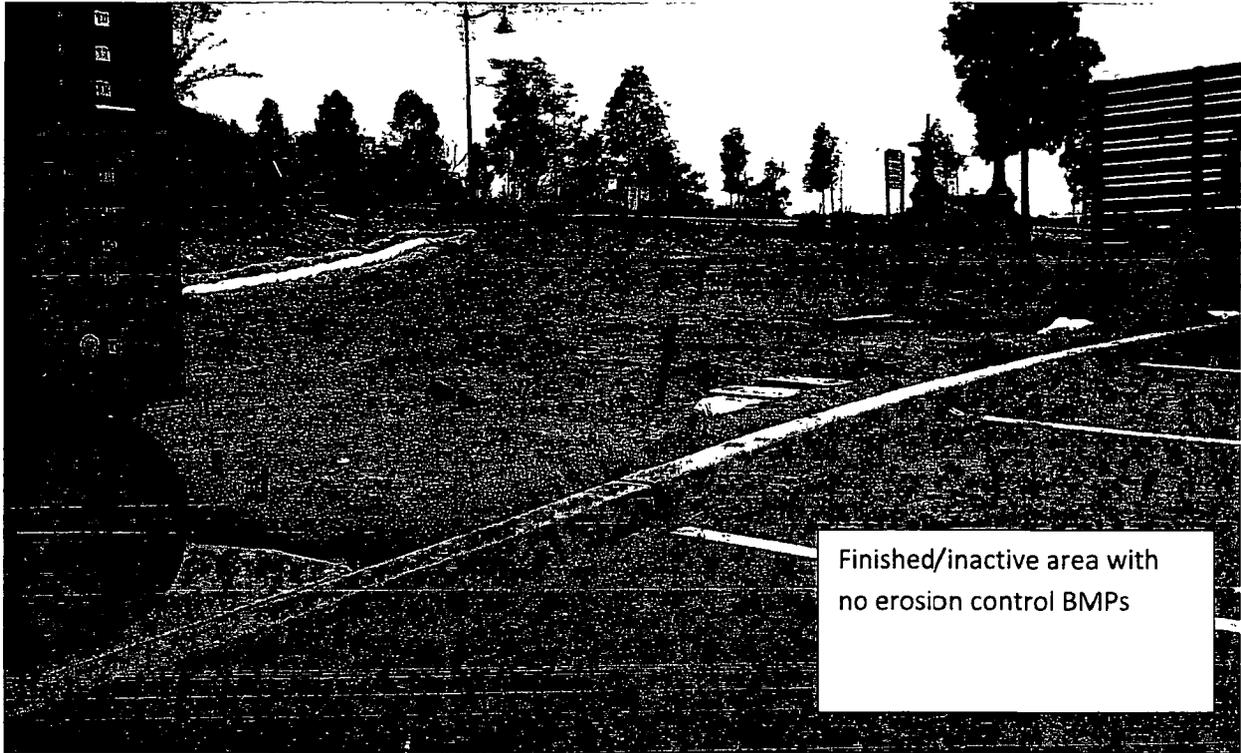
Storm Water Inspection Internal Procedures

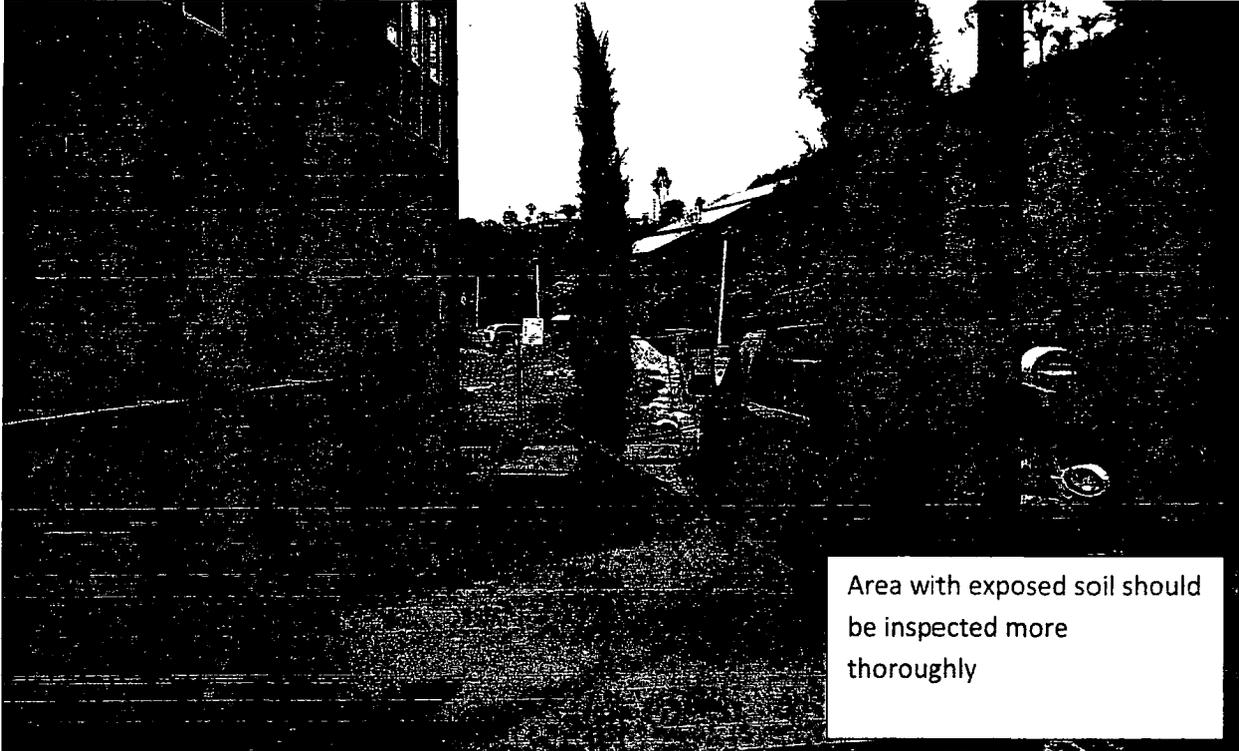
- d) If no progress had been made, the inspector will issue an additional DS-3 and include a written warning that states: *"The next failed inspection will result in a re-inspection fee charged to the project permit."*
 - e) Before the start of the next business day, the inspector will notify other district inspectors of all DS-3s that were issued for the district.
5. Inspectors have the discretion to implement the following actions if no progress has been made to correct storm water violations:
- a) The 1st violation will result in a Storm Water Notice;
 - b) A 2nd Storm Water Notice will result in withholding further inspections and assessing re-inspection fees which shall be recorded in PTS;
 - c) Further non-compliance will escalate to the following referrals:
 - i. The City's Code Enforcement Division, who has the authority to issue citations and fines; and/or
 - ii. The City Attorney's Office for approval of a **Stop Work Notice**.
6. In the event that construction BMPs are deficient on any active **Grading/Engineering Permit**, inspectors shall:
- a) Notify the Resident Engineer and Inspection Services Manager as soon as possible;
 - b) Take photos of the violations; and
 - c) Coordinate with the senior inspector to collect and email all pertinent project information to the senior engineer with the Field Engineering Division (FED).
7. In the event of an active storm water discharge, inspectors shall:
- a) Immediately contact the Storm Water Hotline at (619) 235-1000 to report the discharge;
 - b) Take photos and email to swppp@sanidiego.gov (Storm Water Division) all the pertinent project information the following business day;
 - c) Save all the project information in an electronic file to be saved under **I:\DB&S\Inspection Services\Storm Water\Discharges**. The electronic file shall be identified by the job address listed on the DS-3; and
 - d) Contact support staff at (858) 492-5071 to issue an invoice for a re-inspection fee.
8. A copy of the DS-3 must be provided to the customer. Inspectors will keep the white and blue copies of the DS-3 together until compliance is achieved. Once compliance is achieved, the inspector will enter the date of when corrective measures were approved on the white copy of the DS-3, which will thereafter be placed in the collection box next to Dave or Chad's office. The blue copy of the DS-3 stays in the inspector's file.

Attachment 10

This attachment includes photos from several construction sites inspected on April 9-10, 2014. Sites include private development, capital improvement projects (CIPs), including two linear undergrounding projects (LUPs).

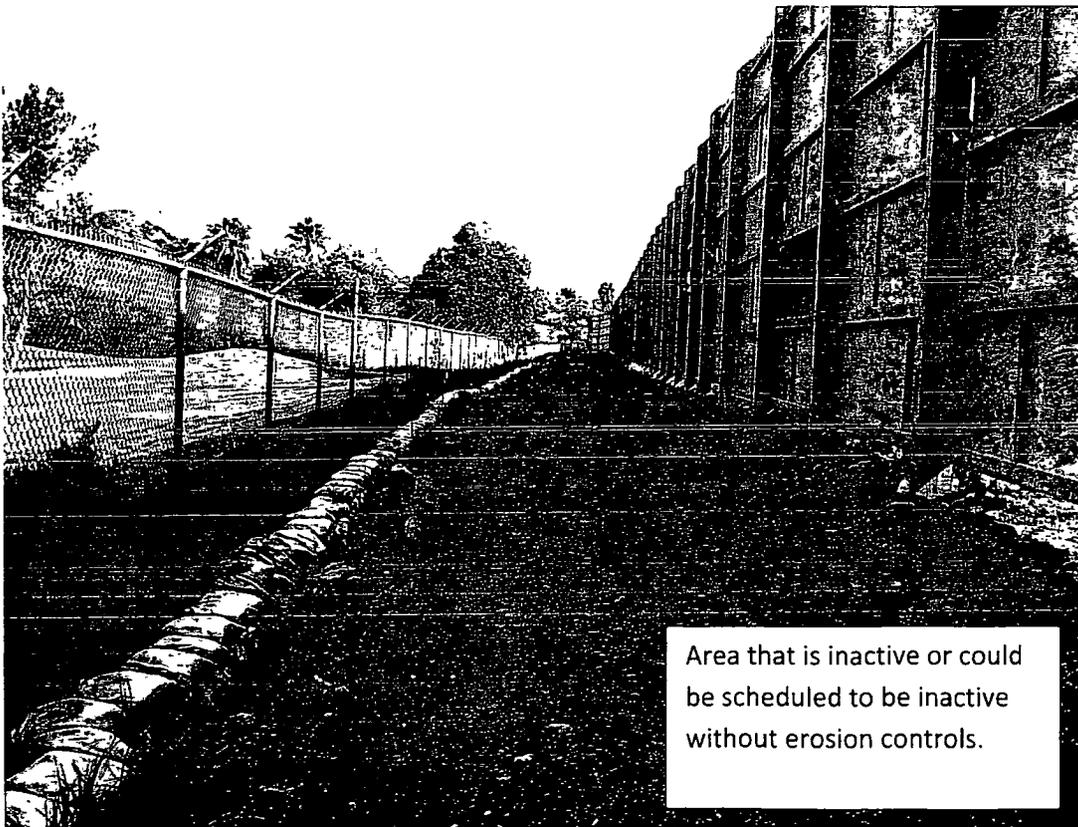
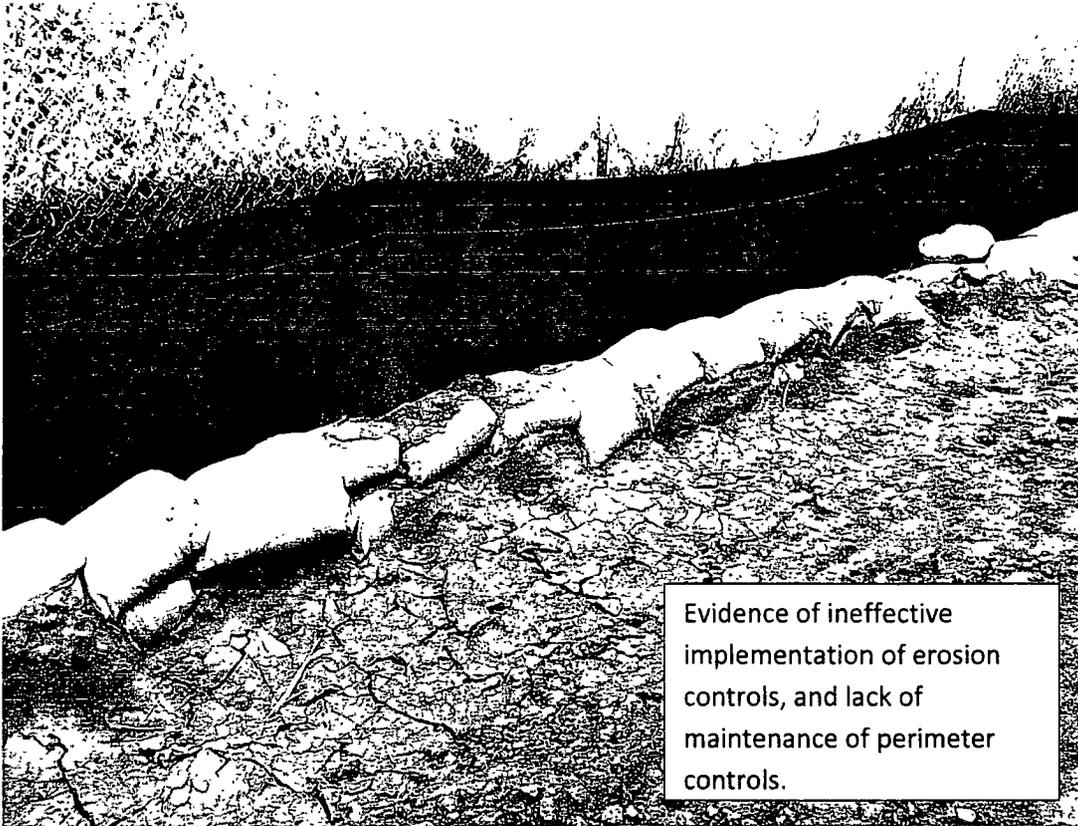
Notes include deficiencies noted by San Diego Water Board inspectors but not noted by City inspectors.

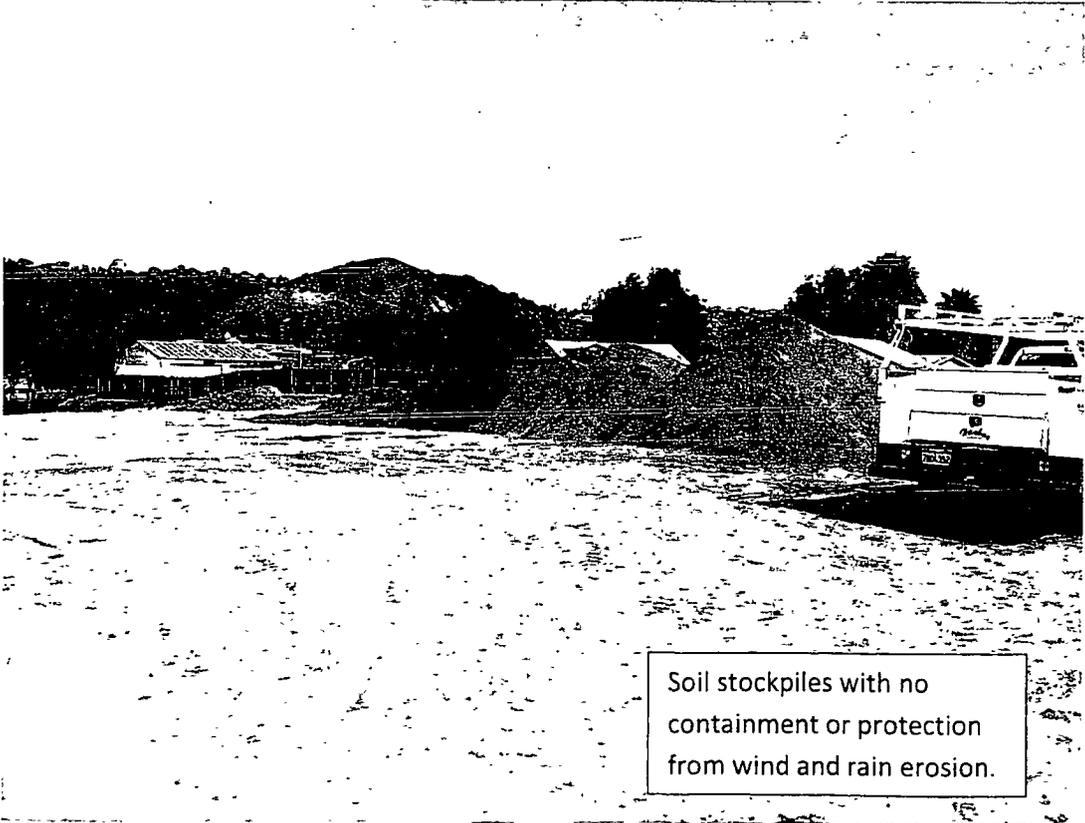


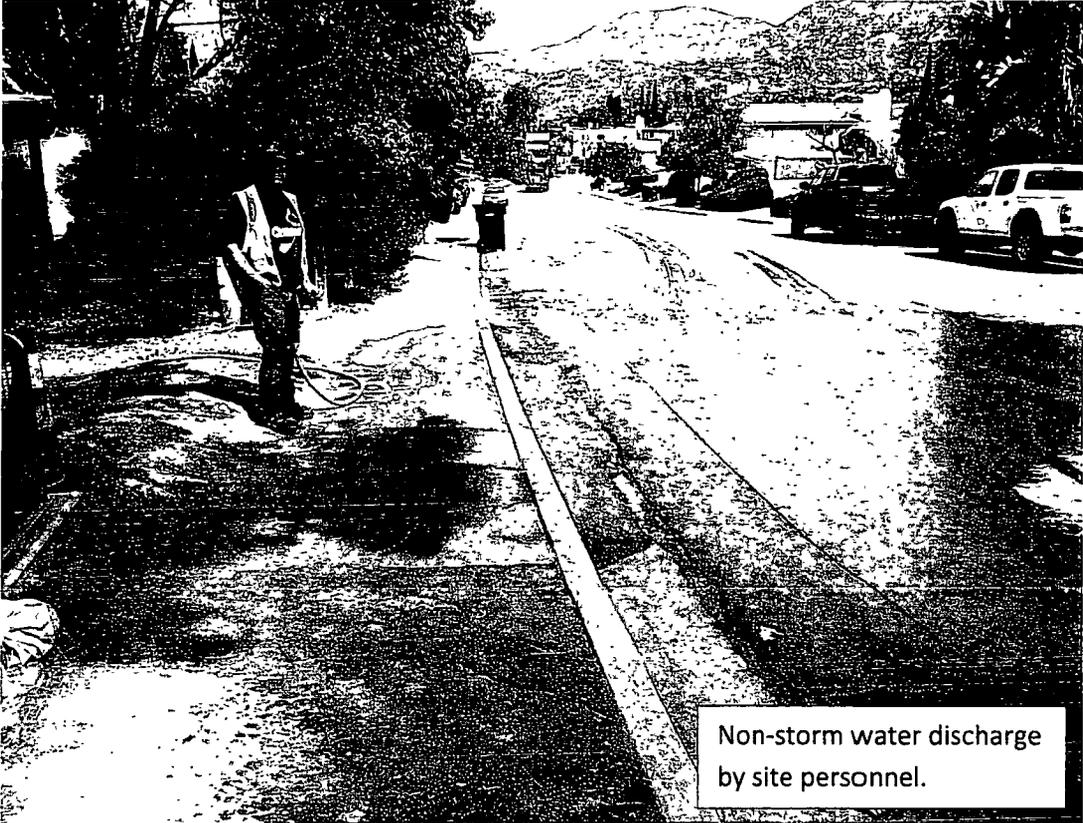


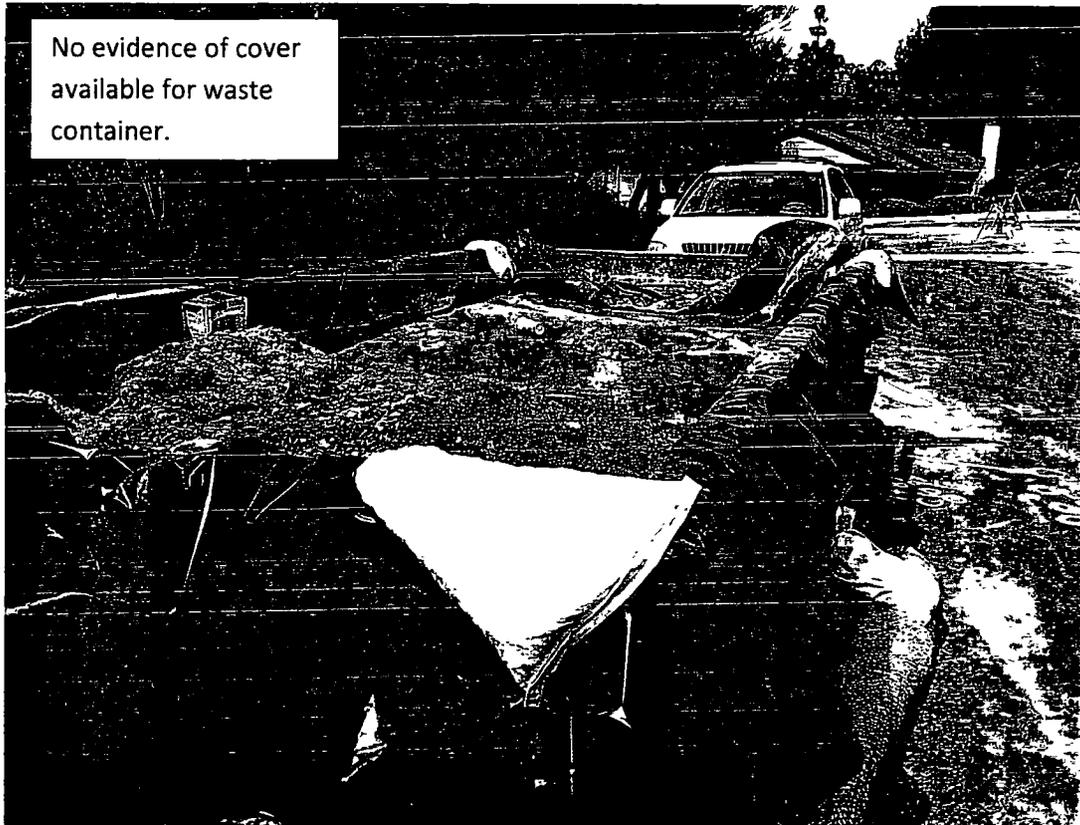
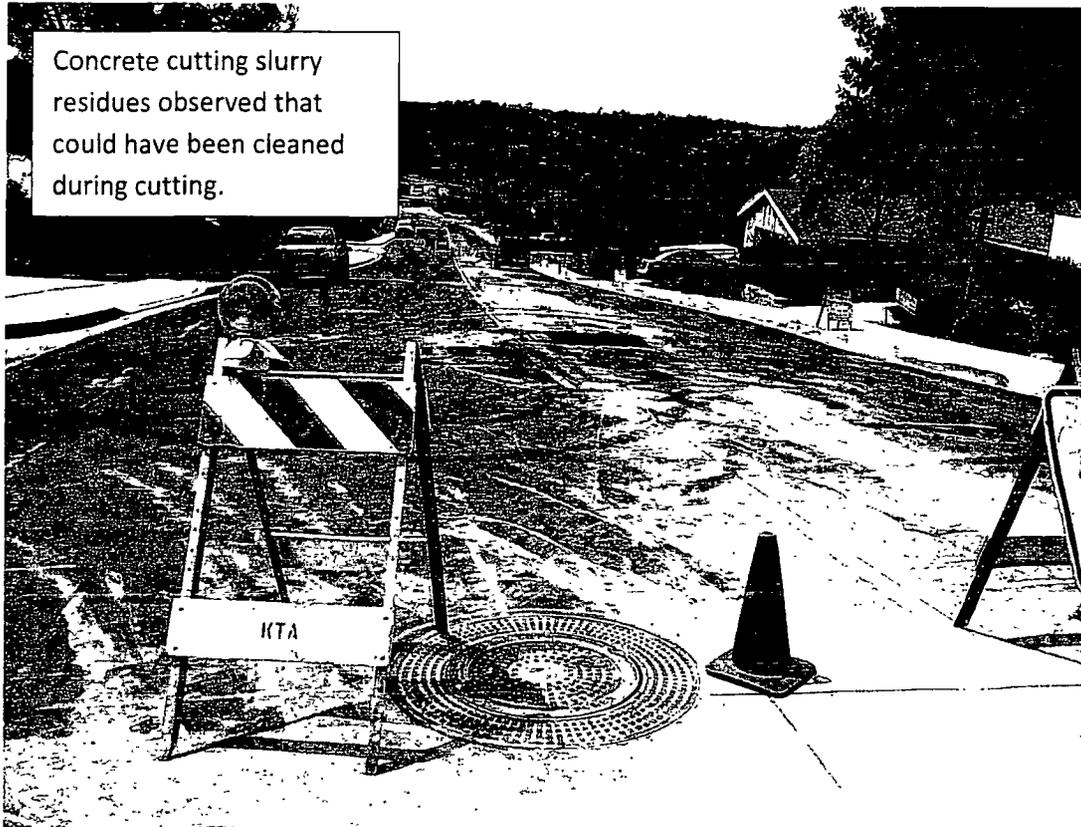


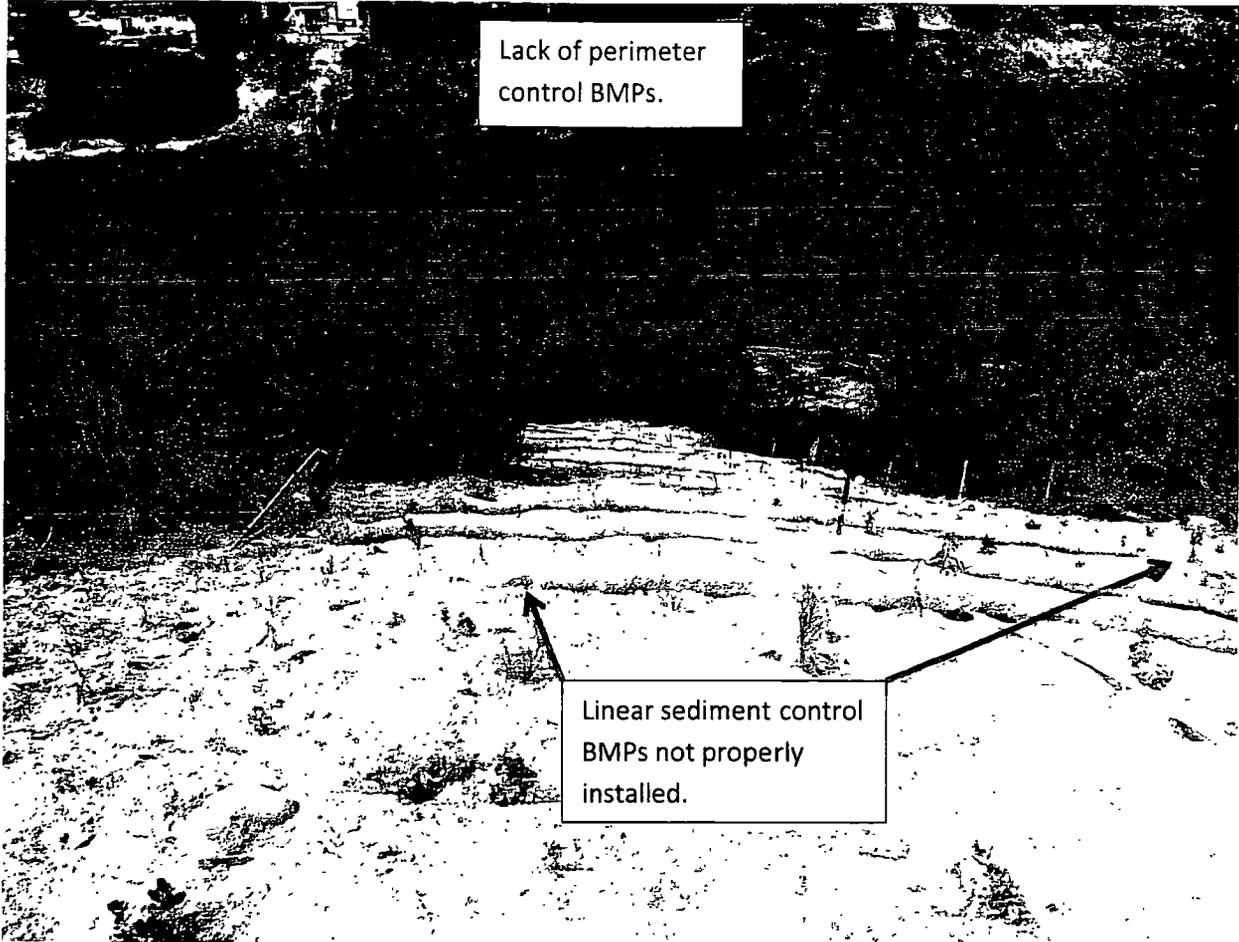


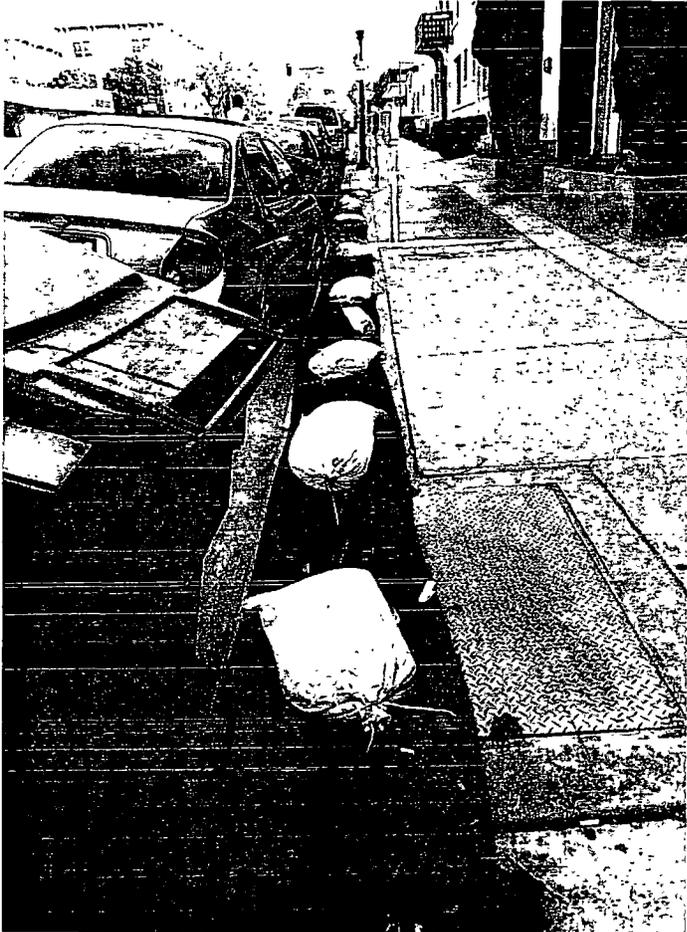








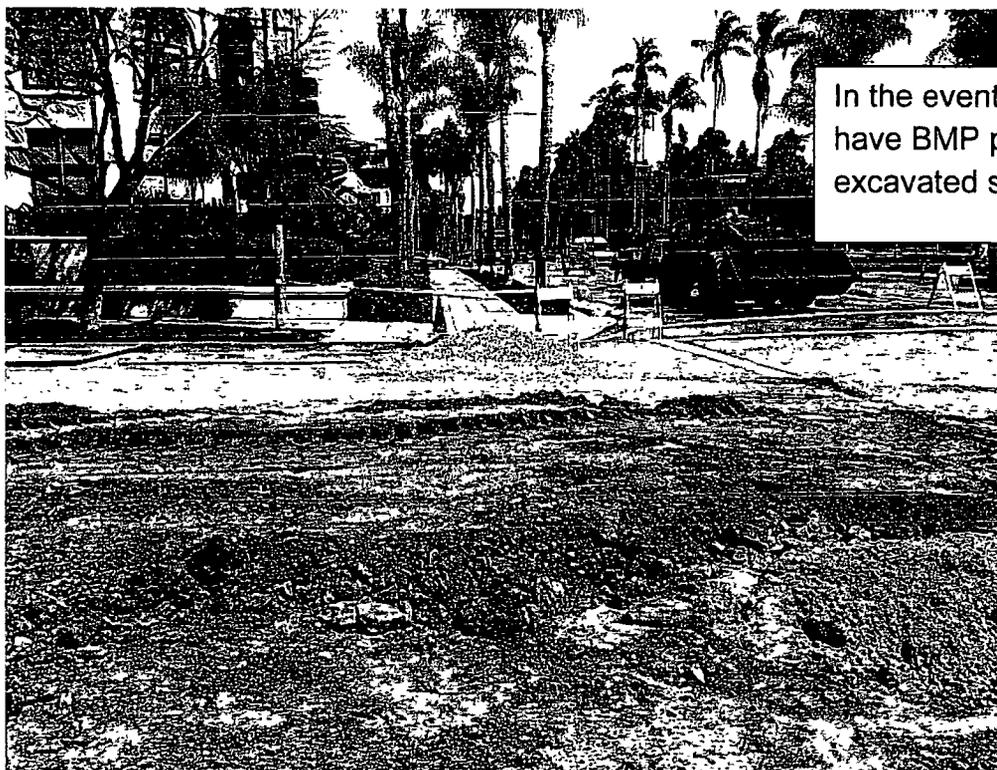




Inadequate Storm Drain
Inlet Protection



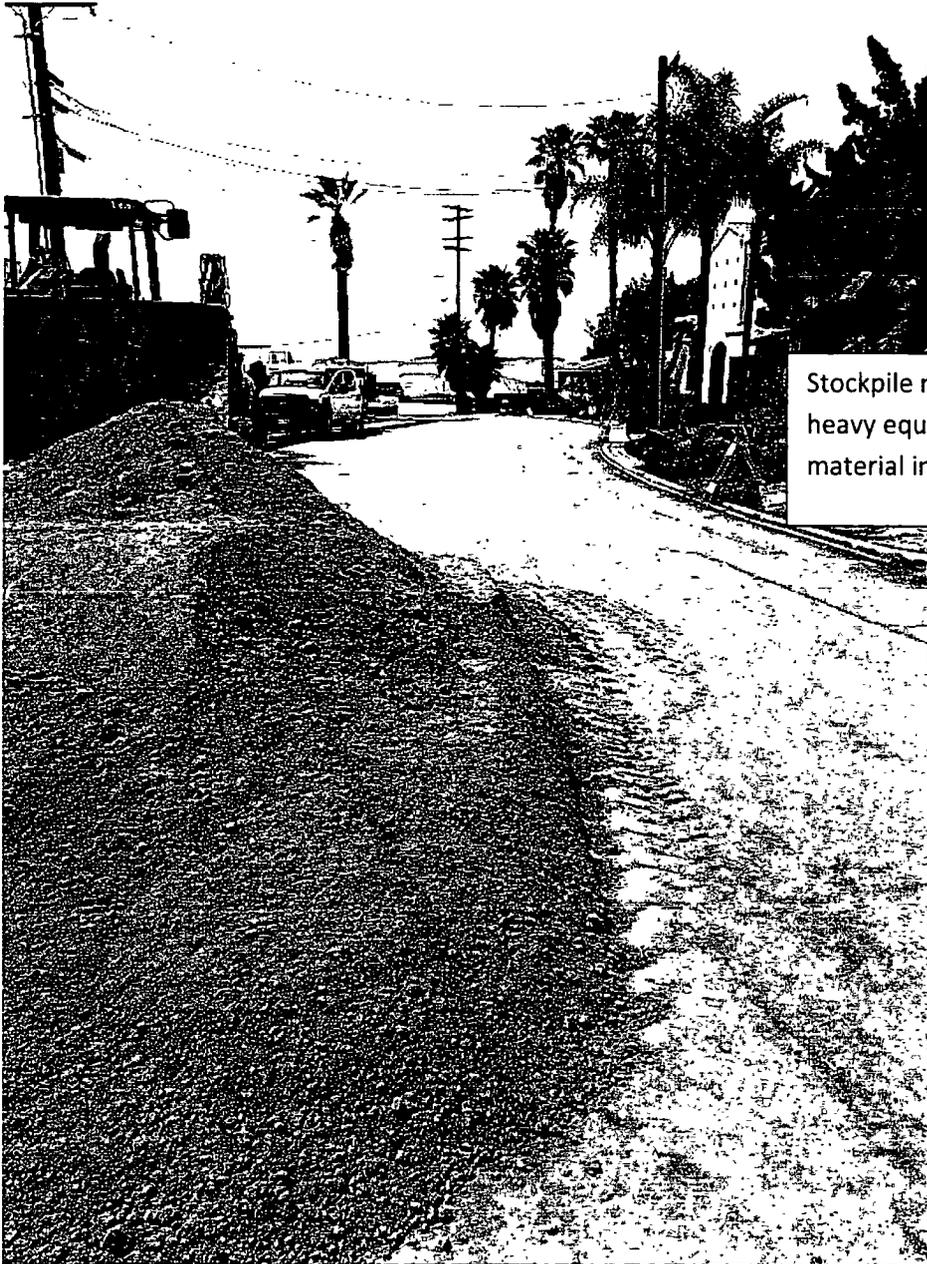
Rusty pipe should be contained and not in contact with ground.



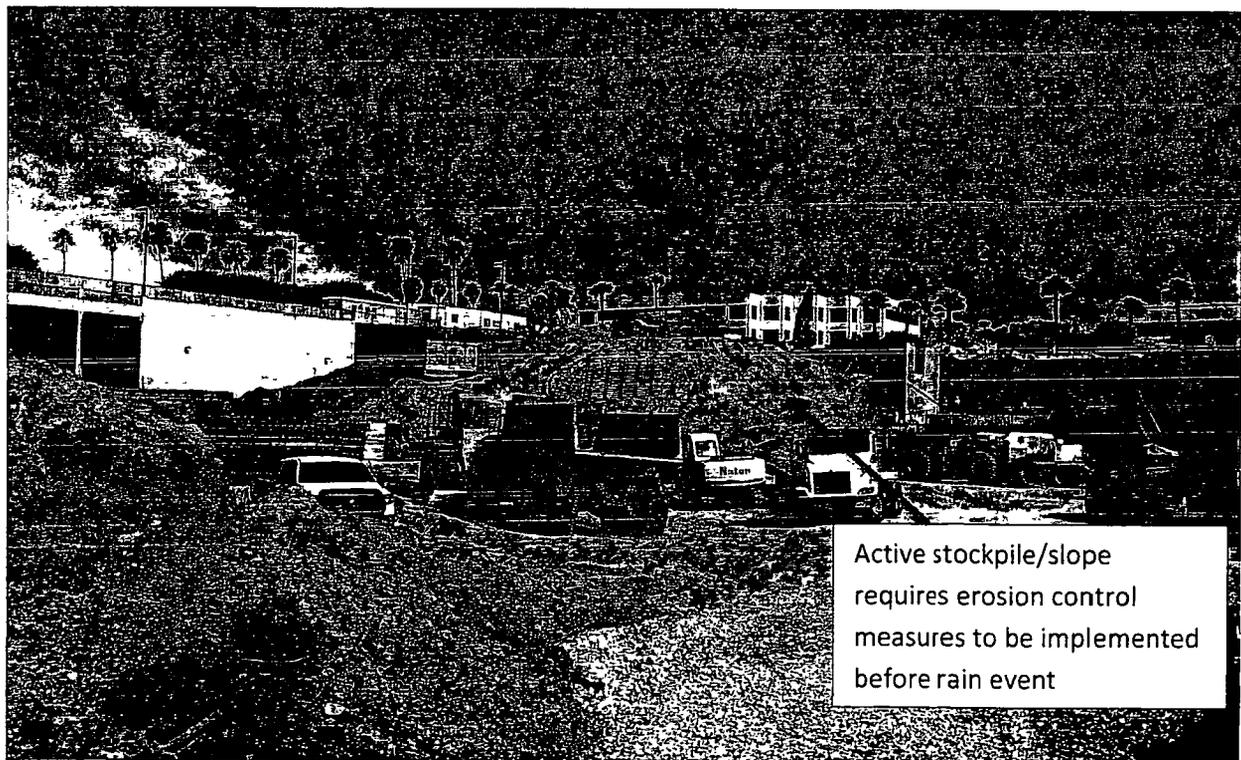
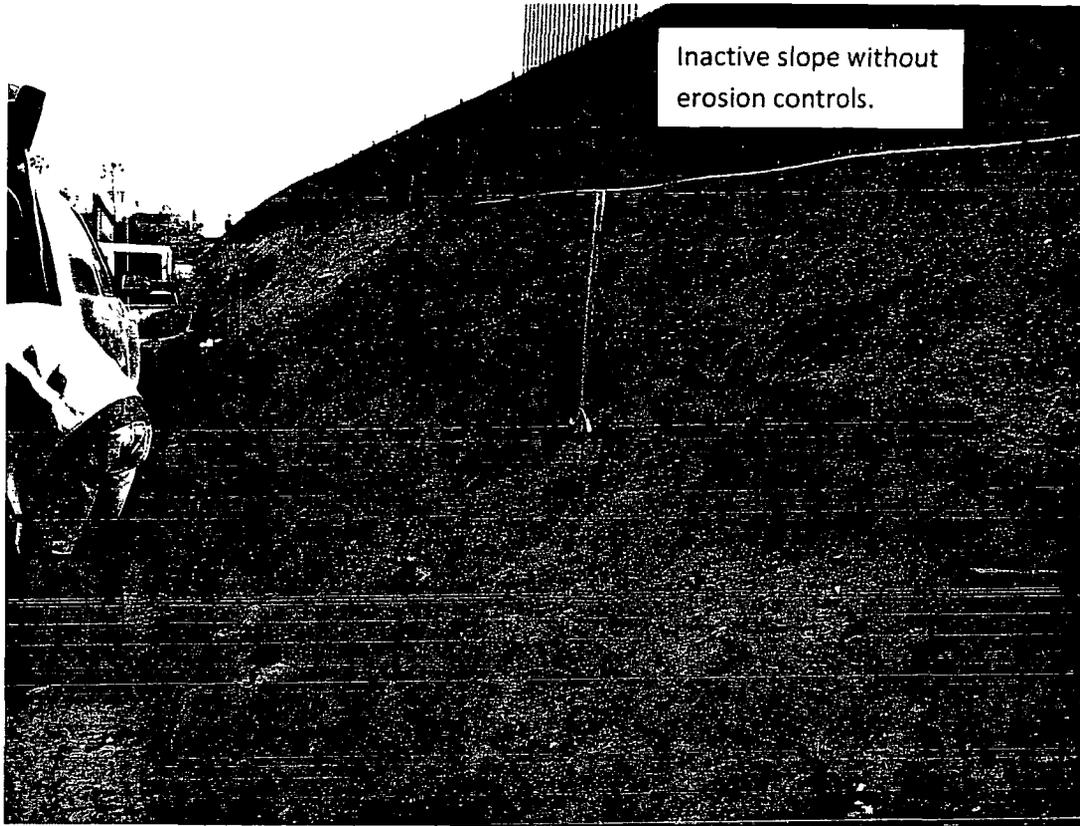
In the event of rain, City must have BMP plan for the excavated soil.

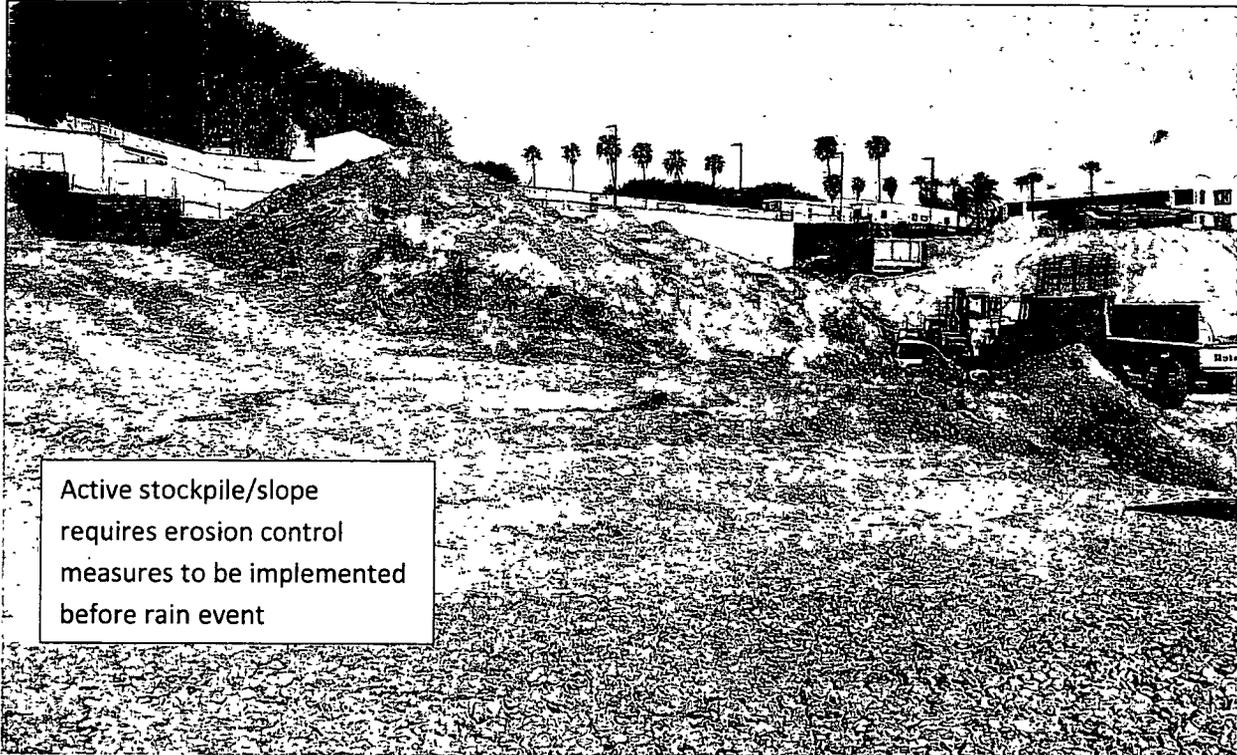


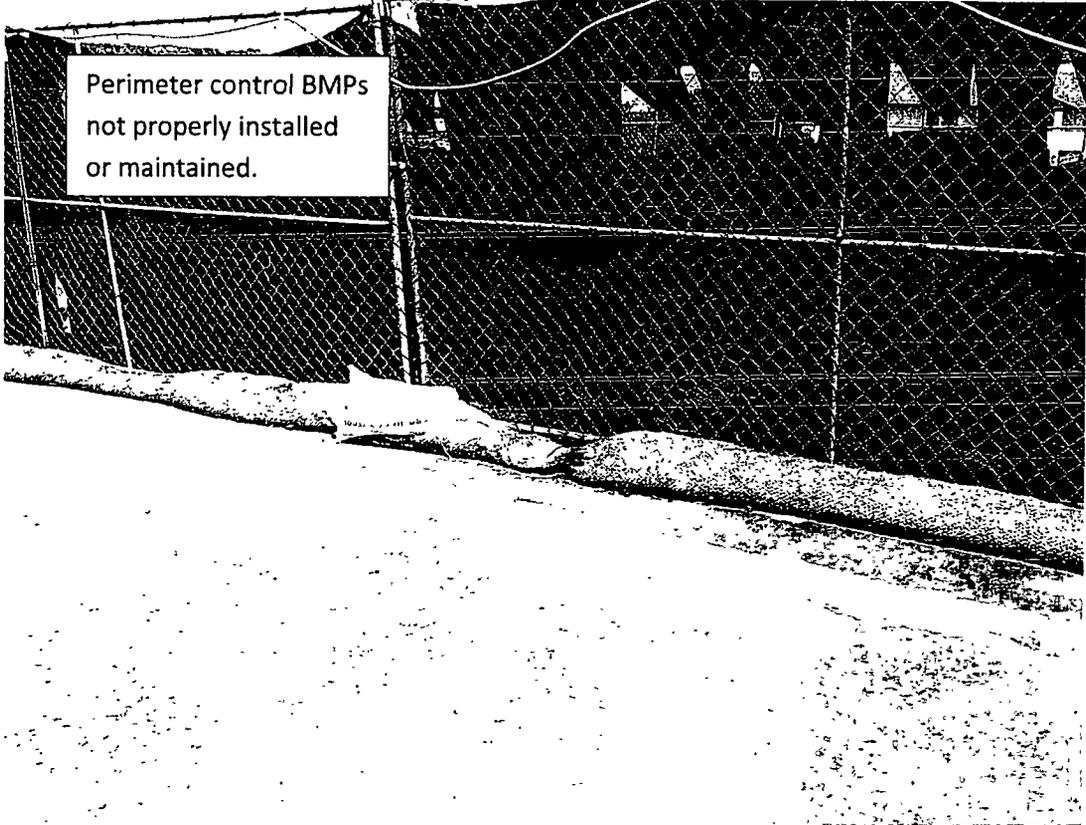
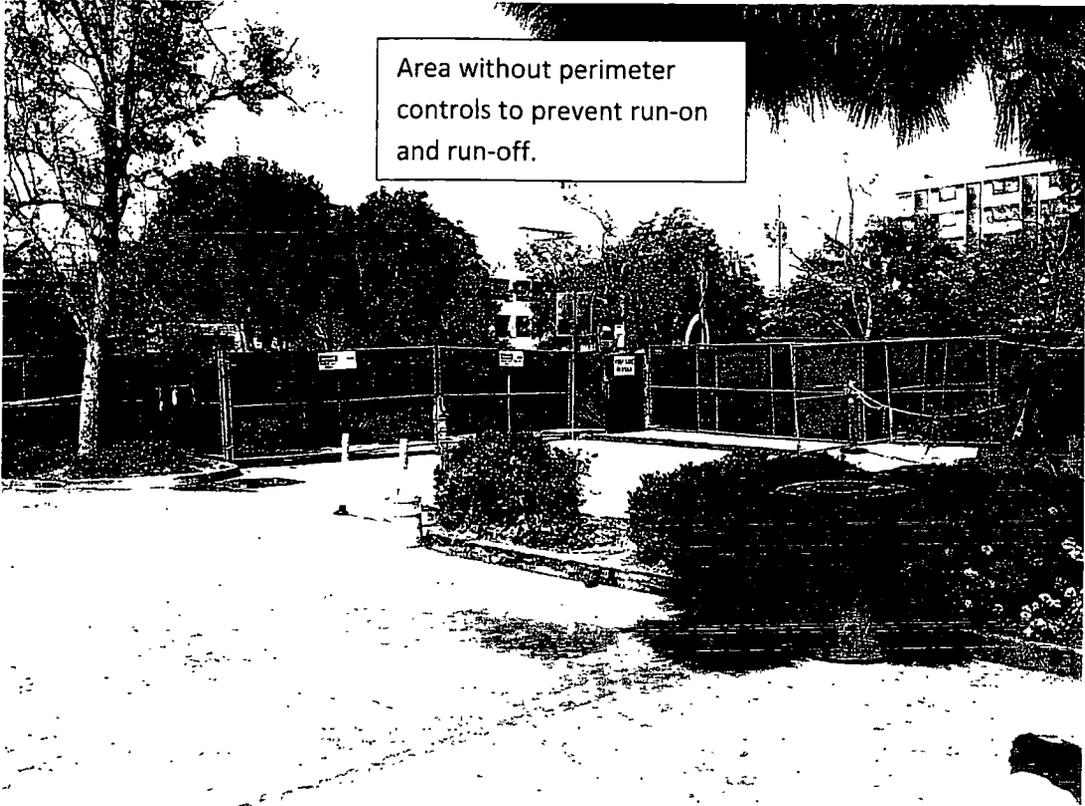
Storm drain inlet BMPs need maintenance

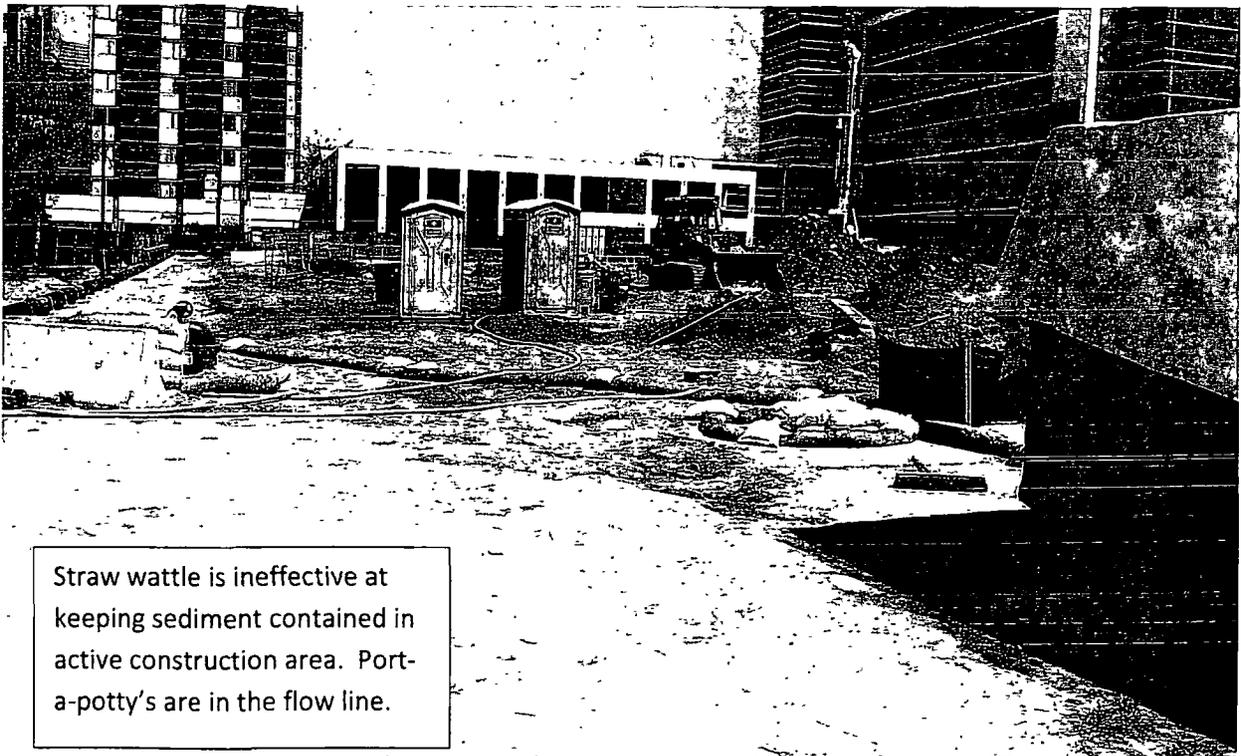
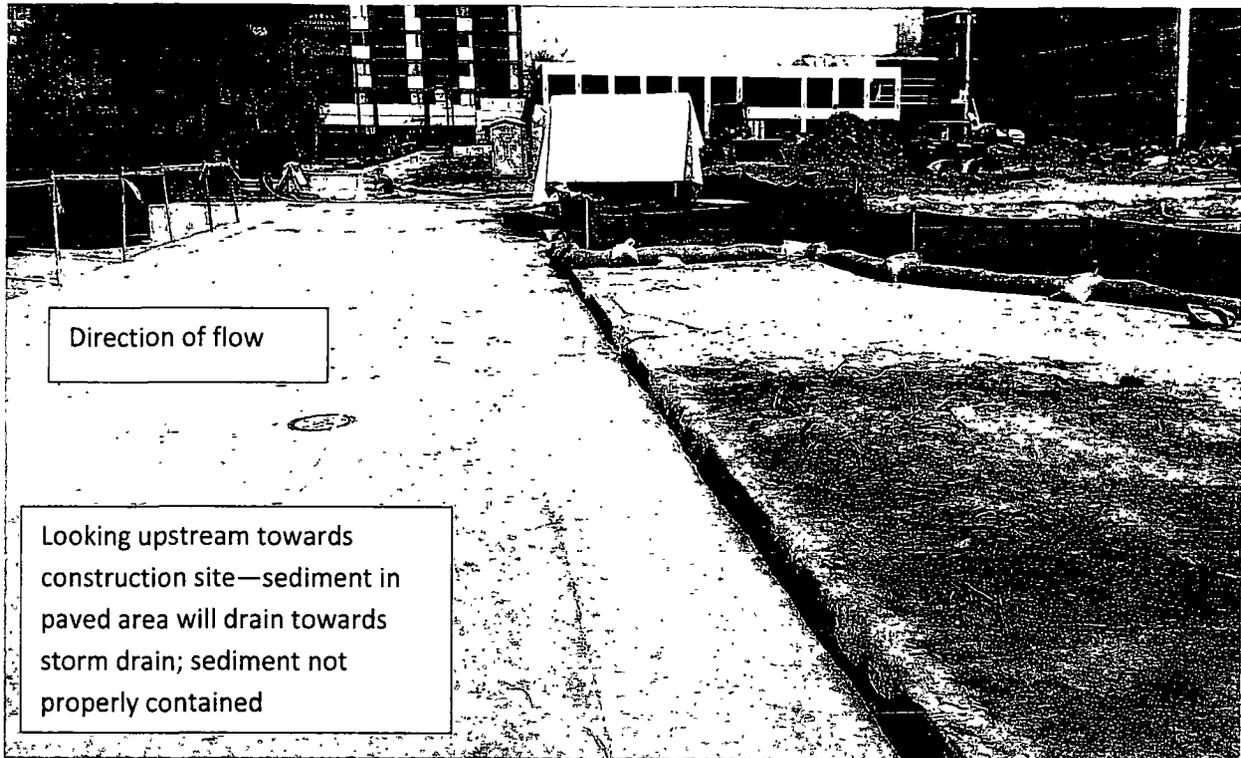


Stockpile not properly contained and heavy equipment can disperse material into the street and offsite.











Drums do not have secondary containment and are not in designated storage area



Bag labeled "hazardous material" does not have secondary containment; Not in designated storage area

Attachment 11



THE CITY OF SAN DIEGO

SAN DIEGO REGIONAL

WATER PUBLIC WORKS DEPARTMENT/ ECP
CONTROL FIELD ENGINEERING DIVISION

9485 AERO DRIVE, MS 18

2014 JAN 28 AM 11 52 SAN DIEGO, CA 92123

858-627-3200

TRANSMITTAL

Date: January 28, 2014

The attached Report is intended for:

To:	<u>Wayne Chiu</u>	From:	<u>George Qsar</u>
Company:	<u>Regional Water Quality Control Board</u>	Title:	<u>Senior Civil Engineer</u>
	<u>2375 Northside Drive, Suite 100</u>		
Phone #	<u>858-627-3931</u>	Phone #	<u>858-627-3240</u>

Subject: Response to Casa Mira View site conditions (WDID 9 37C321980)

Comments:

Wayne, Delivered herein is the Field Engineering Divisions response to the emails regarding the site inspection of Estates at Costa del Mar on January 7, 2014. Please contact me if you have any questions or would like to meet. Thank you.

George

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED, AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. RECEIPT BY AN UNINTENDED RECIPIENT DOES NOT CONSTITUTE A WAIVER OF ANY APPLICABLE PRIVILEGE.

If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited.

If you have received this communication in error, please notify us immediately by telephone, and return the original message to us at the above address via the U.S. Postal Service.



THE CITY OF SAN DIEGO

January 27, 2014

Mr. Wayne Chiu
Water Resources Control Engineer
Surface Waters Basins Branch
San Diego Regional Water Quality Control Board
2375 Northside Drive, Suite 100
San Diego, CA 92108-2700

Dear Wayne,

Subject: Response to the Estates at Costa del Mar (WDID 9 37C321980)
Site conditions on January 7th, 2014.

The City of San Diego Field Engineering Division (FED), Public Works Department is in receipt of the email sent January 14, 2014 regarding the Estates at Costa del Mar construction site. Thank you for contacting FED regarding this site.

Estates at Costa del Mar is a private development of approximately 10.88 acres and has total of 4 homes planned with an existing home on lot one. This is an inactive site, as no construction activities were noticed for the entire rainy season to date except for the installation of a brow ditch a few weeks ago. The grading, including retaining walls, have been completed quite a few years ago, no other construction activities were noticed except for some BMP maintenance and additions.

In addition to the rainy season alert letter that the FED sends out for all the projects before the beginning of the rainy season, the FED has been performing BMP site inspections on a regular basis for the perimeter of the project, the slopes and the access. (See BMP notices in Attachment #1). The FED BMP inspections, with notices issued, occurred on October 6, 17, and 28, November 3, 14, and 26, December 5, 18 and 23, 2013, January 2, and 16, 2014. In addition, the Resident Engineer (RE) sent a letter to the developer on October 9, 2013 for their non-compliance. (See Attachment #2). The RE and Supervising Engineer (SE) performed an inspection of the site on January 16, 2014. A letter was sent to the Engineer of Work, Mr. Myles Cooper (See Attachment #3), who we understand is handling the development since the owner is now deceased. The letter is requiring that the site be brought to the required standards by January 29th, 2014. Due to the property being placed in a Trust, and Mr. Cooper, who is listed as the QSP for this project, we will be contacting the bonding company to enforce the laws prevailing over this project if the deadline is not met.

On Monday, January 16, 2014, the RE and the SE performed a site inspection. Mr. Cooper was issued additional storm water notices and was directed to continue to improve the conditions of the site and to maintain storm water compliance at all times. The RE and SE are performing site inspections every other day and everyday if required for compliance. A site visit on January 24th, 2014, indicated much improvement over previous site visits. (See photos in Attachment #4).

Public Works • Engineering & Capital Projects

Field Engineering • 9485 Aero Drive • San Diego, CA 92123
Tel (858) 627-3200 Fax (858) 627-3297

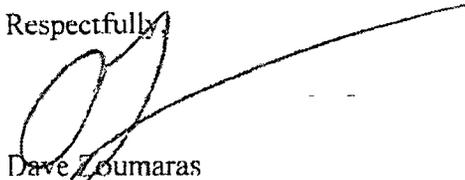


The FED provides the inspection of development projects that are subdivisions and/or have engineering permits for public improvements, as well as grading not associated with building permits. Grading that is entirely for building construction is inspected by the DBCS of the Development Service Department. An aspect of the inspection practice is ensuring the Storm Water Best Management Practices (BMP) are in compliance with the Municipal Storm Water Permit, Construction General Permit (CGP), the City's Storm Water Standard Manual and industry practices. The FED Resident Engineer is notified by the contractor that work will be occurring and requires inspection. The RE inspects the improvements and while on site inspects the BMP's. When the contractor does not require the RE for the typical inspections, the RE inspects the site for BMP's at regular intervals, prior to a rain event, after a rain event and more as needed. Most often, once the building construction begins the public improvements have been constructed and the infrastructure has been completed. For large sites the grading is usually phased and a portion of the site can have buildings under construction while other areas of the site have additional grading and some on-site public improvements. The areas under the engineering permit are inspected for adequate BMPs at required intervals or more as needed.

The Field Engineering Division is continuing to provide additional training and guidance on the importance of storm water compliance for the Resident Engineers and Supervising Engineers. Additionally, if the guidelines are not followed by the Resident Engineers, Supervising Engineers disciplinary actions may occur. The Field Engineering Division and Public Works Department takes the Storm Water Compliance very seriously and are committed to ensuring construction sites under their jurisdiction comply with all storm water requirements associated with the engineering permits, subdivision agreements, as well as capital improvement projects and building permits.

Thank you again for bringing this to our attention. We appreciate your time and efforts. If you have any questions, comments, or would like additional information, please contact George Qsar, Senior Civil Engineer at gqsar@sandiego.gov or 858-627-3240.

Respectfully,



Dave Zoumaras
Deputy Director
Field Engineering Division

- Attachments:
1. FED Storm Water BMP Notices
 2. Notice of Inadequate BMP's Letter, October 9th, 2013
 3. Notice of Inadequate BMP's Letter, January 16th, 2014
 4. Photos Taken January 24, 2014

cc: James Nagelvoort, Director, Public Works Department
Kris McFadden, Deputy Director, Transportation Storm Water Department
Sumer Hasenin, Senior Engineer, Transportation and Storm Water Department

ATTACHMENT #1

Estates at Costa Del Mar
WDID 9 37C321980



The City of San Diego
BMP NOTICE

STORM WATER POLLUTION PREVENTION INSPECTION
Public Works - Engineering and Capital Projects
Field Engineering (858) 627-3200

DATE: 1/16/2014 12:00:00 AM

NAME: Bowers, Grant

WEATHER: Sunny

NOTICE: PRIORITY: High

PROJECT: 23421526 - The Estate at Costa Del Mar

CONTRACTOR: PHONE:
SITE CONTACT Myles Cooper PHONE: 858-277-0441
OWNER: Perl Family Trust

PERMIT NUMBER WORK ORDER 23421526

ADDRESS: Arroyo Sorrento Pl

LOCATION: Arroyo Sorrento Pl

SITE STATUS:

- Existing BMP adequately maintained
- BMP inadequate, adjustments needed
- Maintain SWPP Documents
- Improve Erosion Control BMP
- CORRECTIVE ACTIONS: Improve Sediment Control BMP
- Improve Perimeter Control BMP
- Improve Materials Handling
- Maintain Street Sweeping
- Maintain Construction Access

COMMENTS:

A routine BMP inspection was conducted on this day. There are still slopes that need to be covered and gravel bags that need replacement. Some of the new brow ditches have dirt in them that need to be cleaned. It is noted that additional straw mats and gravel were brought to the site. Additional slopes were covered and the entrance was re-graveled.



The City of San Diego

BMP NOTICE

STORM WATER POLLUTION PREVENTION INSPECTION

Public Works - Engineering and Capital Projects
Field Engineering (858) 627-3200

DATE: 1/2/2014 4:00:00 PM

NAME: Bowers, Grant

WEATHER: Sunny

NOTICE: PRIORITY: High

PROJECT: 23421526 - The Estate at Costa Del Mar

CONTRACTOR:

PHONE:

SITE CONTACT Myles Cooper

PHONE: 858-277-0441

OWNER: Perl Family Trust

PERMIT NUMBER

WORK ORDER 23421526

ADDRESS: Arroyo Sorrento Pl

LOCATION: Arroyo Sorrento Pl

SITE STATUS:

- CORRECTIVE ACTIONS:
- Existing BMP adequately maintained
 - BMP inadequate, adjustments needed
 - Maintain SWPP Documents
 - Improve Erosion Control BMP
 - Improve Sediment Control BMP
 - Improve Perimeter Control BMP
 - Improve Materials Handling
 - Maintain Street Sweeping
 - Maintain Construction Access

COMMENTS:

A routine BMP inspection was conducted on this day. It is noted that new brow ditches were being installed. There are still broken gravel bags being used and slopes that are not completely covered. The perimeter fence also is in need of some maintenance.



The City of San Diego

BMP NOTICE

STORM WATER POLLUTION PREVENTION INSPECTION

Public Works - Engineering and Capital Projects

Field Engineering (858) 627-3200

DATE: 12/23/2013 12:00:00 AM

NAME: Bowers, Grant

WEATHER: Sunny

NOTICE: PRIORITY: High

PROJECT: 23421526 - The Estate at Costa Del Mar

CONTRACTOR:

PHONE:

SITE CONTACT Myles Cooper

PHONE: 858-277-0441

OWNER: Perl Family Trust

PERMIT NUMBER

WORK ORDER 23421526

ADDRESS: Arroyo Sorrento PI

LOCATION: Arroyo Sorrento PI

SITE STATUS:

- CORRECTIVE ACTIONS:
- Existing BMP adequately maintained
 - BMP inadequate, adjustments needed
 - Maintain SWPP Documents
 - Improve Erosion Control BMP
 - Improve Sediment Control BMP
 - Improve Perimeter Control BMP
 - Improve Materials Handling
 - Maintain Street Sweeping
 - Maintain Construction Access

COMMENTS:

A routine BMP inspection was conducted on this day. There are still gravel bags that need replacement around the site and there are slopes and exposed dirt that needs cover. The perimeter fence is also in need of maintenance.



The City of San Diego
BMP NOTICE

STORM WATER POLLUTION PREVENTION INSPECTION
Public Works - Engineering and Capital Projects
Field Engineering (858) 627-3200

DATE: 12/18/2013 4:00:00 PM

NAME: Bowers, Grant

WEATHER: Drizzle

NOTICE: PRIORITY: High

PROJECT: 23421526 - The Estate at Costa Del Mar

CONTRACTOR:

PHONE:

SITE CONTACT Myles Cooper

PHONE: 858-277-0441

OWNER: Perl Family Trust

PERMIT NUMBER

WORK ORDER 23421526

ADDRESS: Arroyo Sorrento PI

LOCATION: Arroyo Sorrento PI

SITE STATUS:

- Existing BMP adequately maintained
- BMP inadequate, adjustments needed
- Maintain SWPP Documents
- Improve Erosion Control BMP
- CORRECTIVE ACTIONS: Improve Sediment Control BMP
- Improve Perimeter Control BMP
- Improve Materials Handling
- Maintain Street Sweeping
- Maintain Construction Access

COMMENTS:

A rain event inspection was conducted on this day. Broken gravel bags need to be replaced and there are still some sloped areas that lack protection. It is noted that additional BMP materials have been brought to the site.



The City of San Diego

BMP NOTICE

STORM WATER POLLUTION PREVENTION INSPECTION

Public Works - Engineering and Capital Projects
Field Engineering (858) 627-3200

DATE: 12/5/2013 4:00:00 PM

NAME: Bowers, Grant

WEATHER: O'cast

NOTICE:

PRIORITY: High

PROJECT: 23421526 - The Estate at Costa Del Mar

CONTRACTOR:

PHONE:

SITE CONTACT Myles Cooper

PHONE: 858-277-0441

OWNER: Perl Family Trust

PERMIT NUMBER

WORK ORDER 23421526

ADDRESS: Arroyo Sorrento Pl

LOCATION: Arroyo Sorrento Pl

SITE STATUS:

- CORRECTIVE ACTIONS:
- Existing BMP adequately maintained
 - BMP inadequate, adjustments needed
 - Maintain SWPP Documents
 - Improve Erosion Control BMP
 - Improve Sediment Control BMP
 - Improve Perimeter Control BMP
 - Improve Materials Handling
 - Maintain Street Sweeping
 - Maintain Construction Access

COMMENTS:

A rain event inspection was conducted on this day. There are still some slopes that are exposed and gravel bags that are broken. Minor dirt and rocks been tracked onto the street that should be swept. It is noted that more work has been done to cover expo



The City of San Diego
BMP NOTICE

STORM WATER POLLUTION PREVENTION INSPECTION
Public Works - Engineering and Capital Projects
Field Engineering (858) 627-3200

DATE: 11/26/2013 4:00:00 PM

NAME: Bowers, Grant

WEATHER: Sunny

NOTICE: PRIORITY: High

PROJECT: 23421526 - The Estate at Costa Del Mar

CONTRACTOR:

PHONE:

SITE CONTACT Myles Cooper

PHONE: 858-277-0441

OWNER: Perl Family Trust

PERMIT NUMBER

WORK ORDER 23421526

ADDRESS: Arroyo Sorrento Pl

LOCATION: Arroyo Sorrento Pl

SITE STATUS:

- Existing BMP adequately maintained
- BMP inadequate, adjustments needed
- Maintain SWPP Documents
- Improve Erosion Control BMP
- CORRECTIVE ACTIONS: Improve Sediment Control BMP
- Improve Perimeter Control BMP
- Improve Materials Handling
- Maintain Street Sweeping
- Maintain Construction Access

COMMENTS:

A routine BMP inspection was conducted on this day. It is noted that additional slopes were covered. There are still broken gravel bags that require replacement and some slopes that need protection.



The City of San Diego

BMP NOTICE

STORM WATER POLLUTION PREVENTION INSPECTION

Public Works - Engineering and Capital Projects

Field Engineering (858) 627-3200

DATE: 11/14/2013 4:00:00 PM

NAME: Bowers, Grant

WEATHER: Ptly Cldy

NOTICE: PRIORITY: High

PROJECT: 23421526 - The Estate at Costa Del Mar

CONTRACTOR:

PHONE:

SITE CONTACT Myles Cooper

PHONE: 858-277-0441

OWNER: Perl Family Trust

PERMIT NUMBER

WORK ORDER 23421526

ADDRESS: Arroyo Sorrento Pl

LOCATION: Arroyo Sorrento Pl

SITE STATUS:

- CORRECTIVE ACTIONS:
- Existing BMP adequately maintained
 - BMP inadequate, adjustments needed
 - Maintain SWPP Documents
 - Improve Erosion Control BMP
 - Improve Sediment Control BMP
 - Improve Perimeter Control BMP
 - Improve Materials Handling
 - Maintain Street Sweeping
 - Maintain Construction Access

COMMENTS:

A routine BMP inspection was conducted on this day. More gravel bags were replaced and more gravel was spread around the site. There are still some broken gravel bags that need replacement and slopes that should be covered.



The City of San Diego
BMP NOTICE

STORM WATER POLLUTION PREVENTION INSPECTION
Public Works - Engineering and Capital Projects
Field Engineering (858) 627-3200

DATE: 11/3/2013 4:00:00 PM

NAME: Bowers, Grant

WEATHER: O'cast

NOTICE: PRIORITY: High

PROJECT: 23421526 - The Estate at Costa Del Mar

CONTRACTOR:

PHONE:

SITE CONTACT Myles Cooper

PHONE: 858-277-0441

OWNER: Perl Family Trust

PERMIT NUMBER

WORK ORDER 23421526

ADDRESS: Arroyo Sorrento Pl

LOCATION: Arroyo Sorrento Pl

SITE STATUS:

- Existing BMP adequately maintained
- BMP inadequate, adjustments needed
- Maintain SWPP Documents
- Improve Erosion Control BMP
- Improve Sediment Control BMP
- Improve Perimeter Control BMP
- Improve Materials Handling
- Maintain Street Sweeping
- Maintain Construction Access

CORRECTIVE ACTIONS:

COMMENTS:

A routine inspection was conducted on this day. It is noted there have been improvements to the existing BMPs including new straw mats and gravel over the roads. There are still some slopes that are unprotected and broken gravel bags that need replacement



The City of San Diego
BMP NOTICE

STORM WATER POLLUTION PREVENTION INSPECTION
Public Works - Engineering and Capital Projects
Field Engineering (858) 627-3200

DATE: 10/28/2013 5:00:00 PM

NAME: Bowers, Grant

WEATHER: Ptly Clidy

NOTICE: PRIORITY: High

PROJECT: 23421526 - The Estate at Costa Del Mar

CONTRACTOR: PHONE:
SITE CONTACT Myles Cooper PHONE: 858-277-0441
OWNER: Perl Family Trust

PERMIT NUMBER WORK ORDER 23421526

ADDRESS: Arroyo Sorrento PI

LOCATION: Arroyo Sorrento PI

SITE STATUS:

- Existing BMP adequately maintained
- BMP inadequate, adjustments needed
- Maintain SWPP Documents
- Improve Erosion Control BMP
- Improve Sediment Control BMP
- Improve Perimeter Control BMP
- Improve Materials Handling
- Maintain Street Sweeping
- Maintain Construction Access

COMMENTS:

A routine inspection was completed on this day. There were burms added to the lots to help contain water. There are slopes that are still unprotected and gravel bags that need replacement.



The City of San Diego

BMP NOTICE

STORM WATER POLLUTION PREVENTION INSPECTION

Public Works - Engineering and Capital Projects
Field Engineering (858) 627-3200

DATE: 10/17/2013 5:00:00 PM

NAME: Bowers, Grant

WEATHER: Ptly Cldy

NOTICE: PRIORITY: High

PROJECT: 23421526 - The Estate at Costa Del Mar

CONTRACTOR:

PHONE:

SITE CONTACT Myles Cooper

PHONE: 858-277-0441

OWNER: Perl Family Trust

PERMIT NUMBER

WORK ORDER 23421526

ADDRESS: Arroyo Sorrento Pl

LOCATION: Arroyo Sorrento Pl

SITE STATUS: Grading

- CORRECTIVE ACTIONS:
- Existing BMP adequately maintained
 - BMP inadequate, adjustments needed
 - Maintain SWPP Documents
 - Improve Erosion Control BMP
 - Improve Sediment Control BMP
 - Improve Perimeter Control BMP
 - Improve Materials Handling
 - Maintain Street Sweeping
 - Maintain Construction Access

COMMENTS:

A meeting was held to go over the BMPs at this location. The perimeter silt fence was being repaired and they began to replace the old gravel bags. The contractor was instructed to cover up the remaining exposed slopes and fix the construction entrance.



The City of San Diego

BMP NOTICE

STORM WATER POLLUTION PREVENTION INSPECTION

Public Works - Engineering and Capital Projects
Field Engineering (858) 627-3200

DATE: 10/6/2013 5:00:00 PM

NAME: Bowers, Grant

WEATHER: Ptly Cldy

NOTICE: PRIORITY: High

PROJECT: 23421526 - The Estate at Costa Del Mar

CONTRACTOR:

PHONE:

SITE CONTACT Myles Cooper

PHONE: 858-277-0441

OWNER: Perl Family Trust

PERMIT NUMBER

WORK ORDER 23421526

ADDRESS: Arroyo Sorrento Pl

LOCATION: Arroyo Sorrento Pl

SITE STATUS: Grading

- CORRECTIVE ACTIONS:
- Existing BMP adequately maintained
 - BMP inadequate, adjustments needed
 - Maintain SWPP Documents
 - Improve Erosion Control BMP
 - Improve Sediment Control BMP
 - Improve Perimeter Control BMP
 - Improve Materials Handling
 - Maintain Street Sweeping
 - Maintain Construction Access

COMMENTS:

A routine BMP inspection was conducted on this day. There are still multiple broken gravel bags that haven't been replaced and the silt fence needs maintenance in some areas. The construction entrance needs improvement. More precautions should be taken in

ATTACHMENT #2

Estates at Costa Del Mar
WDID 9 37C321980



THE CITY OF SAN DIEGO

October 9, 2013

Perl Family Trust
P.O. Box 5054
Beverly Hills, CA 90210

To Whom It May Concern:

Subject: Estates at Costa Del Mar; Drawing# 32617-D, WO# 421526 – *Notice of Inadequate BMP's*

This letter is to inform you that the current BMP's in place for The Estates at Costa Del Mar, located on 11650 Arroyo Sorrento Place are not in compliance with the State Construction General Permit (CGP), Order No. 2009-0009-DWQ, the Municipal Storm Water Permit Order No. R-2007-0001, the Standard Specifications for Public Works Sections 7-8.1, 7-8.6.1, 7-8.6.3 and 801, and the San Diego Municipal Code Section 43.03.

The current conditions of the subject project has a high risk of sediment onsite being carried into the street and surrounding canyon. More work is needed to bring the site up to the standards required from your permit.

Non compliance of BMP's to the maximum extent practical may result in an enforcement action by the City and/or the Regional Water Quality Control Board. This may include correction notices, violation notices, fines, stop work orders and/or occupancy holds.

Sincerely,

Grant Bowers,
Resident Engineer

P.S. Due to past letters being returned from the address provided from the plans this letter has been sent to you. If you're not the project manager of the subject project, please provide a current address of the responsible party.

cc: Grant Bowers, Resident Engineer, Field Engineering Division, M.S. 18
Fahmy Rekani, Area Supervisor, Field Engineering Division, M.S. 18

Public Works • Engineering & Capital Projects

Field Engineering • 9485 Aero Drive • San Diego, CA 92123
Tel (858) 627-3200 Fax (858) 627-3297

ATTACHMENT #3

Estates at Costa Del Mar
WDID 9 37C321980



THE CITY OF SAN DIEGO

January 17, 2014

Myles Cooper
8369 Vickers St., St. C
San Diego, CA 92110

To Whom It May Concern:

Subject: Estates at Costa Del Mar; Drawing# 32617-D, WO# 421526 – Notice of Inadequate BMP's

This letter is to inform you that the BMP's in place for The Estates at Costa Del Mar, located on 11650 Arroyo Sorrento Place are still not in compliance with the State Construction General Permit (CGP), Order No. 2009-0009-DWQ, the Municipal Storm Water Permit Order No. R-2007-0001, the Standard Specifications for Public Works Sections 7-8.1, 7-8.6.1, 7-8.6.3 and 801, and the San Diego Municipal Code Section 43.03.

Due to continued negligence of proper BMP practices and only partial compliance to suggested corrections, further action will be taken against this project. The current conditions of the subject project continue to have a high risk of sediment onsite being carried into the street and surrounding canyon. More work is needed to bring the site up to the standards required by your permit. If proper BMPs are not installed by Wednesday, January 29, 2014 then the bonding company will be contacted to enforce the laws prevailing over this project.

Sincerely,

Fahmy Rekani
Area Supervising Engineer
Field Engineering Division

P.S. Due to past letters being returned from the address provided from the plans this letter has been sent to you. If you're not the project manager of the subject project, please provide a current address of the responsible party.

cc: George Qsar, Senior Civil Engineer, Public Works/Field Division, M.S.18
Grant Bowers, Resident Engineer, Public Works/Field Engineering Division, M.S. 18
Julie Ballesteros, Senior Civil Engineer, Development Services Dept., M.S. 501

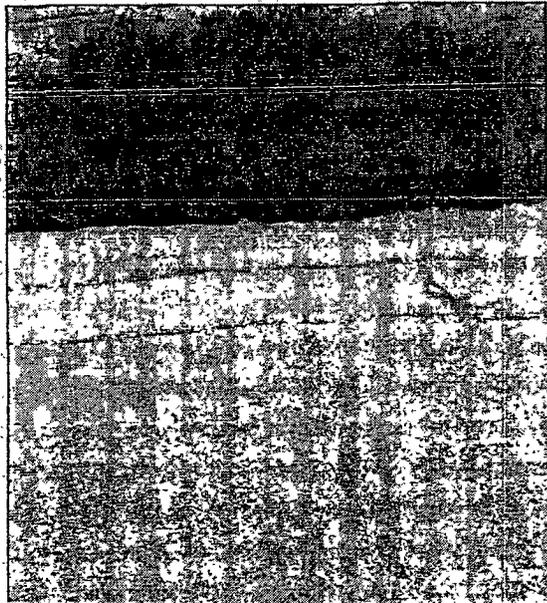
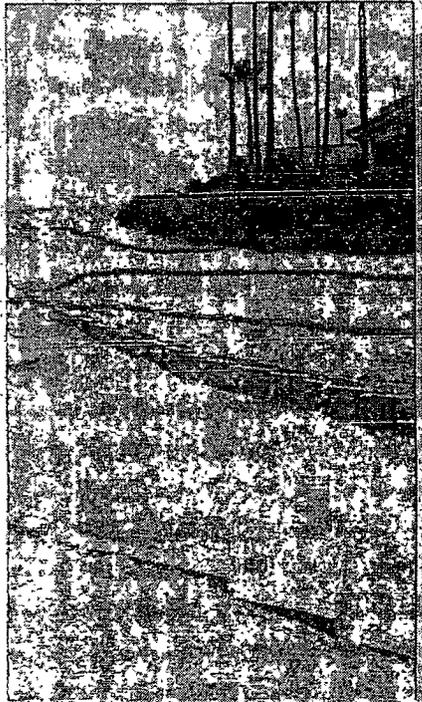
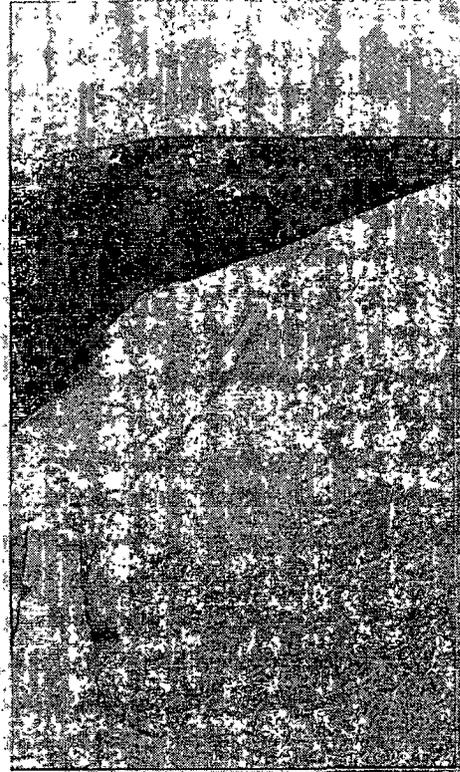
Public Works • Engineering & Capital Projects

Field Engineering • 9485 Aero Drive • San Diego, CA 92123
Tel (858) 627-3200 Fax (858) 627-3297

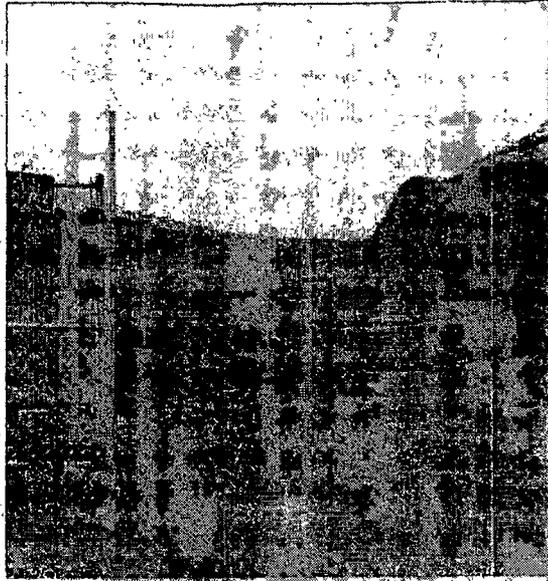
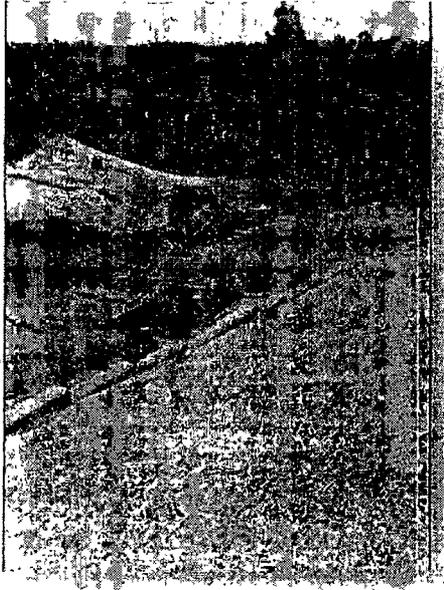
ATTACHMENT #4

Estates at Costa Del Mar
WDID 9 37C321980

Photos taken Friday, January 24th, 2014

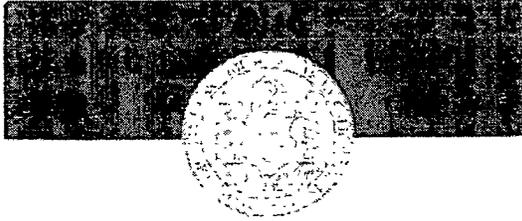


Photos taken Friday, January 24th, 2014



Attachment 12

SAN DIEGO REGIONAL
WATER QUALITY
CONTROL BOARD



THE CITY OF SAN DIEGO

2014 JAN 23 PM 9:48:55

PUBLIC WORKS DEPARTMENT/ECP
FIELD ENGINEERING DIVISION
6000 LA JOLLA VILLAGE DRIVE, MS 18
SAN DIEGO, CA 92123
858-627-3200

TRANSMITTAL

Date: January 23, 2014

The attached Report is intended for:

To:	<u>Christina Arias</u>	From:	<u>Lisa Adams</u>
Company:	<u>Regional Water Quality Control Board</u>	Title:	<u>Senior Civil Engineer</u>
	<u>2375 Northside Drive, Suite 100</u>		
Phone #	<u>858-627-3931</u>	Phone #	<u>858-627-3230</u>

Subject: Response to Casa Mira View site conditions (WDID 9 37C353628)

Comments:

Christina, Delivered herein is the Field Engineering Divisions response to the emails regarding the site inspection of Casa Mira View on January 9, 2014. Please contact me if you have any questions or would like to meet. Thank you.

Lisa

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED, AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. RECEIPT BY AN UNINTENDED RECIPIENT DOES NOT CONSTITUTE A WAIVER OF ANY APPLICABLE PRIVILEGE.

If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited.

If you have received this communication in error, please notify us immediately by telephone, and return the original message to us at the above address via the U.S. Postal Service.



THE CITY OF SAN DIEGO

January 23, 2014

Ms. Christina Arias
Water Resources Control Engineer
Surface Waters Basins Branch
San Diego Regional Water Quality Control Board
2375 Northside Drive, Suite 100
San Diego, CA 92108-2700

Dear Christina,

Subject: Response to the Casa Mira View Development (WDID 9 37C353628)
site conditions on January 9, 2014.

The City of San Diego Field Engineering Division (FED), Public Works Department is in receipt of the email sent January 10, 2014 regarding the Casa Mira View Development construction site. Thank you for contacting FED regarding this site.

The Casa Mira View site is being developed by Garden Communities, Inc. is approximately 30 acres and has a total of 2400 apartment units planned. There are 800 apartment units in Phase 1; 800 apartment units in Phase 2; 400 apartment units in Phase 3; and 400 apartment units in Phase 4. The grading for Phases 1 & 2 is complete with Phases 3 & 4 being used as staging areas. The site work for Phase 1 is 90% complete with 5% complete for Phase 2 and 0% complete for Phases 3 & 4. The building work for Phase 1 is 85% complete (with 65% occupancy), Phase 2 is 5% complete and Phases 3 & 4 are 0% complete. The street improvements, directly adjacent to the site, are 95% complete.

The FED has been performing BMP site inspections on a regular basis for the perimeter of the project, the slopes and the access. See BMP notices in attachment 1. The FED BMP inspections, with notices issued, occurred on October 9 & 30, November 21, December 13, 18 & 19, 2013. The Resident Engineer (RE) and Supervising Engineer performed an inspection of the site on January 10, 2014 and directed the contractor to immediately get the entire site in compliance including the building areas. The contractor immediately, and over the weekend, worked on the storm water compliance for the site. On Monday, January 13, 2014, the RE and the Supervising Engineer performed a site inspection and found that the site had improved greatly. See attached BMP notices and photos from January 13, 14, & 21, 2014, in attachment 2. The perimeter slopes had been sprayed with hydro mulch and have sediment control straw rolls at the appropriate intervals as well as a perimeter silt fence in place. The trash throughout the site was cleaned up and the onsite inlets were cleaned and protected. The concrete washouts were replaced with empty washouts.

Public Works • Engineering & Capital Projects

Field Engineering • 9485 Aero Drive • San Diego, CA 92123

Tel (858) 627-3200 Fax (858) 627-3297



The contractor was issued additional storm water notices and was directed to continue to improve the conditions of the site and to maintain storm water compliance at all times. The RE & SE are performing site inspections every other day and everyday if required for compliance. The Division of Building Construction and Safety (DBCS), Development Service Department, building inspectors check the BMPs regularly while on site performing the inspection of the various building requirements. The building inspectors were on site on July 23, October 04, 15, 16, 23, 24, 25, 29, November 05, 12, 13, 14, 20, 21, 26, December, 02, 04, 06, 11, 16, 18, 20, 30, 2013 and January 07, 08, & 16, 2014. See attached DSD inspection logs in attachment 3. The assigned Building Inspector maintains on-going dialogue with the general contractor's Superintendent regarding BMP's. The Building Inspector is also aware that an independent company (Ground Service Technology, Inc.) is charged with monitoring and maintaining the site SWPPP requirements. The inspector typically arrives in the middle of the day, is ensured by the superintendent that BMP's are being followed, that site conditions are corrected in a timely manner and the SWPPP contractor is holding them accountable. Notwithstanding, a separate storm water inspection was performed by the Building Inspection staff on January 10, 2014 and a notice was written, attachment 4.

The FED provides the inspection of development projects that are subdivisions and/or have engineering permits for public improvements and grading not associated with building permits. Grading that is entirely for building construction is inspected by the DBCS of the Development Service Department. An aspect of the inspection practice is ensuring the Storm Water Best Management Practices (BMP) are in compliance with the Municipal Storm Water Permit, Construction General Permit (CGP), the City's Storm Water Standard Manual and industry practices. The FED RE is notified by the contractor that work will be occurring and requires inspection. The RE inspects the improvements and while on site inspects the BMP's. When the contractor does not require the RE for the typical inspections the RE inspects the site for BMP's at regular intervals, prior to a rain event, after a rain event and more as needed. Most often, once the building construction begins the public improvements have been constructed and the infrastructure has been completed. For large sites the grading is usually phased and a portion of the site can have buildings under construction while other areas of the site have additional grading and some on site public improvements.

The DBCS inspectors are responsible to inspect the building construction for compliance with building codes and the associated BMP's on the private property while the building permits are active. The DBCS inspectors log in the storm water inspections in the Project Tracking System (PTS) that DSD maintains for all projects that are the responsibility of DSD.

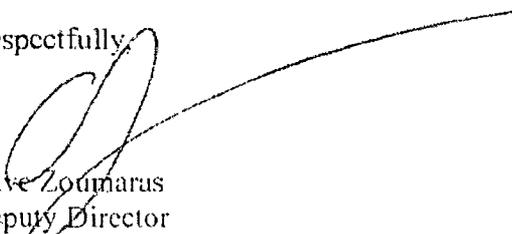
When a FED RE finds BMP deficiencies on a permitted active building site the RE will take photos of the deficiencies and notify the Supervising Engineer and the Senior Engineer. The Senior Engineer will gather information about the project and the photos and send an email notification to the DBCS Deputy Director and the Assistant Deputy Director in charge of the Building Inspection in DSD for their actions regarding the storm water compliance on the site. They will take further actions within their authority to ensure storm water compliance.

Casa Mira View BMP inspection
Field Engineering Division, Public Works Department
January 2014

The Field Engineering Division and DBCS are continuing to provide additional training and guidance on the importance storm water compliance for the Resident Engineers, Supervising Engineers and Building Inspectors. Additionally, if the guidelines are not followed by the Resident Engineers, Supervising Engineers or Building Inspectors disciplinary actions may occur. The Field Engineering Division and the Division of Building Construction and Safety take the Storm Water Compliance very seriously and are committed to ensuring construction sites under their jurisdiction comply with all storm water requirements associated with the engineering permits, subdivision agreements as well as capital improvement projects and building permits.

Thank you again for bringing this to our attention and appreciate your time and efforts. If you have any questions, comments or would like additional information please contact Lisa Adams, Senior Civil Engineer at lhadams@sandiego.gov or 858-627-3230.

Respectfully,



Dave Zoumaras
Deputy Director
Field Engineering Division

LA/WB/kw

Attachments: 1 & 2: FED Storm Water BMP notices with Photographs
3: DBCS PTS inspection logs
4: DBCS Storm Water BMP Notice dated January 10, 2014

CC: James Nagelvoort, Director, Public Works Department
Kris McFadden, Deputy Director, Transportation Storm Water Department
Bob Vacchi, Director, Development Services Department
William Barranon, Assistant Deputy Director, DBCS, DSD
Sumer Hasenin, Senior Engineer, Transportation and Storm Water Department



The City of San Diego

BMP NOTICE**STORM WATER POLLUTION PREVENTION INSPECTION**Public Works - Engineering and Capital Projects
Field Engineering (858) 627-3200

DATE: 10/9/2013 5:00:00 PM

NAME: Guerrero, Eliseo

WEATHER: O'cast

NOTICE: PRIORITY: Medium

PROJECT: 23431662 - Casa Mira View Phase 1 Mass Grading

CONTRACTOR: Garden Communities

PHONE:

SITE CONTACT Rod Fink

PHONE: 619-572-1114

OWNER: Garden Communities

PERMIT NUMBER 597360,622043

WORK ORDER 23431662

ADDRESS: 11195 Westview Pkwy, San Diego, CA

LOCATION: 11195 Westview Pkwy

SITE STATUS: Grading Phase 2

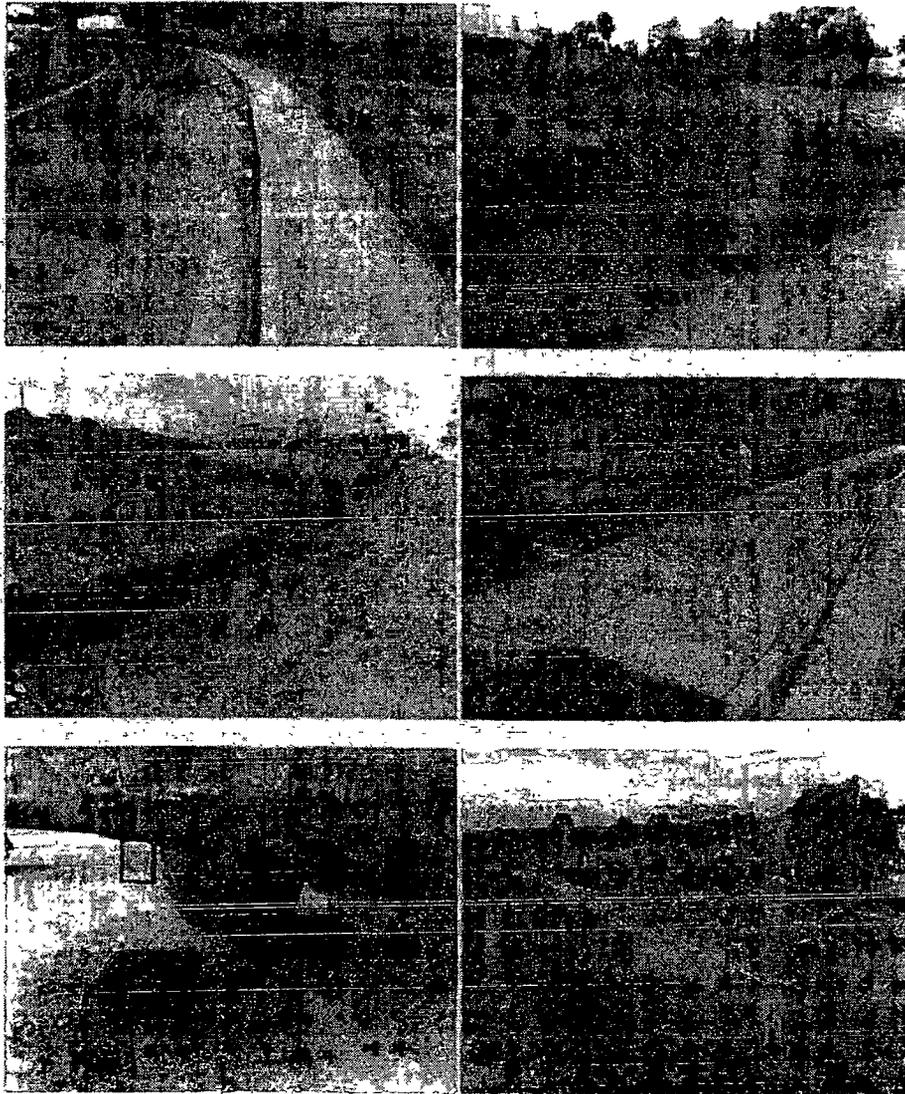
- CORRECTIVE ACTIONS:**
- Existing BMP adequately maintained
 - BMP Inadequate, adjustments needed
 - Maintain SWPP Documents
 - Improve Erosion Control BMP
 - Improve Sediment Control BMP
 - Improve Perimeter Control BMP
 - Improve Materials Handling
 - Maintain Street Sweeping
 - Maintain Construction Access

COMMENTS:

All broken gravel bags need to be replenished as needed. Storm Drain Inlet protection needs to temporarily be removed during each rain event projected 30% or higher. All inlet protection is to be re-installed after each rain event. Replenish/replace damage

STORM WATER POLLUTION PREVENTION INSPECTION		ID:
PROJECT: 23431662 - Casa Mira View Phase 1 Mass Grading		
INSPECTION DATE: 10/9/2013	SITE STATUS: Grading Phase 2	
WEATHER: O'cast	% COMPLETE: 80.00000000	
INSPECTION LOCATION: 11195 Westview Pkwy		
<div style="display: flex; justify-content: space-around;"> <u>Condition Satisfactory</u> <u>May Require Follow-Up</u> </div>		
CORRECTIVE ACTIONS:	<input type="checkbox"/> Existing BMP adequately maintained <input checked="" type="checkbox"/> BMP inadequate, adjustments needed	<input type="checkbox"/> Maintain SWPP Documents <input checked="" type="checkbox"/> Improve Erosion Control BMP <input checked="" type="checkbox"/> Improve Sediment Control BMP <input checked="" type="checkbox"/> Improve Perimeter Control BMP <input type="checkbox"/> Improve Materials Handling <input checked="" type="checkbox"/> Maintain Street Sweeping <input checked="" type="checkbox"/> Maintain Construction Access
FOLLOW-UP REQUIRED: <input type="radio"/> YES <input checked="" type="radio"/> NO		
STOP WORK ORDER: <input type="radio"/> YES <input checked="" type="radio"/> NO		
Compliance Date:		
COMMENTS:	All broken gravel bags need to be replenished as needed. Storm Drain Inlet protection needs to temporarily be removed during each rain event projected 30% or higher. All inlet protection is to be re-installed after each rain event. Replenish/replace damage	
PROJECT DETAIL		
ASSIGNED RE: Guerrero, Eliseo		PRJ ID: 512
PROJECT OWNER: Garden Communities		
PROJECT ADDRESS: 11195 Westview Pkwy, San Diego, CA		
CONTRACTOR NAME: Garden Communities		PHONE:
SITE CONTACT: Rod Flink		PHONE: 619-572-1114
ATTACHMENTS: <input type="checkbox"/> File Attachment		

All broken gravel bags need to be replenished as needed. Storm Drain Inlet protection needs to be temporarily removed during each rain event projected 30% or higher. All inlet protection is to be reinstalled after each rain event. Replenish/replace damaged silt fence located at toe of graded slope. Remove all large rocks/boulders for toe of slope and repair construction chain link fence as needed. Install straw waddles on side slope as slope is regarded to higher elevation.





The City of San Diego
BMP NOTICE

STORM WATER POLLUTION PREVENTION INSPECTION
Public Works - Engineering and Capital Projects
Field Engineering (858) 627-3200

DATE: 10/30/2013 5:00:00 PM

NAME: Guerrero, Eliseo

WEATHER: Sunny

NOTICE: PRIORITY: Medium

PROJECT: 23431662 - Casa Mira View Phase 1 Mass Grading

CONTRACTOR: Garden Communities

PHONE:

SITE CONTACT Rod Fink

PHONE: 619-572-1114

OWNER: Garden Communities

PERMIT NUMBER 597360,622043

WORK ORDER 23431662

ADDRESS: 11195 Westview Pkwy, San Diego, CA

LOCATION: 11195 Westview Parkway

SITE STATUS: Grading Phase 2

- CORRECTIVE ACTIONS:
- Existing BMP adequately maintained
 - BMP inadequate, adjustments needed
 - Maintain SWPP Documents
 - Improve Erosion Control BMP
 - Improve Sediment Control BMP
 - Improve Perimeter Control BMP
 - Improve Materials Handling
 - Maintain Street Sweeping
 - Maintain Construction Access

COMMENTS:

Construction entrance was observed with sediment leaving site. Site superintendent was contacted to correct issue.

STORM WATER POLLUTION PREVENTION INSPECTION

ID: _____

PROJECT: 23431862 - Casa Mira View Phase 1 Mass Grading

INSPECTION DATE: 10/30/2013

SITE STATUS: Grading Phase 2

WEATHER: Sunny

% COMPLETE: 80.00000000

INSPECTION LOCATION: 11195 Westview Parkway

Condition Satisfactory

May Require Follow-Up

- CORRECTIVE ACTIONS:
- Existing BMP adequately maintained
 - BMP inadequate, adjustments needed

- Maintain SWPP Documents
- Improve Erosion Control BMP
- Improve Sediment Control BMP
- Improve Perimeter Control BMP
- Improve Materials Handling
- Maintain Street Sweeping
- Maintain Construction Access

FOLLOW-UP REQUIRED: YES NO

STOP WORK ORDER: YES NO

Compliance Date: _____

COMMENTS:

Construction entrance was observed with sediment leaving site. Site superintendent was contacted to correct issue.

PROJECT DETAIL

ASSIGNED RE: Guerrero, Eliseo

PRJ ID: 512

PROJECT OWNER: Garden Communities

PROJECT ADDRESS: 11195 Westview Pkwy, San Diego, CA

CONTRACTOR NAME: Garden Communities

PHONE:

SITE CONTACT: Rod Fink

PHONE: 619-572-1114

ATTACHMENTS: File Attachment



The City of San Diego
BMP NOTICE

STORM WATER POLLUTION PREVENTION INSPECTION
 Public Works - Engineering and Capital Projects
 Field Engineering (858) 627-3200

DATE: 11/21/2013 4:00:00 PM

NAME: Guerrero, Eliseo

WEATHER: Rain

NOTICE: PRIORITY: Medium

PROJECT: 23431662 - Casa Mira View Phase 1 Mass Grading

CONTRACTOR: Garden Communities

PHONE:

SITE CONTACT Rod Fink

PHONE: 619-572-1114

OWNER: Garden Communities

PERMIT NUMBER 597360,622043

WORK ORDER 23431662

ADDRESS: 11195 Westview Pkwy, San Diego, CA

LOCATION: 11195 Westview Parkway, San Diego, CA

SITE STATUS: Grading Phase 2

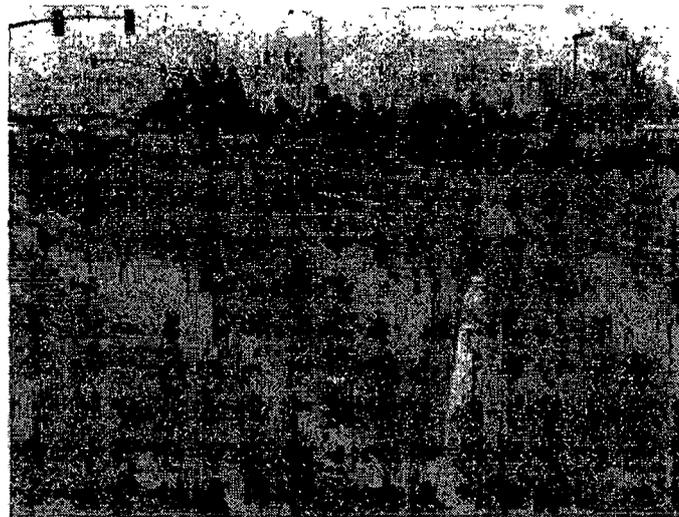
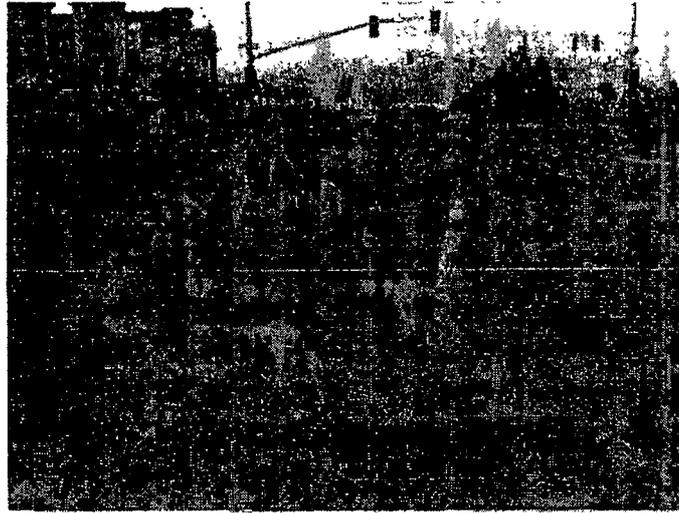
- CORRECTIVE ACTIONS:**
- Existing BMP adequately maintained
 - BMP Inadequate, adjustments needed
 - Maintain SWPP Documents
 - Improve Erosion Control BMP
 - Improve Sediment Control BMP
 - Improve Perimeter Control BMP
 - Improve Materials Handling
 - Maintain Street Sweeping
 - Maintain Construction Access

COMMENTS:

All construction entrance indicates sediment leaving the site and must be addressed immediately. Site Superintendent and site SWPPP representative was contacted. Crew began to manually clean up tracking sediment at north entrance of Levi Dwy. Silt fence nee

STORM WATER POLLUTION PREVENTION INSPECTION		ID.
PROJECT: 23431662 - Casa Mira View Phase 1 Mass Grading		
INSPECTION DATE: 11/21/2013	SITE STATUS: Grading Phase 2	
WEATHER: Rain	% COMPLETE: 90.00000000	
INSPECTION LOCATION: 11195 Westview Parkway, San Diego, CA		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="text-align: center;"><u>Condition Satisfactory</u></p> <p>CORRECTIVE ACTIONS:</p> <p><input type="checkbox"/> Existing BMP adequately maintained</p> <p><input checked="" type="checkbox"/> BMP Inadequate, adjustments needed</p> </div> <div style="width: 45%;"> <p style="text-align: center;"><u>May Require Follow-Up</u></p> <p><input type="checkbox"/> Maintain SWPP Documents</p> <p><input type="checkbox"/> Improve Erosion Control BMP</p> <p><input type="checkbox"/> Improve Sediment Control BMP</p> <p><input checked="" type="checkbox"/> Improve Perimeter Control BMP</p> <p><input type="checkbox"/> Improve Materials Handling</p> <p><input checked="" type="checkbox"/> Maintain Street Sweeping</p> <p><input checked="" type="checkbox"/> Maintain Construction Access</p> </div> </div>		
FOLLOW-UP REQUIRED: <input type="radio"/> YES <input checked="" type="radio"/> NO STOP WORK ORDER: <input type="radio"/> YES <input checked="" type="radio"/> NO Compliance Date:		
COMMENTS:	All construction entrance indicates sediment leaving the site and must be addressed immediately. Site Super indent and site SWPPP representative was contacted. Crew began to manually clean up tracking sediment at north entrance of Levi Dwy. Silt fence nee	
PROJECT DETAIL		
ASSIGNED RE: Guerrero, Eliseo		PRJ ID: 512
PROJECT OWNER: Garden Communities		
PROJECT ADDRESS: 11195 Westview Pkwy, San Diego, CA		
CONTRACTOR NAME: Garden Communities		PHONE:
SITE CONTACT: Rod Fink		PHONE: 619-572-1114
ATTACHMENTS: <input checked="" type="radio"/> File Attachment		

All construction entrance indicates sediment leaving the site and must be addressed immediately. Site Superintendent and site SWPPP representative was contacted. Crew began to manually clean up tracking sediment at north entrance of Levi Dwy. Silt fence needs to be adjusted around fire hydrant located on Capricorn way to allow Fire Department visibility of hydrant. Silt Fence at toe of slope where damaged needs to be replaced immediately. Street sweeper is recommended at the end of each working day.





The City of San Diego
BMP NOTICE

STORM WATER POLLUTION PREVENTION INSPECTION
Public Works - Engineering and Capital Projects
Field Engineering (858) 627-3200

DATE: 12/13/2013 4:00:00 PM

NAME: Guerrero, Eliseo

WEATHER: Sunny

NOTICE: PRIORITY: Medium

PROJECT: 23431662 - Casa Mira View Phase 1 Mass Grading

CONTRACTOR: Garden Communities

PHONE:

SITE CONTACT Rod Fink

PHONE: 619-572-1114

OWNER: Garden Communities

PERMIT NUMBER 597360,622043

WORK ORDER 23431662

ADDRESS: 11195 Westview Pkwy, San Diego, CA

LOCATION: 11195 Westview Parkway, San Diego, CA

SITE STATUS: grading

- CORRECTIVE ACTIONS:
- Existing BMP adequately maintained
 - BMP inadequate, adjustments needed
 - Maintain SWPP Documents
 - Improve Erosion Control BMP
 - Improve Sediment Control BMP
 - Improve Perimeter Control BMP
 - Improve Materials Handling
 - Maintain Street Sweeping
 - Maintain Construction Access

COMMENTS:

Maintain all construction entrance swept at end of each working day. If tracking is bad, twice a day street sweeping is required.

STORM WATER POLLUTION PREVENTION INSPECTION		ID:
PROJECT: 23431662 - Casa Mira View Phase 1 Mass Grading		
INSPECTION DATE: 12/13/2013	SITE STATUS: grading	
WEATHER: Sunny	% COMPLETE: 80.00000000	
INSPECTION LOCATION: 11195 Westview Parkway, San Diego, CA		
<div style="display: flex; justify-content: space-around;"> <div style="width: 45%;"> <p style="text-align: center;"><u>Condition Satisfactory</u></p> <p>CORRECTIVE ACTIONS:</p> <p><input type="checkbox"/> Existing BMP adequately maintained</p> <p><input checked="" type="checkbox"/> BMP inadequate, adjustments needed</p> </div> <div style="width: 45%;"> <p style="text-align: center;"><u>May Require Follow-Up</u></p> <p><input type="checkbox"/> Maintain SWPP Documents</p> <p><input type="checkbox"/> Improve Erosion Control BMP</p> <p><input type="checkbox"/> Improve Sediment Control BMP</p> <p><input type="checkbox"/> Improve Perimeter Control BMP</p> <p><input type="checkbox"/> Improve Materials Handling</p> <p><input checked="" type="checkbox"/> Maintain Street Sweeping</p> <p><input checked="" type="checkbox"/> Maintain Construction Access</p> </div> </div>		
FOLLOW-UP REQUIRED: <input type="radio"/> YES <input checked="" type="radio"/> NO STOP WORK ORDER: <input type="radio"/> YES <input checked="" type="radio"/> NO Compliance Date: <input style="width: 100px;" type="text"/>		
COMMENTS:	Maintain all construction entrance swept at end of each working day. If tracking is bad, twice a day street sweeping is required.	
PROJECT DETAIL		
ASSIGNED RE: Guerrero, Eliseo		PRJ ID: 512
PROJECT OWNER: Garden Communities		
PROJECT ADDRESS: 11195 Westview Pkwy, San Diego, CA		
CONTRACTOR NAME: Garden Communities		PHONE:
SITE CONTACT: Rod Fink		PHONE: 619-572-1114
ATTACHMENTS:	<input checked="" type="checkbox"/> File Attachment	



The City of San Diego

BMP NOTICE

STORM WATER POLLUTION PREVENTION INSPECTION
Public Works - Engineering and Capital Projects
Field Engineering (858) 627-3200

DATE: 12/18/2013 4:00:00 PM

NAME: Guerrero, Eliseo

WEATHER: Ptly Cldy

NOTICE: PRIORITY: Medium

PROJECT: 23431662 - Casa Mira View Phase 1 Mass Grading

CONTRACTOR: Garden Communities

PHONE:

SITE CONTACT: Rod Fink

PHONE: 619-572-1114

OWNER: Garden Communities

PERMIT NUMBER 597360,622043

WORK ORDER 23431662

ADDRESS: 11195 Westview Pkwy, San Diego, CA

LOCATION: 11195 Westview Parkway, San Diego, CA

SITE STATUS: Grading

- CORRECTIVE ACTIONS:
- Existing BMP adequately maintained
 - BMP inadequate, adjustments needed
 - Maintain SWPP Documents
 - Improve Erosion Control BMP
 - Improve Sediment Control BMP
 - Improve Perimeter Control BMP
 - Improve Materials Handling
 - Maintain Street Sweeping
 - Maintain Construction Access

COMMENTS:

All storm drain inlet protection should be removed when rain fall is projected over 30%. Reminder to sweep all construction entrance at the end of each working day.

STORM WATER POLLUTION PREVENTION INSPECTION		ID:
PROJECT: 23431662 - Casa Mira View Phase 1 Mass Grading		
INSPECTION DATE: 12/18/2013	SITE STATUS: Grading	
WEATHER: Pfty Cldy	% COMPLETE: 80.00000000	
INSPECTION LOCATION: 11195 Westview Parkway, San Diego, CA		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="text-align: center;"><u>Condition Satisfactory</u></p> <p>CORRECTIVE ACTIONS:</p> <p><input type="checkbox"/> Existing BMP adequately maintained</p> <p><input checked="" type="checkbox"/> BMP inadequate, adjustments needed</p> </div> <div style="width: 45%;"> <p style="text-align: center;"><u>May Require Follow-Up</u></p> <p><input type="checkbox"/> Maintain SWPP Documents</p> <p><input type="checkbox"/> Improve Erosion Control BMP</p> <p><input type="checkbox"/> Improve Sediment Control BMP</p> <p><input checked="" type="checkbox"/> Improve Perimeter Control BMP</p> <p><input type="checkbox"/> Improve Materials Handling</p> <p><input checked="" type="checkbox"/> Maintain Street Sweeping</p> <p><input checked="" type="checkbox"/> Maintain Construction Access</p> </div> </div>		
<p>FOLLOW-UP REQUIRED: <input type="radio"/> YES <input checked="" type="radio"/> NO</p> <p>STOP WORK ORDER: <input type="radio"/> YES <input checked="" type="radio"/> NO</p> <p style="text-align: right;">Compliance Date: <input style="width: 100px;" type="text"/></p>		
COMMENTS:	<p>All storm drain inlet protection should be removed when rain fall is projected over 30%. Reminder to sweep all construction entrance at the end of each working day.</p>	
PROJECT DETAIL		
ASSIGNED RE: Guerrero, Eliseo		PRJ ID: 512
PROJECT OWNER: Garden Communities		
PROJECT ADDRESS: 11195 Westview Pkwy, San Diego, CA		
CONTRACTOR NAME: Garden Communities		PHONE:
SITE CONTACT: Rod Fink		PHONE: 619-572-1114
ATTACHMENTS:	<input checked="" type="checkbox"/> File Attachment	



The City of San Diego

BMP NOTICE

STORM WATER POLLUTION PREVENTION INSPECTION

Public Works - Engineering and Capital Projects
Field Engineering (858) 627-3200

DATE: 12/19/2013 4:00:00 PM

NAME: Guerrero, Eliseo

WEATHER: Rain

NOTICE: PRIORITY: Medium

PROJECT: 23431662 - Casa Mira View Phase 1 Mass Grading

CONTRACTOR: Garden Communities

PHONE:

SITE CONTACT Rod Fink

PHONE: 619-572-1114

OWNER: Garden Communities

PERMIT NUMBER 597360,622043

WORK ORDER 23431662

ADDRESS: 11195 Westview Pkwy, San Diego, CA

LOCATION: 11195 Westview Parkway, San Diego, CA

SITE STATUS: Grading/Parking structure

- CORRECTIVE ACTIONS:
- Existing BMP adequately maintained
 - BMP inadequate, adjustments needed
 - Maintain SWPP Documents
 - Improve Erosion Control BMP
 - Improve Sediment Control BMP
 - Improve Perimeter Control BMP
 - Improve Materials Handling
 - Maintain Street Sweeping
 - Maintain Construction Access

COMMENTS:

Construction vehicles are tracking mud/silt into the street when existing site during rain event. Street clean up is needed immediately. Site superintendent and Site SWPPP coordinator was notified of silt in street. Recommendation is to have construction

STORM WATER POLLUTION PREVENTION INSPECTION		ID:
PROJECT: 23431682 - Casa Mira View Phase 1 Mass Grading		
INSPECTION DATE: 12/16/2013	SITE STATUS: Grading/Parking structure	
WEATHER: Rain	% COMPLETE: 80.00000000	
INSPECTION LOCATION: 11195 Westview Parkway, San Diego, CA		
<div style="display: flex; justify-content: space-around;"> <u>Condition Satisfactory</u> <u>May Require Follow-Up</u> </div>		
CORRECTIVE ACTIONS:	<input type="checkbox"/> Existing BMP adequately maintained	<input type="checkbox"/> Maintain SWPP Documents
	<input checked="" type="checkbox"/> BMP Inadequate, adjustments needed	<input type="checkbox"/> Improve Erosion Control BMP
		<input checked="" type="checkbox"/> Improve Sediment Control BMP
		<input type="checkbox"/> Improve Perimeter Control BMP
		<input type="checkbox"/> Improve Materials Handling
		<input checked="" type="checkbox"/> Maintain Street Sweeping
		<input checked="" type="checkbox"/> Maintain Construction Access
FOLLOW-UP REQUIRED: <input type="radio"/> YES <input checked="" type="radio"/> NO		
STOP WORK ORDER: <input type="radio"/> YES <input checked="" type="radio"/> NO		Compliance Date: <input style="width: 100px;" type="text"/>
COMMENTS:	Construction vehicles are tracking mud/silt into the street when existing site during rain event. Street clean up is needed immediately. Site superintendent and Site SWPPP coordinator was notified of silt in street. Recommendation is to have construction	
PROJECT DETAIL		
ASSIGNED RE: Guerrero, Eliseo	PRJ ID: 512	
PROJECT OWNER: Garden Communities		
PROJECT ADDRESS: 11195 Westview Pkwy, San Diego, CA		
CONTRACTOR NAME: Garden Communities	PHONE:	
SITE CONTACT: Rod Fink	PHONE: 619-572-1114	
ATTACHMENTS:	<input checked="" type="checkbox"/> File Attachment	

Construction vehicles are tracking mud/silt into the street when existing site during rain event. Street clean up is needed immediately. Site superintendent and Site SWPPP coordinator was notified of silt in street. Recommendation is to have construction entrance to be closed during rain fall.



The City of San Diego
BMP NOTICE

STORM WATER POLLUTION PREVENTION INSPECTION

Public Works - Engineering and Capital Projects
Field Engineering (858) 627-3200

DATE: 1/10/2014 4:00:00 PM

NAME: Guerrero, Eliseo

WEATHER: Sunny

NOTICE: PRIORITY: Medium

PROJECT: 23431662 - Casa Mira View Phase 1 Mass Grading

CONTRACTOR: Garden Communities

PHONE:

SITE CONTACT Rod Fink

PHONE: 619-572-1114

OWNER: Garden Communities

PERMIT NUMBER 597360,622043

WORK ORDER 23431662

ADDRESS: 11195 Westview Pkwy, San Diego, CA

LOCATION: 11195 Westview Parkway, San Diego, CA

SITE STATUS: grading parking structure

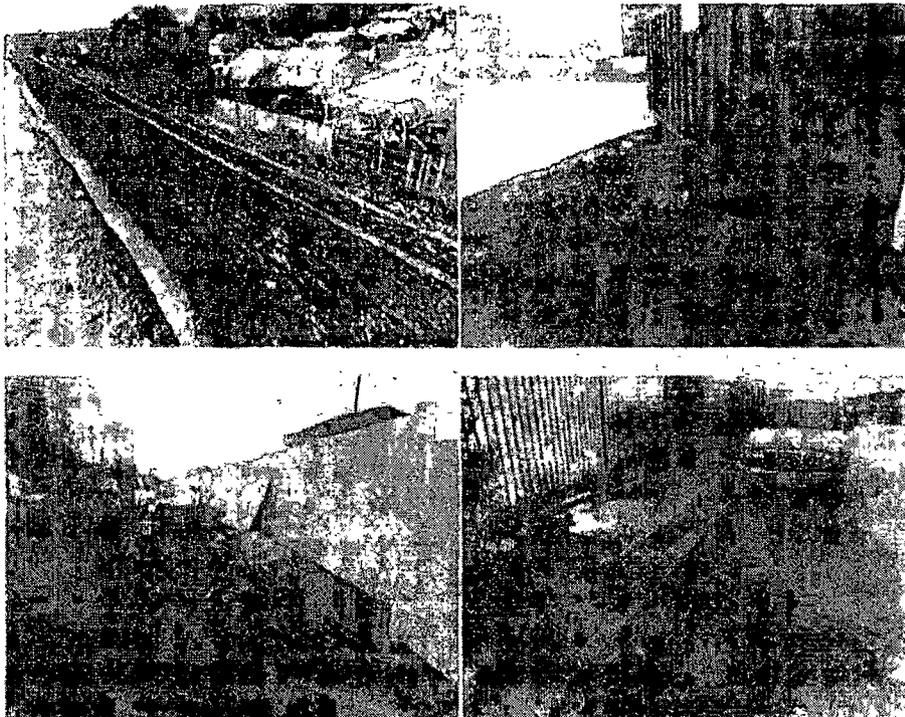
- CORRECTIVE ACTIONS:
- Existing BMP adequately maintained
 - BMP inadequate, adjustments needed
 - Maintain SWPP Documents
 - Improve Erosion Control BMP
 - Improve Sediment Control BMP
 - Improve Perimeter Control BMP
 - Improve Materials Handling
 - Maintain Street Sweeping
 - Maintain Construction Access

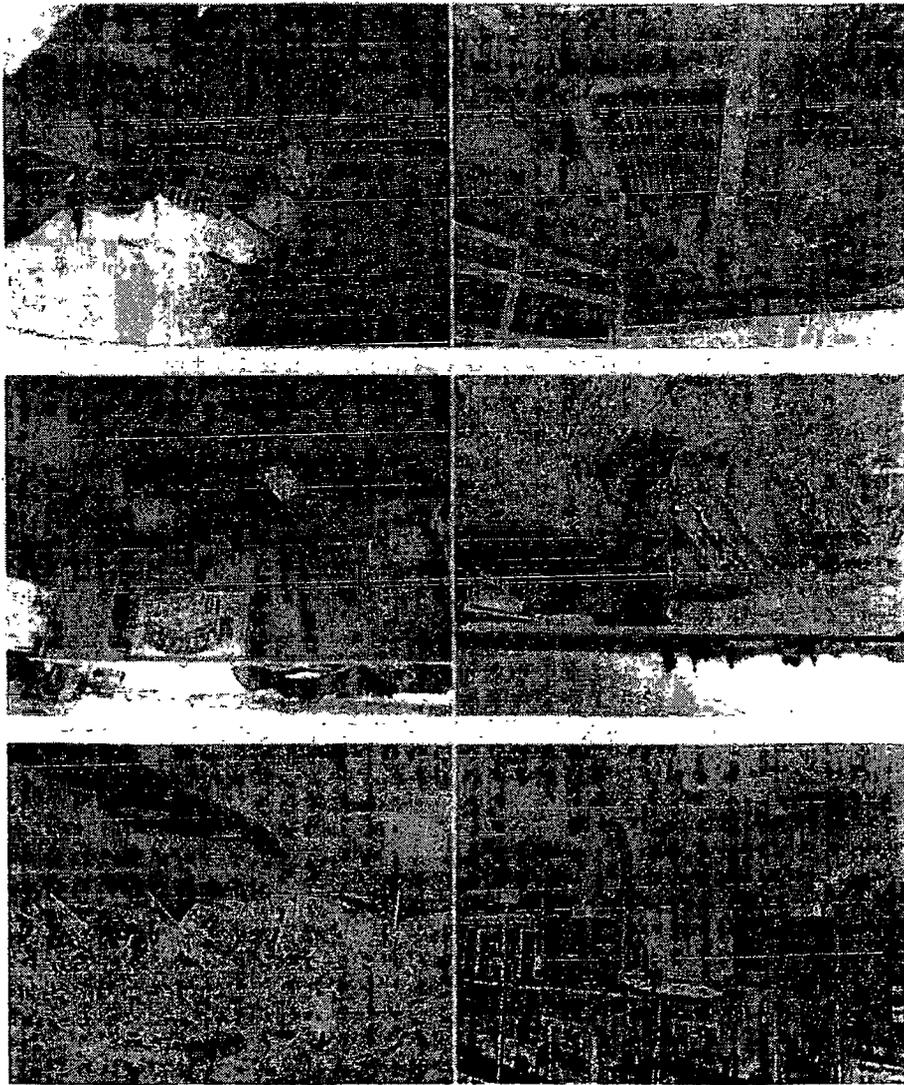
COMMENTS:

North/Northwest project slopes have been regarded this week and straw waddle has been installed across the slope at 15' intervals. Construction fence is currently being repaired at the toe of the slope and silt fence needs to be replaced where damage is f

STORM WATER POLLUTION PREVENTION INSPECTION		ID:
PROJECT: <u>23431662 - Casa Mira View Phase 1 Mass Grading</u>		
INSPECTION DATE: <u>1/10/2014</u>	SITE STATUS: <u>grading parking structure</u>	
WEATHER: <u>Sunny</u>	% COMPLETE: <u>55</u>	
INSPECTION LOCATION: <u>11195 Westview Parkway, San Diego, CA</u>		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="text-align: center;"><u>Condition Satisfactory</u></p> <p>CORRECTIVE ACTIONS:</p> <p><input type="checkbox"/> Existing BMP adequately maintained</p> <p><input checked="" type="checkbox"/> BMP inadequate, adjustments needed</p> </div> <div style="width: 45%;"> <p style="text-align: center;"><u>May Require Follow-Up</u></p> <p><input type="checkbox"/> Maintain SWPP Documents</p> <p><input type="checkbox"/> Improve Erosion Control BMP</p> <p><input checked="" type="checkbox"/> Improve Sediment Control BMP</p> <p><input checked="" type="checkbox"/> Improve Perimeter Control BMP</p> <p><input checked="" type="checkbox"/> Improve Materials Handling</p> <p><input checked="" type="checkbox"/> Maintain Street Sweeping</p> <p><input checked="" type="checkbox"/> Maintain Construction Access</p> </div> </div>		
FOLLOW-UP REQUIRED: <input checked="" type="radio"/> YES <input type="radio"/> NO		Compliance Date: <u>1/14/2014</u>
STOP WORK ORDER: <input type="radio"/> YES <input checked="" type="radio"/> NO		
COMMENTS: <u>North/Northwest project slopes have been regarded this week and straw waddle has been installed across the slope at 15' intervals. Construction fence is currently being repaired at the toe of the slope and silt fence needs to be replaced where damage is f</u>		
PROJECT DETAIL		
ASSIGNED RE: <u>Guerrero, Eliseo</u>		PRJ ID: <u>512</u>
PROJECT OWNER: <u>Garden Communities</u>		
PROJECT ADDRESS: <u>11195 Westview Pkwy, San Diego, CA</u>		
CONTRACTOR NAME: <u>Garden Communities</u>		PHONE:
SITE CONTACT: <u>Rod Fink</u>		PHONE: <u>619-572-1114</u>
ATTACHMENTS:	 DSC00530.JPG JPEG Image 2.96 MB	 DSC00531.JPG JPEG Image 2.98 MB
	 DSC00534.JPG JPEG Image 2.94 MB	 DSC00540.JPG JPEG Image 2.93 MB

North/Northwest project slopes have been regarded this week and straw waddle has been installed across the slope at 15' intervals. Construction fence is currently being repaired at the toe of the slope and silt fence needs to be replaced where damage is found. Slopes need to be hydro seeded; superintendent will perform hydro seed by Wed Jan 15, 2014. All silt on Westview Parkway and Capricorn Way in gutter leading towards existing storm drains needs to be swept and cleaned on a regular basis. All construction entrances on Westview Parkway need to be swept and maintained at the end of each working day. All trash on site, i.e. left over pipe, material debris, lunch debris needs to be cleaned up and placed properly into a trash bin. All trash on side of trash bins needs to be put inside of bins immediately. All trash bins over filled with trash on South East of construction site needs to be emptied out and maintained properly. East side of construction site gutters that lead to storm drains need to be swept, cleaned and maintained on a regular basis. All on site slopes are to be protected at all times and properly maintained. All temporary restroom facilities need to have protective pan on the bottom and 2 "porter potties" were missing the protective pans. All concrete washouts being utilized were leaking concrete water onto the site and need to be repaired or replaced with new ones. All corrections need to be done by **Wednesday Jan. 15, 2014** or **STOP WORK NOTICE** will be issued until further notice.







The City of San Diego
BMP NOTICE

STORM WATER POLLUTION PREVENTION INSPECTION
 Public Works - Engineering and Capital Projects
 Field Engineering (858) 627-3200

DATE: 1/13/2014 12:00:00 AM

NAME: Guerrero, Eliseo

WEATHER: Sunny

NOTICE: PRIORITY: Medium

PROJECT: 23431662 - Casa Mira View Phase 1 Mass Grading

CONTRACTOR: Garden Communities

PHONE:

SITE CONTACT: Rod Fink

PHONE: 619-572-1114

OWNER: Garden Communities

PERMIT NUMBER 597360,622043

WORK ORDER 23431662

ADDRESS: 11195 Westview Pkwy, San Diego, CA

LOCATION: 11195 Westview Pkwy, San Diego, CA

SITE STATUS: Phase 2 grading

- CORRECTIVE ACTIONS:
- Existing BMP adequately maintained
 - BMP inadequate, adjustments needed
 - Maintain SWPP Documents
 - Improve Erosion Control BMP
 - Improve Sediment Control BMP
 - Improve Perimeter Control BMP
 - Improve Materials Handling
 - Maintain Street Sweeping
 - Maintain Construction Access

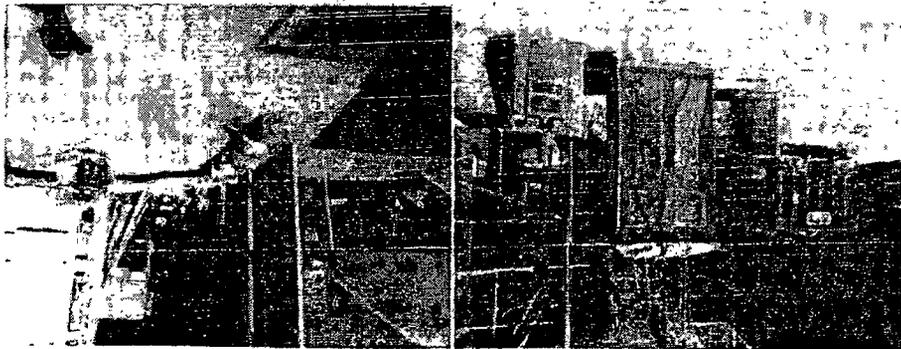
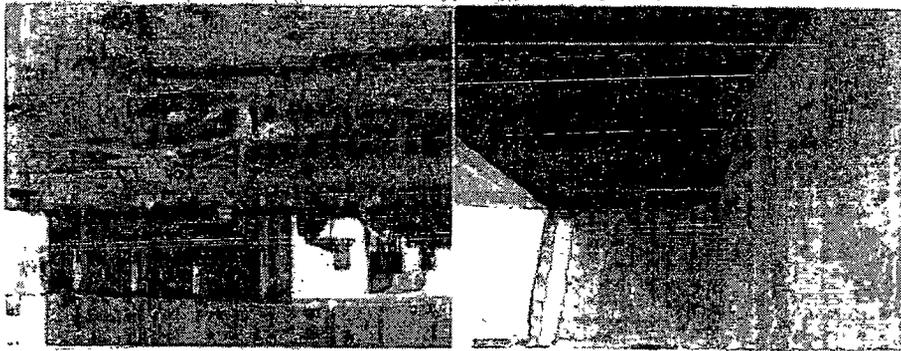
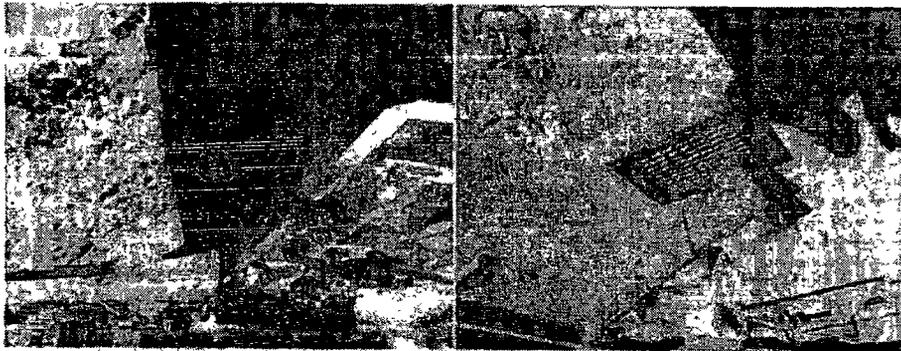
COMMENTS:

Arrived on site at 10:30am on 1-13-14. Phase 2 on North side of site. Site North slope was hydro seeded this morning and west slope is to be hydro seeded in the afternoon. Construction fence and silt fence at toe of slope was repaired over the weekend. Silt Fence on east side of site has not been repaired/replaced and immediate action is needed. Silt was still visible in gutters leading to storm drains and immediate corrective action is needed. Broken gravel bags were visible and need to be replaced immediately (Typical). Trash was visible throughout the entire site and next to trash containers. All trash is to be placed inside each container includes construction material and crews trash. Storm drain inlet protection located at south of building needs to be maintained and protected immediately. All inlets are to be maintained clean and protected with gravel bags. Fuel containers were not properly stored on site; proper storage containment is needed immediately. Fuel spill is to be removed properly from site. One leaky concrete wash out was removed from site. The second concrete wash out was to be removed in the afternoon today. All concrete water will be removed and disposed of properly by end of the day. A follow up site visit will take place on 1-14-14 to verify. Porter potty (2) were missing protective pan and need to be corrected immediately or removed from site. Shaker plates are to be installed at all constriction entrances or gate is to remain locked at all times. All buckets and stock pile of old material is to be cleaned up and stored properly on south side of construction site.

STORM WATER POLLUTION PREVENTION INSPECTION		ID:
PROJECT: <u>23431662 - Casa Mira View Phase 1 Mass Grading</u>		
INSPECTION DATE: <u>1/13/2014</u>	SITE STATUS: <u>Phase 2 grading</u>	
WEATHER: <u>Sunny</u>	% COMPLETE: <u>55</u>	
INSPECTION LOCATION: <u>11195 Westview Pkwy, San Diego, CA</u>		
<u>Condition Satisfactory</u>	<u>May Require Follow-Up</u>	
CORRECTIVE ACTIONS:	<input type="checkbox"/> Existing BMP adequately maintained <input checked="" type="checkbox"/> BMP Inadequate, adjustments needed	<input type="checkbox"/> Maintain SWPP Documents <input checked="" type="checkbox"/> Improve Erosion Control BMP <input checked="" type="checkbox"/> Improve Sediment Control BMP <input checked="" type="checkbox"/> Improve Perimeter Control BMP <input checked="" type="checkbox"/> Improve Materials Handling <input checked="" type="checkbox"/> Maintain Street Sweeping <input checked="" type="checkbox"/> Maintain Construction Access
FOLLOW-UP REQUIRED: <input type="radio"/> YES <input checked="" type="radio"/> NO		Compliance Date: _____
STOP WORK ORDER: <input type="radio"/> YES <input checked="" type="radio"/> NO		
COMMENTS: Arrived on site at 10:30am on 1-13-14. Phase 2 on North side of site. Site North slope was hydro seeded this morning and west slope is to be hydro seeded in the afternoon. Construction fence and silt fence at toe of slope was repaired over the weekend. Silt Fence on east side of site has not been repaired/replaced and immediate action is needed. Silt was still visible in gutters leading to storm drains and immediate corrective action is needed. Broken gravel bags were visible and need to be 		
PROJECT DETAIL		
ASSIGNED RE: Guerrero, Eliseo		PRJ ID: 512
PROJECT OWNER: Garden Communities		
PROJECT ADDRESS: 11195 Westview Pkwy, San Diego, CA		
CONTRACTOR NAME: Garden Communities		PHONE: _____
SITE CONTACT: Rod Fink		PHONE: 619-572-1114
ATTACHMENTS:	 DSC00637.JPG JPEG Image 2.98 MB	 DSC00654.JPG JPEG Image 2.91 MB
	 DSC00653.JPG JPEG Image 2.97 MB	
	 DSC00662.JPG JPEG Image 2.97 MB	

Arrived on site at 10:30am on 1-13-14. Phase 2 on North side of site. Site North slope was hydro seeded this morning and west slope is to be hydro seeded in the afternoon. Construction fence and silt fence at toe of slope was repaired over the weekend. Silt Fence on east side of site has not been repaired/replaced and immediate action is needed. Silt was still visible in gutters leading to storm drains and immediate corrective action is needed. Broken gravel bags were visible and need to be replaced immediately (Typical). Trash was visible throughout the entire site and next to trash containers. All trash is to be placed inside each container includes construction material and crews trash. Storm drain inlet protection located at south of building needs to be maintained and protected immediately. All inlets are to be maintained clean and protected with gravel bags. Fuel containers were not properly stored on site; proper storage containment is needed immediately. Fuel spill is to be removed properly from site. One leaky concrete wash out was removed from site. The second concrete wash out was to be removed in the afternoon today. All concrete water will be removed and disposed of properly by end of the day. A follow up site visit will take place on 1-14-14 to verify. Porter potty (2) were missing protective pan and need to be corrected immediately or removed from site. Shaker plates are to be installed at all construction entrances or gate is to remain locked at all times. All buckets and stock pile of old material is to be cleaned up and stored properly on south side of construction site.







The City of San Diego
BMP NOTICE

STORM WATER POLLUTION PREVENTION INSPECTION
Public Works - Engineering and Capital Projects
Field Engineering (858) 627-3200

DATE: 1/14/2014 12:00:00 AM

NAME: Guerrero, Eliseo

WEATHER: Sunny

NOTICE: PRIORITY: Medium

PROJECT: 23431662 - Casa Mira View Phase 1 Mass Grading

CONTRACTOR: Garden Communities

PHONE:

SITE CONTACT Rod Fink

PHONE: 619-572-1114

OWNER: Garden Communities

PERMIT NUMBER 597360,622043

WORK ORDER 23431662

ADDRESS: 11195 Westview Pkwy, San Diego, CA

LOCATION: 11195 Westview Parkway, San Diego, CA

SITE STATUS: Grading Phase 2

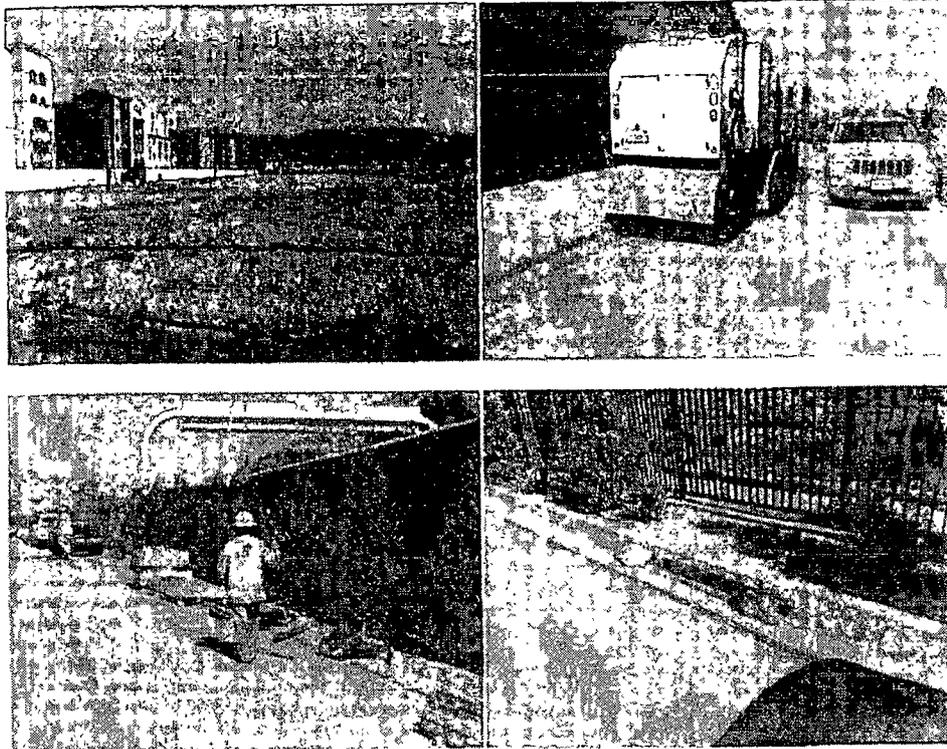
- CORRECTIVE ACTIONS:
- Existing BMP adequately maintained
 - BMP Inadequate, adjustments needed
 - Maintain SWPP Documents
 - Improve Erosion Control BMP
 - Improve Sediment Control BMP
 - Improve Perimeter Control BMP
 - Improve Materials Handling
 - Maintain Street Sweeping
 - Maintain Construction Access

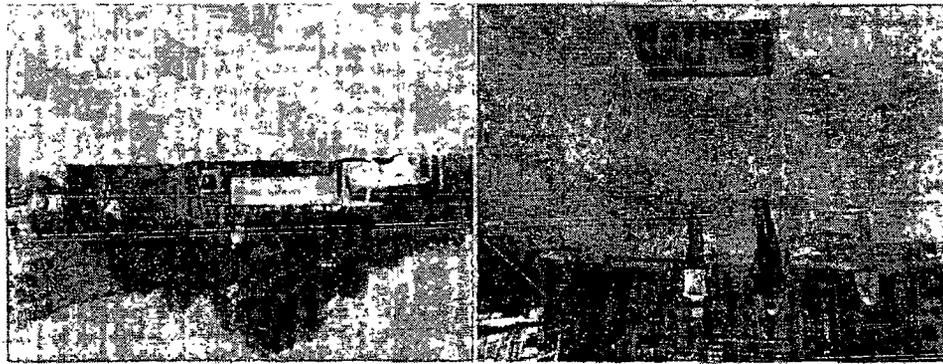
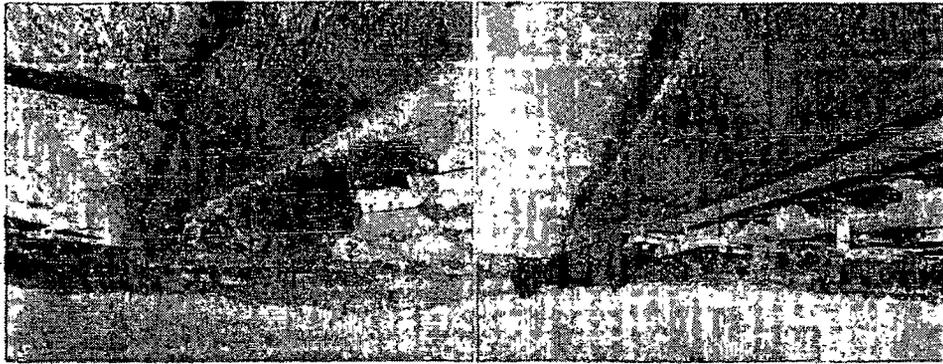
COMMENTS:

Arrived at 11:00am at Casa Mira View site and met with RWQCB and site representatives. During our site visit all trash was picked up/cleaned up and properly disposed. North and West slopes were hydro-seeded and protected. Silt fence and construction fence at toe of North and West slopes have been repaired. All broken gravel bags have been repaired and replenished with new ones. Silt in gutters leading to street storm drains on Westview Pkwy and Capricorn Way have been swept clean and maintained. Construction entrances on Westview Pkwy have been swept and maintained. General clean up of entire site has been performed disposing material trash, lunch trash into designated containers. Porter Potties overflow pans were installed typical. Leaky concrete washouts were removed from the site and concrete water/soil was cleaned up and disposed of properly. New concrete washout was delivered on site for future use. All buckets, fuel tanks were stored inside overflow bins throughout the day. Stucco color on site was covered properly with tarps to protect from water. All corrections from January 10, 2014 have been completed.

STORM WATER POLLUTION PREVENTION INSPECTION		ID:
PROJECT: <u>23431662 - Casa Mira View Phase 1 Mass Grading</u>		
INSPECTION DATE: <input style="width: 150px;" type="text" value="1/14/2014"/>	SITE STATUS: <input style="width: 150px;" type="text" value="Grading Phase 2"/>	
WEATHER: <u>Sunny</u>	% COMPLETE: <input style="width: 100px;" type="text" value="55"/>	
INSPECTION LOCATION: <input style="width: 400px;" type="text" value="11195 Westview Parkway, San Diego, CA"/>		
<div style="display: flex; justify-content: space-around;"> <u>Condition Satisfactory</u> <u>May Require Follow-Up</u> </div>		
CORRECTIVE ACTIONS:	<input type="checkbox"/> Existing BMP adequately maintained <input checked="" type="checkbox"/> BMP inadequate, adjustments needed	<input type="checkbox"/> Maintain SWPP Documents <input type="checkbox"/> Improve Erosion Control BMP <input checked="" type="checkbox"/> Improve Sediment Control BMP <input checked="" type="checkbox"/> Improve Perimeter Control BMP <input checked="" type="checkbox"/> Improve Materials Handling <input checked="" type="checkbox"/> Maintain Street Sweeping <input checked="" type="checkbox"/> Maintain Construction Access
FOLLOW-UP REQUIRED: <input type="radio"/> YES <input checked="" type="radio"/> NO		Compliance Date: <input style="width: 100px;" type="text"/>
STOP WORK ORDER: <input type="radio"/> YES <input checked="" type="radio"/> NO		
COMMENTS: <input style="width: 400px; height: 40px;" type="text" value="Arrived at 11:00am at Casa Mira View site and met with RWQCB and site representatives. During our site visit all trash was picked up/cleaned up and properly disposed. North and West slopes were hydro-seeded and protected. Silt fence and construction fence at toe of North and West slopes have been repaired. All broken gravel bags have been repaired and replenished with new ones. Silt in gutters leading to street storm drains on Westview Pkwy and Capricorn Way have been swept clean"/>		
PROJECT DETAIL		
ASSIGNED RE: Guerrero, Eliseo		PRJ ID: 512
PROJECT OWNER: Garden Communities		
PROJECT ADDRESS: 11195 Westview Pkwy, San Diego, CA		
CONTRACTOR NAME: Garden Communities		PHONE:
SITE CONTACT: Rod Fink		PHONE: 619-572-1114
ATTACHMENTS:	<div style="display: flex; justify-content: space-between;"> <div style="width: 30%; border: 1px dashed black; padding: 5px;"> DSC00739.JPG JPEG Image 2.93 MB </div> <div style="width: 30%; border: 1px dashed black; padding: 5px;"> DSC00725.JPG JPEG Image 2.91 MB </div> <div style="width: 30%; border: 1px dashed black; padding: 5px;"> DSC00703.JPG JPEG Image 3.01 MB </div> </div> <div style="border: 1px dashed black; padding: 5px; margin-top: 5px;"> DSC00749.JPG JPEG Image 2.96 MB </div>	

Arrived at 11:00am at Casa Mira View site and met with RWQCB and site representatives. During our site visit all trash was picked up/cleaned up and properly disposed. North and West slopes were hydro-seeded and protected. Silt fence and construction fence at toe of North and West slopes have been repaired. All broken gravel bags have been repaired and replenished with new ones. Silt in gutters leading to street storm drains on Westview Pkwy and Capricorn Way have been swept clean and maintained. Construction entrances on Westview Pkwy have been swept and maintained. General clean up of entire site has been performed disposing material trash, lunch trash into designated containers. Porter Potties overflow pans were installed typical. Leaky concrete washouts were removed from the site and concrete water/soil was cleaned up and disposed of properly. New concrete washout was delivered on site for future use. All buckets, fuel tanks were stored inside overflow bins throughout the day. Stucco color on site was covered properly with tarps to protect from water. All corrections from January 10, 2014 have been completed.







The City of San Diego

BMP NOTICE

STORM WATER POLLUTION PREVENTION INSPECTION

Public Works - Engineering and Capital Projects
Field Engineering (858) 627-3200

DATE: 1/21/2014 12:00:00 AM

NAME: Guerrero, Eliseo

WEATHER: Ptly Cldy

NOTICE: PRIORITY: Medium

PROJECT: 23431662 - Casa Mira View Phase 1 Mass Grading

CONTRACTOR: Garden Comunites

PHONE:

SITE CONTACT Rod Fink

PHONE: 619-572-1114

OWNER: Garden Communities

PERMIT NUMBER 597360,622043

WORK ORDER 23431662

ADDRESS: 11195 Westview Pkwy, San Diego, CA

LOCATION: 11195 Westview Parkway, San Diego, CA

SITE STATUS: Storm Drain System

- CORRECTIVE ACTIONS:
- Existing BMP adequately maintained
 - BMP inadequate, adjustments needed
 - Maintain SWPP Documents
 - Improve Erosion Control BMP
 - Improve Sediment Control BMP
 - Improve Perimeter Control BMP
 - Improve Materials Handling
 - Maintain Street Sweeping
 - Maintain Construction Access

COMMENTS:

Construction entrance on Westview Parkway had visible silt tracking leaving the site and needs to be cleaned immediately. All overflowing trash bins needed to be emptied out on a regular basis and trash needs to be placed inside containers. All construction debris around site needs to be cleaned and placed in proper location. All debris and silt in gutter on Capricorn Street leading to existing storm drain need to be cleaned immediately. All corrections need to be made prior to next inspection.

STORM WATER POLLUTION PREVENTION INSPECTION

ID:

PROJECT: 23431662 - Casa Mira View Phase 1 Mass Grading

INSPECTION DATE: 1/21/2014

SITE STATUS: Storm Drain System Phs 2

WEATHER: Ptlly Cldy

% COMPLETE: 60

INSPECTION LOCATION: 11195 Westview Parkway, San Diego, CA

Condition Satisfactory

May Require Follow-Up

CORRECTIVE ACTIONS:

- Existing BMP adequately maintained
- BMP inadequate, adjustments needed

- Maintain SWPP Documents
- Improve Erosion Control BMP
- Improve Sediment Control BMP
- Improve Perimeter Control BMP
- Improve Materials Handling
- Maintain Street Sweeping
- Maintain Construction Access

FOLLOW-UP REQUIRED: YES NO

STOP WORK ORDER: YES NO

Compliance Date: _____

COMMENTS:

Construction entrance on Westview Parkway had visible silt tracking leaving the site and needs to be cleaned immediately. All overflowing trash bins needed to be emptied out on a regular basis and trash needs to be placed inside containers. All construction debris around site needs to be cleaned and placed in proper location. All debris and silt in gutter on Capricorn Street leading to existing storm drain need to be cleaned immediately. All corrections need to be made prior to next inspection.

PROJECT DETAIL

ASSIGNED RE: Guerrero, Eliseo

PRJ ID: 512

PROJECT OWNER: Garden Communities

PROJECT ADDRESS: 11195 Westview Pkwy, San Diego, CA

CONTRACTOR NAME: Garden Comunites

PHONE:

SITE CONTACT: Rod Fink

PHONE: 619-572-1114

ATTACHMENTS:



DSC00936.JPG
JPEG Image
2.93 MB



DSC00941.JPG
JPEG Image
2.94 MB

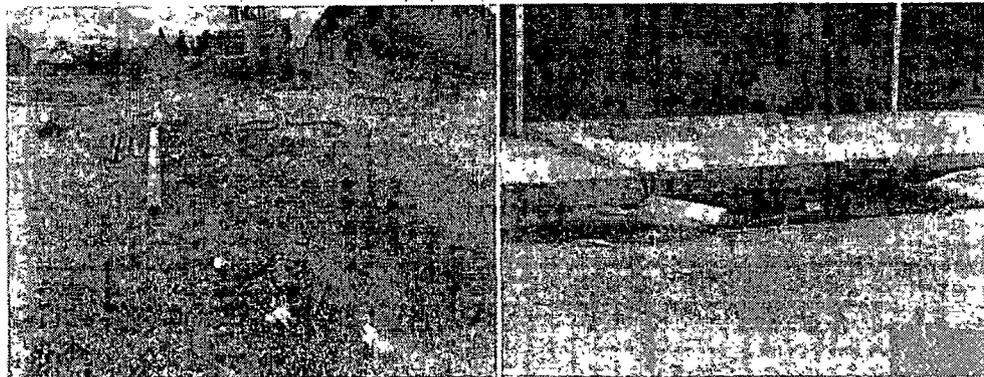
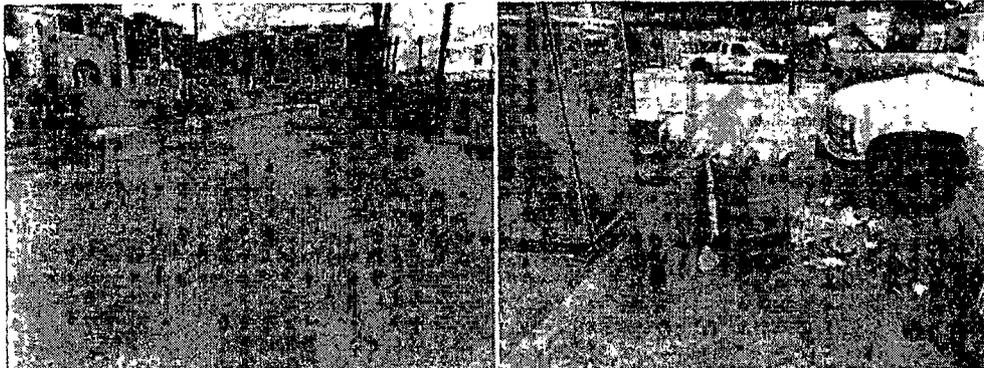
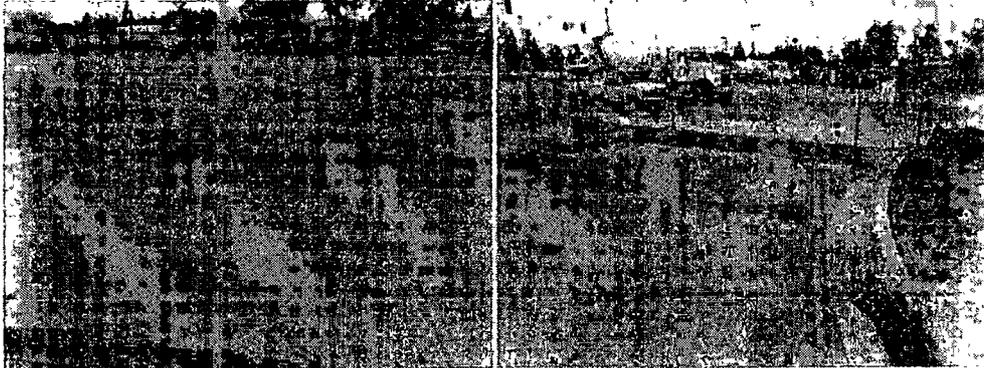


DSC00987.JPG
JPEG Image
2.94 MB



DSC00942.JPG
JPEG image
3.00 MB

Construction entrance on Westview Parkway had visible silt tracking leaving the site and needs to be cleaned immediately. All overflowing trash bins needed to be emptied out on a regular basis and trash needs to be placed inside containers. All construction debris around site needs to be cleaned and placed in proper location. All debris and silt in gutter on Capricorn Street leading to existing storm drain need to be cleaned immediately. All corrections need to be made prior to next inspection.



Adams, Lisa

From: Guerrero, Eliseo
Sent: Wednesday, January 22, 2014 9:55 AM
To: Brian Eskow; Guerrero, Eliseo
Cc: jimm@gardencommunitiesca.com; Bassyouni, Akram; Adams, Lisa
Subject: Casa Mira View BMP 1.21.14
Attachments: Casa Mira View BMP 1.21.14.pdf

Importance: High

Good Morning Brian,

Please find attached Casa Mira View BMP Notice for 1.21.14. All corrections need to be made prior to next BMP inspection tomorrow. You mentioned last week that all your foremen and superintendents were made aware of all BMP requirements and expectations. During yesterday's site visit, an overflowed trash bin was identified. Your site is very close to have an immediate **Stop Work Notice** issued due to non compliance. If you have any questions, please contact me immediately.

Thank you,

Eliseo Guerrero

Resident Engineer

Engineering and Capital Projects

Field Engineering Division

eguerrero@sandiego.gov

Office: (858) 573-5062

Cell: (619) 980-5088

Fax: (858) 627-3297

MS 18



Please consider the environment before printing this e-mail. Thank you.

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THE CITY OF SAN DIEGO
Development Services

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Attachment 3

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Project Information

Project Nbr: **277144** Title: CMV Phase 1C (build out)
 Project Mgr: Lynch, Pete (619)446-5232 plynch@sandiego.gov Application Date: 04/02/2012

Scope: MIRA MESA - Building, electrical, mechanical & plumbing permits for new 155 multi- residential units. See PTS 275071 for foundation phase. RM-3-8 / SDP294373 / PDP294375 / VTM48196 / Brush Management / ESL / Geo Haz 53

Project Tags

Description	Added
Storm Water Const BMP Low	04/19/2012
Watershed - Penasquitos	04/19/2012

Job Information

Job: 11195 WESTVIEW PY Street Address: 11195 WESTVIEW PY Thomas Brothers: 1209-F2
 APN: Parcel Owner:
 Sprinkled: Note: Disable Hardship Granted:

Approval Information

Customer Contact: Astalos, Ari Phone: Mobile: Pager: Fax:
 Approval Nbr: **9 73619** Approval Status: Issued
 Approval Type: Building Permitt Owner occupied: Overriden:
 Issue: 05/10/13 1:47 pm By: Kollins, Marsha Will Expire: 05/05/14 5:00 pm
 Cancel Reason: Extension Quantity: 0
 Precancel Status: Closed: By:
 Scope: Building permit for new 155 multi- residential units. See PTS 275071 for foundation phase.

Current Scheduled Inspection

Inspection Group: 1109763 Inspection Tier 2 Discipline Job Order: 004142
 Inspection: 2331967 Performed End: 1/16/2014 4:36 pm
 Type: Insulation Inspection Results: Partial Pass
 Scheduled 1/16/2014 8:00 am Inspector: Holt, William
 Location Note:
 Construction Note:
 Scope:

Select One:	
<input type="checkbox"/>	Pass
<input type="checkbox"/>	Partial Pass
<input type="checkbox"/>	Progress
<input type="checkbox"/>	Fail

Subtype:

Description	Result	Note
Thermal - Walls	Partial Pass	anogs
Thermal - Roof and Ceiling	Partial Pass	
Thermal - Floor	Partial Pass	
Sound Insulation		
Thermal Pre Insulation		
Stormwater Const BMPs	Pass	
All Insulation (Final)		



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Inspection Plan

Insp	Type	Status	Inspector	Scheduled	Performed	End	Result	Tier
	Subtype		Note					
2184495	Structural - PreConstruction DisabledAccess All Pre Con Disabled Access [Pass]	Completed	Holt, William	06/25/2013 8:00 am	06/26/2013 4:37 pm		Pass	1
1969049	Fire - Underground-Visual	Available						2
1969050	Fire - Underground-Hydro	Available						2
1969051	Fire - Underground-Flush	Available						2
1969053	Fire - Sprinkler(s) Final	Available						2
1969055	Fire - Backflow Preventers	Available						2
1969928	Landscape - Final	Available						2
2184496	Structural - Prefinal (2)	Available						2
2275683	Fire - Sprinkler(s) Rough	Available						2
2337341	Structural - Insulation	Available						2
2337342	Structural - Drywall and Lath	Available						2
2337343	Structural - Framing	Available						2
2331967	Structural - Insulation	Completed	Holt, William	01/16/2014 8:00 am	01/16/2014 4:36 pm		Partial Pass	2
	Stormwater Const BMPs [Pass]							
	Thermal - Floor [Partial Pass]							
	Thermal - Roof and Ceiling [Partial Pass]							
	Thermal - Walls [Partial Pass]		anogs					
2331968	Structural - Drywall and Lath	Completed	Holt, William	01/16/2014 8:00 am	01/16/2014 4:37 pm		Partial Pass	2
	All Stormwater Const BMPs [Pass]							
	Exterior Lath [Partial Pass]		anogs					
2332766	Structural - Framing	Completed	Holt, William	01/16/2014 8:00 am	01/16/2014 4:37 pm		Partial Pass	2
	All Stormwater Const BMPs [Pass]							
	Rough Int Wall Constructio [Partial Pass]		anogs					
2331862	Structural - Framing	Completed	Holt, William	01/08/2014 8:00 am	01/08/2014 4:58 pm		Partial Pass	2
	Rough Int Wall Constructio [Partial Pass]		anogs					
2325100	Structural - Framing	Completed	Holt, William	01/07/2014 8:00 am	01/07/2014 5:06 pm		Partial Pass	2
	All Stormwater Const BMPs [Pass]							
	Rough Ext Wall Construction [Partial Pass]		anogs					
2330394	Structural - Insulation	Completed	Holt, William	01/07/2014 8:00 am	01/07/2014 5:08 pm		Partial Pass	2
	Stormwater Const BMPs [Pass]							
	Thermal - Roof and Ceiling [Partial Pass]		anogs					
2330395	Structural - Drywall and Lath	Completed	Holt, William	01/07/2014 8:00 am	01/07/2014 5:09 pm		Partial Pass	2
	All Stormwater Const BMPs [Pass]							
	Drywall [Partial Pass]		anogs					
2325102	Structural - Insulation	Completed	Holt, William	12/30/2013 8:00 am	01/03/2014 5:02 pm		Partial Pass	2
	Stormwater Const BMPs [Pass]							
	Thermal - Roof and Ceiling [Partial Pass]		anogs					
2325104	Structural - Drywall and Lath	Completed	Holt, William	12/30/2013 8:00 am	01/03/2014 5:03 pm		Partial Pass	2
	All Stormwater Const BMPs [Pass]							
	Drywall [Partial Pass]							



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	Drywall-Prehang [Partial Pass]									
	Exterior Lath [Partial Pass]									
2319757	Structural - Framing	Completed	anogs	Holt, William	12/20/2013	8:00 am	12/20/2013	4:41 pm	Partial Pass	2
	Rough Int Wall Constructio [Partial Pass]									
2323825	Structural - Drywall and Lath	Completed	anogs	Holt, William	12/20/2013	8:00 am	12/20/2013	4:44 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]									
	Drywall [Partial Pass]									
2319758	Structural - Drywall and Lath	Completed		Holt, William	12/18/2013	8:00 am	12/20/2013	4:42 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]									
	Drywall [Partial Pass]									
2319759	Structural - Insulation	Completed	anogs	Holt, William	12/18/2013	8:00 am	12/20/2013	4:42 pm	Partial Pass	2
	Thermal - Roof and Ceiling [Partial Pass]									
2316738	Structural - Framing	Completed	anogs	Holt, William	12/16/2013	8:00 am	12/16/2013	3:31 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]									
	Rough Ext Wall Construction [Partial Pass]									
2316739	Structural - Drywall and Lath	Completed	anogs	Holt, William	12/16/2013	8:00 am	12/16/2013	3:32 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]									
	Drywall-Prehang [Partial Pass]									
2316740	Structural - Insulation	Completed	anogs	Holt, William	12/16/2013	8:00 am	12/16/2013	3:32 pm	Partial Pass	2
	Sound Insulation [Pass]									
	Thermal - Roof and Ceiling [Partial Pass]									
2312083	Structural - Framing	Completed		Holt, William	12/11/2013	8:00 am	12/11/2013	7:44 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]									
	Rough Int Wall Constructio [Partial Pass]									
2313975	Structural - Drywall and Lath	Completed	anogs	Holt, William	12/11/2013	8:00 am	12/11/2013	7:45 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]									
	Drywall-Prehang [Partial Pass]									
2313976	Structural - Insulation	Completed		Holt, William	12/11/2013	8:00 am	12/11/2013	7:45 pm	Partial Pass	2
	Stormwater Const BMPs [Pass]									
	Thermal - Roof and Ceiling [Partial Pass]									
	Thermal - Walls [Partial Pass]									
2312084	Structural - Drywall and Lath	Completed		Holt, William	12/06/2013	8:00 am	12/08/2013	5:11 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]									
	Drywall [Partial Pass]									
2312087	Structural - Insulation	Completed	anogs	Holt, William	12/06/2013	8:00 am	12/08/2013	5:12 pm	Partial Pass	2
	Stormwater Const BMPs [Pass]									
	Thermal - Roof and Ceiling [Partial Pass]									
	Thermal - Walls [Partial Pass]									
2310006	Structural - Framing	Completed		Holt, William	12/04/2013	8:00 am	12/04/2013	4:17 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]									
	Rough Int Wall Constructio [Partial Pass]									
2310007	Structural - Drywall and Lath	Completed	anogs	Holt, William	12/04/2013	8:00 am	12/04/2013	4:18 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]									
	Drywall [Partial Pass]									
2310008	Structural - Insulation	Completed	anogs	Holt, William	12/04/2013	8:00 am	12/04/2013	4:18 pm	Partial Pass	2
	Stormwater Const BMPs [Pass]									
	Thermal - Walls [Fail]									
2307754	Structural - Framing	Completed	nr	Holt, William	12/02/2013	8:00 am	12/02/2013	6:03 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]									
	Rough Ext Wall Construction [Partial Pass]									
2307755	Structural - Drywall and Lath	Completed	anogs	Holt, William	12/02/2013	8:00 am	12/02/2013	6:04 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]									
	Exterior Lath [Partial Pass]									
2307757	Structural - Insulation	Completed	anogs	Holt, William	12/02/2013	8:00 am	12/02/2013	6:05 pm	Partial Pass	2

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	All Insulation [Partial Pass]		anogs						
2303682	Stormwater Const BMPs [Pass] Structural - Insulation	Completed	Holt, William	11/26/2013	8:00 am	11/27/2013	5:21 pm	Partial Pass	2
2304636	Stormwater Const BMPs [Pass] Thermal - Walls [Partial Pass] Structural - Framing	Completed	Holt, William	11/26/2013	8:00 am	11/27/2013	5:22 pm	Partial Pass	2
2304637	All Stormwater Const BMPs [Pass] Rough Ext Wall Constructio [Partial Pass] Structural - Drywall and Lath	Completed	Holt, William	11/26/2013	8:00 am	11/27/2013	5:22 pm	Partial Pass	2
2303688	All Stormwater Const BMPs [Pass] Exterior Lath [Partial Pass] Structural - Framing	Completed	Holt, William	11/21/2013	8:00 am	11/21/2013	4:45 pm	Partial Pass	2
2303669	All Stormwater Const BMPs [Pass] Rough Int Wall Constructio [Partial Pass] Structural - Drywall and Lath	Completed	Holt, William	11/21/2013	8:00 am	11/21/2013	4:46 pm	Partial Pass	2
2300529	All Stormwater Const BMPs [Pass] Interior Paths [Pass] Structural - Framing	Completed	Holt, William	11/20/2013	8:00 am	11/21/2013	4:43 pm	Partial Pass	2
2300528	All Stormwater Const BMPs [Pass] Rough Int Wall Constructio [Partial Pass] Structural - Insulation	Completed	Holt, William	11/20/2013	8:00 am	11/20/2013	4:59 pm	Partial Pass	2
2300569	Stormwater Const BMPs [Pass] Thermal - Roof and Ceiling [Partial Pass] Thermal - Walls [Partial Pass] Structural - Drywall and Lath	Completed	Holt, William	11/20/2013	8:00 am	11/20/2013	5:04 pm	Partial Pass	2
2297598	All Stormwater Const BMPs [Pass] Drywall-Prehang [Partial Pass] Structural - Insulation	Completed	Holt, William	11/14/2013	8:00 am	11/15/2013	2:07 pm	Partial Pass	2
2297599	Stormwater Const BMPs [Pass] Thermal - Floor [Fail] Structural - Framing	Completed	Holt, William	11/14/2013	8:00 am	11/15/2013	2:07 pm	Partial Pass	2
2298931	All Stormwater Const BMPs [Pass] Roof Diaphragm [Pass] Structural - Drywall and Lath	Completed	Holt, William	11/14/2013	8:00 am	11/15/2013	2:49 pm	Partial Pass	2
2297471	All Stormwater Const BMPs [Pass] Exterior Lath [Partial Pass] Structural - Drywall and Lath	Completed	Holt, William	11/13/2013	8:00 am	11/13/2013	5:05 pm	Partial Pass	2
2295814	All Stormwater Const BMPs [Pass] Drywall [Partial Pass] Structural - Drywall and Lath	Completed	Holt, William	11/12/2013	8:00 am	11/12/2013	4:41 pm	Partial Pass	2
2295816	All Stormwater Const BMPs [Pass] Drywall [Partial Pass] Structural - Insulation	Completed	Holt, William	11/12/2013	8:00 am	11/12/2013	4:42 pm	Partial Pass	2
2295817	Stormwater Const BMPs [Pass] Thermal - Roof and Ceiling [Pass] Structural - Framing	Completed	Holt, William	11/12/2013	8:00 am	11/12/2013	4:44 pm	Partial Pass	2
2290377	Rough Int Wall Constructio [Partial Pass] Structural - Drywall and Lath	Completed	Holt, William	11/05/2013	8:00 am	11/07/2013	4:00 pm	Partial Pass	2
2290379	All Stormwater Const BMPs [Pass] Drywall [Partial Pass] Structural - Framing	Completed	Holt, William	11/05/2013	8:00 am	11/07/2013	4:00 pm	Partial Pass	2
2290381	Rough Int Wall Constructio [Partial Pass] Structural - Insulation	Completed	Holt, William	11/05/2013	8:00 am	11/07/2013	4:01 pm	Partial Pass	2
	Stormwater Const BMPs [Pass]								

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2287536	Thermal - Walls [Partial Pass] Structural - Drywall and Lath All Stormwater Const BMPs [Pass] Drywall [Partial Pass]	Completed	anogs Holt, William	10/29/2013	8:00 am	10/30/2013	5:00 pm	Partial Pass	2
2287537	Structural - Framing All Stormwater Const BMPs [Pass] Rough Ext Wall Construction [Partial Pass]	Completed	anogs Holt, William	10/29/2013	8:00 am	10/30/2013	5:01 pm	Partial Pass	2
2287538	Structural - Insulation Stormwater Const BMPs [Pass] Thermal - Roof and Ceiling [Partial Pass]	Completed	anogs Holt, William	10/29/2013	8:00 am	10/30/2013	5:02 pm	Partial Pass	2
2287267	Structural - Drywall and Lath Drywall-Prehang [Partial Pass]	Completed	anogs Holt, William	10/25/2013	8:00 am	10/25/2013	4:30 pm	Partial Pass	2
2287269	Structural - Framing Shear Walls & Hold Downs [Partial Pass]	Completed	anogs Holt, William	10/25/2013	8:00 am	10/25/2013	4:31 pm	Partial Pass	2
2287270	Structural - Insulation Thermal - Roof and Ceiling [Partial Pass]	Completed	anogs Holt, William	10/25/2013	8:00 am	10/25/2013	4:31 pm	Partial Pass	2
2281752	Structural - Framing All Stormwater Const BMPs [Pass] Shear Walls & Hold Downs [Partial Pass]	Completed	anogs Holt, William	10/24/2013	8:00 am	10/24/2013	5:26 pm	Partial Pass	2
2281753	Structural - Drywall and Lath Drywall-Prehang [Partial Pass]	Completed	anogs Holt, William	10/24/2013	8:00 am	10/24/2013	5:27 pm	Partial Pass	2
2286148	Structural - Insulation Stormwater Const BMPs [Pass] Thermal Pre Insulation [Partial Pass]	Completed	anogs Holt, William	10/24/2013	8:00 am	10/24/2013	5:28 pm	Partial Pass	2
2281751	Structural - Insulation Stormwater Const BMPs [Pass] Thermal - Roof and Ceiling [Fall]	Completed	anogs Holt, William	10/23/2013	8:00 am	10/23/2013	3:53 pm	Partial Pass	2
2280798	Structural - Insulation Stormwater Const BMPs [Pass] Thermal - Roof and Ceiling [Partial Pass]	Completed	nr Holt, William	10/16/2013	8:00 am	10/16/2013	5:37 pm	Partial Pass	2
2280799	Structural - Framing All Stormwater Const BMPs [Pass] Roof Diaphragm [Partial Pass] Rough Ext Wall Construction [Partial Pass]	Completed	anogs Holt, William	10/16/2013	8:00 am	10/16/2013	5:38 pm	Partial Pass	2
2280800	Structural - Drywall and Lath All Stormwater Const BMPs [Pass] Drywall-Prehang [Partial Pass]	Completed	anogs Holt, William	10/16/2013	8:00 am	10/16/2013	5:39 pm	Partial Pass	2
2184489	Structural - Insulation Stormwater Const BMPs [Pass] Thermal - Walls [Partial Pass]	Completed	anogs Holt, William	10/15/2013	8:00 am	10/15/2013	4:20 pm	Partial Pass	2
2268599	Structural - Framing All Stormwater Const BMPs [Partial Pass] Rough Ext Wall Construction [Partial Pass]	Completed	anogs Holt, William	10/15/2013	8:00 am	10/15/2013	4:22 pm	Partial Pass	2
2268602	Structural - Drywall and Lath Drywall [Partial Pass]	Completed	Holt, William	10/15/2013	8:00 am	10/15/2013	4:22 pm	Partial Pass	2
2270728	Fire - Sprinkler(s) Rough All Fire Sprinkler Rough [Partial Pass]	Completed	Carter, Ron	10/04/2013	8:00 am	10/04/2013	4:00 pm	Partial Pass	2
2275682	Fire - Sprinkler(s) Rough All Fire Sprinkler Rough [Partial Pass]	Completed	Carter, Ron	10/04/2013	8:00 am	10/04/2013	4:00 pm	Partial Pass	2
2255410	Structural - Framing All Framing [Partial Pass] All Stormwater Const BMPs [Pass]	Completed	Holt, William anogs	09/23/2013	8:00 am	09/24/2013	4:01 pm	Partial Pass	2
2255414	Structural - Drywall and Lath All Stormwater Const BMPs [Pass]	Completed	Holt, William	09/23/2013	8:00 am	09/24/2013	4:03 pm	Partial Pass	2

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	Drywall [Partial Pass]		anogs						
	Interior Paths [Partial Pass]								
1969052	Fire - Sprinkler(s) Rough	Completed	Carter, Ron	09/18/2013	8:00 arr	09/18/2013	4:00 pm	Partial Pass	2
	All Fire Sprinkler Rough [Partial Pass]								
2254226	Structural - Framing	Completed	Holt, William	09/03/2013	8:00 arr	09/03/2013	4:57 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Rough Int Wall Constructio [Partial Pass]		anogs						
2254229	Structural - Drywall and Lath	Completed	Holt, William	09/03/2013	8:00 arr	09/03/2013	5:01 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Drywall [Partial Pass]		anogs						
2244373	Structural - Framing	Completed	Holt, William	08/29/2013	8:00 arr	08/29/2013	5:08 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Rough Floor System [Partial Pass]		anogs						
2247874	Structural - Drywall and Lath	Completed	Holt, William	08/29/2013	8:00 arr	08/29/2013	5:11 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Drywall [Partial Pass]		anogs						
2244372	Structural - Drywall and Lath	Completed	Holt, William	08/19/2013	8:00 arr	08/20/2013	4:47 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Drywall [Partial Pass]		anop						
2243078	Structural - Drywall and Lath	Completed	Holt, William	08/14/2013	8:00 arr	08/14/2013	6:20 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Drywall [Partial Pass]		anogs						
2243081	Structural - Framing	Completed	Holt, William	08/14/2013	8:00 arr	08/14/2013	6:20 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Rough Int Wall Constructio [Partial Pass]		anogs						
2234414	Structural - Drywall and Lath	Completed	Holt, William	08/13/2013	8:00 arr	08/14/2013	6:17 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Drywall [Partial Pass]		anogs						
2234415	Structural - Framing	Completed	Holt, William	08/13/2013	8:00 arr	08/14/2013	6:18 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Rough Int Wall Constructio [Partial Pass]		anogs						
2227791	Structural - Drywall and Lath	Completed	Holt, William	07/30/2013	8:00 arr	07/30/2013	7:17 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Exterior Lath [Partial Pass]		anogs						
2227793	Structural - Framing	Completed	Holt, William	07/30/2013	8:00 arr	07/30/2013	7:18 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Rough Int Wall Constructio [Partial Pass]		anogs						
2217412	Structural - Drywall and Lath	Completed	Reynolds, Jim	07/18/2013	8:00 arr	07/18/2013	3:45 pm	Partial Pass	2
	All Drywall and Lath [Partial Pass]		anog						
2223746	Structural - Framing	Completed	Reynolds, Jim	07/18/2013	8:00 arr	07/18/2013	3:46 pm	Partial Pass	2
	All Framing [Partial Pass]		anog						
2222029	Structural - Framing	Completed	Holt, William	07/12/2013	8:00 arr	07/12/2013	4:00 pm	Partial Pass	2
	Floor Diaphragm [Partial Pass]		anogs						
2221017	Structural - Framing	Completed	Holt, William	07/10/2013	8:00 arr	07/10/2013	6:35 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Rough Ext Wall Construction [Partial Pass]		dw anop						
2217420	Structural - Framing	Completed	Holt, William	07/08/2013	8:00 arr	07/09/2013	5:11 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Floor Diaphragm [Partial Pass]								
2184492	Structural - Drywall and Lath	Completed	Holt, William	07/01/2013	8:00 arr	07/01/2013	4:00 pm	Partial Pass	2
	Drywall [Partial Pass]		anogs						
2184494	Structural - Framing	Completed	Holt, William	07/01/2013	8:00 arr	07/01/2013	4:00 pm	Partial Pass	2
	Rough Floor System [Partial Pass]		anogs						
2294778	Structural - Insulation	Cancelled	Holt, William	11/07/2013	8:00 am				2

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Issue	Created By	Visibility	Description	Cleared by	Cleared Date	Cleared Note	Tier
2294779			Duplicate Inspection Structural - Framing	Holt, William	11/07/2013 8:00 am		2
2294782			Duplicate Inspection Structural - Drywall and Lath	Holt, William	11/07/2013 8:00 am		2
2286996			Duplicate Inspection Structural - Framing	Holt, William	10/28/2013 8:00 am		2
2286997			Wrong Inspection Called Structural - Drywall and Lath	Holt, William	10/28/2013 8:00 am		2
2286999			Wrong Inspection Called Structural - Insulation	Holt, William	10/28/2013 8:00 am		2
2184488			Wrong Inspection Called Structural - Final(3)	Holt, William	10/25/13		3

Inspection Issues

Issue	Created By	Visibility	Description	Cleared by	Cleared Date	Cleared Note	Tier
122163	Simbwa, Boniface	Regular	Precon. Mandatory preconstruction meeting for Multi-family disabled access.	Simbwa, Boniface	4/13/2012 4:34 pm	Super structure.	2
122160	Simbwa, Boniface	Regular	WOOD: (Periodic spec. insp. for): Nailing, Bolting, Anchoring & other fastening of components within the seismic-force-resisting system, (wood shear walls), where the fastening of the sheathing is 4" o.c. or less. (CBC / IBC 1707.3)				3
122161	Simbwa, Boniface	Regular	Structural observations for: Roof / Floor sheathing nailing; Shear wall nailing; & Tie-down anchoring system.				3
122162	Simbwa, Boniface	Regular	Structural Observations Report (engineer's written statement)				3
122518	Simbwa, Boniface	Regular	DEFERRED SUBMITTAL: Floor & Roof Trusses.	Simbwa, Boniface	8/19/2013 11:28 am	Submitted under PTS# 334377	3
122749	Simbwa, Boniface	Regular	Bldg. inspector to verify installation of the elevator inside the garage, at the garage area adjacent to this phase, (phase 1C).				3
144103	Saborio, David	Regular	Requirement for dependent Approval 1138706 removed.	Saborio, David	5/29/2013 2:32 pm		3
145031	Silva, Adrian	Regular	Requirement for dependent Approval 1138738 removed.	Silva, Adrian	6/17/2013 12:55 pm		3

Inspection Dependent Approvals

Description	Approval	Approval Type	Approval Status	Will Expire	Created By
Required	781505	Building Permit	Completed	4/2/2012 5:00:00PM	Lynch, Pete
Required	849139	Building Permit	Completed	11/17/2012 5:00:00PM	Lynch, Pete
Required	1138738	Fire Permit - Alarm	Issued	9/1/2015 5:00:00PM	Silva, Adrian
Required	1159687	Fire Permit - Suppression	Issued	7/30/2015 5:00:00PM	Hafertepe, Benjamin
Required	1169313	Deferred Document Review	Issued	8/15/2014 5:00:00PM	De La Rosa, Dalia
Required	1185923	Fire Permit - Alarm	Issued	10/7/2015 5:00:00PM	Ross-Cerezo, Maille

Approval Units Associated with Approval

Fee Type Unit	Amount
Valuation -CBC	25,852,298.40
DwellingUnit NetChange(+,-,0)	155.00
School ChrgSqFt-SF/Dup/MF	204,098.00

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Fee Quantities Associated with Approval

Fee Type	Qty Needed	Unit
FBA-Mira Mesa	3,035,985.00	Dollars
Permit Extension-DSD	1.00	Each
Records-Com/MDU(Calcs&Std)	1.00	Each
Issuance-With Plans	1.00	Each
Water/Sewer PC	1.00	Equivalent Dwelling Units
Hrly-Fire Insp	4.00	Hours
SAP IOS Fees	1.00	Payment
Res-MDU Complete (FR) PC	260,339.00	Square Feet
Res-MDU Complete (FR) BP	260,339.00	Square Feet
C&D Deposit-Res New MDU	260,339.00	Square Feet
BuildgStand Surcharge SB1473	25,852,298.40	Valuation -CBC
State Fee (Bldg Permit)	25,852,298.40	Valuation -CBC
Selsmic Fee (Bldg Permit)	25,852,298.40	Valuation -CBC

Bureau of Census (BC) Codes

Job BC Code

1051 Five or More Family Apt

Construction Type Information

Job Construction Types

TYPE III A-07

Occupancy Group Information

Job Occupancy Group Type	Floors	Square Ft.	Load Factor	Description
Permanent living more than 2 units	1	44344	200	
Permanent living more than 2 units	2	44360	200	
Permanent living more than 2 units	3	44360	200	
Permanent living more than 2 units	4	44360	200	
Permanent living more than 2 units	5	44360	200	

Other Approvals Issued at this Job

Approval	Approval Type	Issued	Issued By
973627	Plumbing Permit	5/10/2013 1:47 pm	Kollins, Marsha
973623	Electrical Permit	5/10/2013 1:47 pm	Kollins, Marsha
973624	Mechanical Permit	5/10/2013 1:47 pm	Kollins, Marsha

Customer Information

Customer	Firm	Role	Phone
Garden Communities	Garden Communities	Applicant	(858)232-7374
Ari Astalos	Garden Communities	Point of Contact	(858)232-7374
Garden Communities	Garden Communities	Owner	(858)232-7374
Ari Astalos	Garden Communities	Inspection Contact	(858)232-7374
Garden Communities	Garden Communities	Contractor - Gen	(858)232-7374
Ari Astalos	Garden Communities	Agent	(858)232-7374
Theresa Gonzales	Action Fire Systems	Agent	(619)462-9210



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Project Information

Project Nbr: **281522** Title: CMV Phase 1D (foundation)
 Project Mgr: Garcia, Rosa (619)446-5088 rngarcia@sandiego.gov Application Date: 05/14/2012



Scope: MIRA MESA Building, Electrical, Mechanical, and Plumbing Permits (Foundation Only) for a proposed 190-unit apartment building, (POD10, POD11 & POD12). Zone: RM-3-8/SDP42-5739, Brush Management, Geo Haz.Cat 53

Project Tags

Description	Added
Storm Water Const BMP Low	07/11/2012
Storm Water Const BMP Med	05/31/2012
Watershed - Penasquitos	05/31/2012

Job Information

Job: 11195 WESTVIEW PY Street Address: 11195 WESTVIEW PY Thomas Brothers: 1209-F2
 APN: Parcel Owner:
 Sprinkled: Note: Disable Hardship Granted:

Approval Information

Customer Contact: Garden Communities, . Phone: Mobile: Pager: Fax: (858)3200319
 Approval Nbr: **9 88826** Approval Status: Issued
 Approval Type: Building Permit Owner occupied: Overriden:
 Issue: 07/18/12 3:47 pm By: Adams, Tamara Will Expire: 07/13/13 5:00 pm
 Cancel Reason: Extension Quantity: 0
 Precancel Status: Closed: By:
 Scope: For a proposed 190-unit apartment building (Foundation Only) (POD10, POD11 & POD12).

Current Scheduled Inspection

Inspection Group: 1124293 Inspection Tier 3
 Inspection: 1986217 Discipline Job Order: 004142
 Type: Final(3) Performed End: 8/9/2013 5:02 pm
 Scheduled 8/9/2013 8:00 am Inspector: Holt, William Inspection Results: Pass
 Location Note:
 Construction Note:
 Scope:

Select One:	
<input type="checkbox"/>	Pass
<input type="checkbox"/>	Partial Pass
<input type="checkbox"/>	Progress
<input type="checkbox"/>	Fall

Subtype:

Description	Result	Note
Subtype 3		
Subtype 4		
Exit Illumination Test		
Stormwater Const BMPs	Pass	
Final (Final)	Pass	





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Inspection Plan

Insp	Type Subtype	Status	Inspector Note	Scheduled	Performed	End	Result	Tier
1986224	Structural - PreConstruction DisabledAccess All Pre Con Disabled Access [Pass]	Completed	Holt, William	12/13/2012 8:00 arr	12/13/2012 6:29 pm		Pass	1
2313977	Structural - Foundation	Available						2
2312294	Structural - Foundation Foundation Walls [Partial Pass] Stormwater Const BMPs [Pass]	Completed	Holt, William anogs	12/05/2013 8:00 arr	12/08/2013 5:21 pm		Partial Pass	2
2184204	Structural - Prefinal (2) All Prefinal [Fail]	Completed	Thomas Jr, Scott Info.	05/13/2013 8:00 arr	05/14/2013 6:52 pm		Fail	2
1986225	Structural - Prefinal (2) All Prefinal [Fail]	Completed	Holt, William holds	05/09/2013 8:00 arr	05/09/2013 3:58 pm		Fail	2
2107084	Structural - Framing All Stormwater Const BMPs [Pass] Rough Int Wall Constructio [Partial Pass]	Completed	Holt, William	03/19/2013 8:00 arr	03/20/2013 4:50 pm		Partial Pass	2
2132858	Structural - Foundations All Stormwater Const BMPs [Pass] Grade Beam/Slabs [Pass]	Completed	Holt, William	02/19/2013 8:00 arr	02/20/2013 5:40 pm		Partial Pass	2
2123044	Structural - Foundations All Foundations [Fail] All Stormwater Const BMPs [Pass]	Completed	Thomas Jr, Scott can by phone	02/11/2013 8:00 am	02/11/2013 5:40 pm		Partial Pass	2
2116847	Structural - Foundations Grade Beam/Slabs [Partial Pass]	Completed	Holt, William anogs	01/24/2013 8:00 arr	01/24/2013 4:17 pm		Partial Pass	2
2112238	Structural - Foundations All Foundations [Partial Pass]	Completed	Baker, Larry anog	01/14/2013 8:00 arr	01/14/2013 4:01 pm		Partial Pass	2
1986222	Structural - Foundations All Stormwater Const BMPs [Pass] Grade Beam/Slabs [Pass]	Completed	Holt, William	01/03/2013 8:00 arr	01/04/2013 4:19 pm		Partial Pass	2
2104187	Structural - Framing All Stormwater Const BMPs [Pass] Rough Int Wall Constructio [Fail]	Completed	Holt, William nr	12/19/2012 8:00 arr	12/19/2012 9:18 pm		Partial Pass	2
1986223	Structural - Framing All Stormwater Const BMPs [Pass]	Completed	Holt, William	12/13/2012 8:00 arr	12/16/2012 11:58 am		Partial Pass	2
1986217	Structural - Final(3) Common Areas [Partial Pass] Final [Pass] Stormwater Const BMPs [Pass]	Completed	Holt, William	08/09/2013 8:00 arr	08/09/2013 5:02 pm		Pass	3





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Inspection Issues

Issue	Created By	Visibility	Description	Cleared by	Cleared Date	Cleared Note	Tier
123693	Teachworth, Bill	Regular	Post Tension Slab, Placement & Tendon Stressing Special Inspection: P.T. Slab, Placement and Stressing of Steel/Cable	Holt, William	6/26/2013 8:19 am	Apex Building Inspections & Testing, Inc., Richard Torres #786	3
123694	Teachworth, Bill	Regular	Slab & Fdn. Concrete Fc'= 3,000 PSI Special Inspection: Concrete	Holt, William	6/26/2013 8:20 am	Apex Building Inspections & Testing, Inc., Richard Torres #786	3
123695	Teachworth, Bill	Regular	Soil conditins, depth of Ftg.s, Soil Bering Values are In conformance to the Geotechnical Report Special Inspection: Soils Conditions, depth of footing, soils compaction.	Holt, William	6/26/2013 8:20 am	Gaocon, Inc., John Hoobs CEG 1524	3
123696	Teachworth, Bill	Regular	Struc. Obsrvataion by Engr. of Record for the Simpson ATS Tie -Downs Holdown's Structural Observation	Holt, William	6/26/2013 8:22 am	Edmond Babayan & Associates, Inc., Edmond Babayan RE #1485	3
123697	Teachworth, Bill	Regular	Property Owners final Inspection Report City Form DS- 309 to be turned into Bdg. lsp. prior to Final Insp.	Holt, William	6/26/2013 8:29 am	n/a	3

Inspection Dependent Approvals

Description	Approval	Approval Type	Approval Status	Will Expire	Created By
Required	1032577	Deferred Fire Approval	Issued	10/5/2013 5:00:00PM	Ross-Cerezo, Mallel

Approval Units Associated with Approval

Fee Type Unit	Amount
Valuation -CBC	41,873.00

Fee Quantities Associated with Approval

Fee Type	Qty Needed	Unit
Records-Com/MDU(Calcs&Std)	1.00	Each
Issuance-With Plans	1.00	Each
C&D Deposit-Res New MDU	41,873.00	Square Feet
Res-MDU Found PC	41,873.00	Square Feet (New)
Res-MDU Found BP	41,873.00	Square Feet (New)
BuldgStand Surcharge SB1473	41,873.00	Valuation -CBC
State Fee (Bldg Permit)	41,873.00	Valuation -CBC
Selsmic Fee (Bidg Permit)	41,873.00	Valuation -CBC

Bureau of Census (BC) Codes

Job BC Code
1051 Five or More Family Apt

Construction Type Information

Job Construction Types
TYPE III A-07

Occupancy Group Information

Job Occupancy Group Type	Floors	Square Ft.	Load Factor	Description
Permanent living more than 2 units	1	41873	200	PT Slab & Foundation

Other Approvals Issued at this Job

Approval	Approval Type	Issued	Issued By
988830	Plumbing Permit	7/18/2012 3:47 pm	Adams, Tamara
988828	Electrical Permit	7/18/2012 3:47 pm	Adams, Tamara

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Customer Information

<u>Customer</u>	<u>Firm</u>	<u>Role</u>	<u>Phone</u>
. Garden Communities Ari Astalos	Garden Communities	Inspection Contact	(858)232-7374
. Garden Communities Ari Astalos	Garden Communities	Point of Contact	(858)232-7374
. Garden Communities Ari Astalos	Garden Communities	Owner	(858)232-7374
. Garden Communities Ari Astalos	Garden Communities	Applicant	(858)232-7374
. Garden Communities Ari Astalos	Garden Communities	Contractor - Gen	(858)232-7374
. Garden Communities Ari Astalos	Garden Communities	Agent	(858)232-7374



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Project Information

Project Nbr: **281535** Title: CMV Phase 1D (build out)
 Project Mgr: Lynch, Pete (619)446-5232 plynch@sandiego.gov Application Date: 05/14/2012

Scope: MIRA MESA Building, Electrical, Mechanical, and Plumbing Permits (Build-Out) for a proposed 190-unit apartment building, (POD10, POD11 & POD12). Zone: RM-3-8/SDP42-5739, Brush Management, Geo Haz Cat 53

Project Tags

Description	Added
Storm Water Const BMP Low	05/10/2013

Job Information

Job: 11160 Brooke Drive Street Address: 11180 BROOKE DR Thomas Brothers: 1209-F2
 APN: Parcel Owner:
 Sprinkled: Note: Disable Hardship Granted:

Approval Information

Customer Contact: Astalos, Ari Phone: Mobile: Pager: Fax:
 Approval Nbr: **9 89348** Approval Status: Issued
 Approval Type: Building Permit Owner occupied: Overridden:
 Issue: 05/10/13 2:13 pm By: Kollins, Marsha Will Expire: 05/05/14 5:00 pm
 Cancel Reason: Extension Quantity: 0
 Precancel Status: Closed: By:
 Scope: Construction of 190-unit apartment building.

Current Scheduled Inspection

Inspection Group: 1124859 Inspection Tier 2
 Inspection: 2331963 Discipline Job Order: 004142
 Type: Insulation Performed End: 1/16/2014 4:33 pm
 Scheduled 1/16/2014 8:00 am Inspector: Holt, William Inspection Results: Partial Pass
 Location Note:
 Construction Note:
 Scope:

Select One:	
<input type="checkbox"/>	Pass
<input type="checkbox"/>	Partial Pass
<input type="checkbox"/>	Progress
<input type="checkbox"/>	Fall

Subtype:

Description	Result	Note
Thermal - Walls	Partial Pass	anogs
Thermal - Roof and Ceiling		
Thermal - Floor		
Sound Insulation		
Thermal Pre Insulation		
Stormwater Const BMPs	Pass	
All Insulation (Final)		



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Inspection Plan

Insp	Type Subtype	Status	Inspector Note	Scheduled	Performed	End	Result	Tier
1986964	Structural - PreConstruction DisabledAccess All Pre Con Disabled Access [Pass]	Completed	Holt, William	07/08/2013 8:00 am	07/09/2013 5:08 pm		Pass	1
1986965	Structural - Prefinal (2) Call (858) 581-7111 to schedule this inspection	Available						2
1988554	Landscape - Final Call (619) 980-7208 to schedule this inspection	Available						2
2337336	Structural - Insulation Call (858) 581-7111 to schedule this inspection	Available						2
2337339	Structural - Drywall and Lath Call (858) 581-7111 to schedule this inspection	Available						2
2337340	Structural - Framing Call (858) 581-7111 to schedule this inspection	Available						2
2331963	Structural - Insulation Stormwater Const BMPs [Pass] Thermal - Walls [Partial Pass]	Completed	Holt, William anogs	01/16/2014 8:00 am	01/16/2014 4:33 pm		Partial Pass	2
2331964	Structural - Drywall and Lath All Stormwater Const BMPs [Pass] Drywall-Prehang [Partial Pass]	Completed	Holt, William anogs	01/16/2014 8:00 am	01/16/2014 4:35 pm		Partial Pass	2
2331965	Structural - Framing All Stormwater Const BMPs [Pass] Roof Diaphragm [Partial Pass]	Completed	Holt, William anogs	01/16/2014 8:00 am	01/16/2014 4:35 pm		Partial Pass	2
2319740	Structural - Insulation Stormwater Const BMPs [Pass] Thermal - Roof and Ceiling [Partial Pass]	Completed	Holt, William anogs	01/07/2014 8:00 am	01/07/2014 5:05 pm		Partial Pass	2
2319752	Structural - Drywall and Lath All Stormwater Const BMPs [Pass] Drywall-Prehang [Partial Pass]	Completed	Holt, William anogs	01/07/2014 8:00 am	01/07/2014 5:05 pm		Partial Pass	2
2325103	Structural - Framing All Stormwater Const BMPs [Pass] Roof Diaphragm [Partial Pass]	Completed	Holt, William anogs	01/07/2014 8:00 am	01/07/2014 5:07 pm		Partial Pass	2
2319760	Structural - Framing All Stormwater Const BMPs [Pass] Rough Ext Wall Construction [Partial Pass]	Completed	Holt, William anogs	12/18/2013 8:00 am	12/20/2013 4:43 pm		Partial Pass	2
2298997	Structural - Insulation Stormwater Const BMPs [Pass] Thermal Pre Insulation [Partial Pass]	Completed	Holt, William anogs	12/16/2013 8:00 am	12/16/2013 3:27 pm		Partial Pass	2
2316741	Structural - Framing All Stormwater Const BMPs [Pass] Floor Diaphragm [Partial Pass]	Completed	Holt, William anogs	12/16/2013 8:00 am	12/16/2013 3:33 pm		Partial Pass	2
2318072	Structural - Drywall and Lath All Stormwater Const BMPs [Pass] Drywall-Prehang [Partial Pass]	Completed	Holt, William anogs	12/16/2013 8:00 am	12/16/2013 3:30 pm		Partial Pass	2
2313029	Structural - Drywall and Lath All Stormwater Const BMPs [Pass] Drywall [Partial Pass]	Completed	Holt, William anogs	12/11/2013 8:00 am	12/12/2013 4:02 pm		Partial Pass	2
2313978	Structural - Framing All Stormwater Const BMPs [Pass] Floor Diaphragm [Partial Pass]	Completed	Holt, William anogs	12/11/2013 8:00 am	12/11/2013 7:46 pm		Partial Pass	2
2312867	Structural - Framing All Stormwater Const BMPs [Pass] Rough Int Wall Constructio [Partial Pass]	Completed	Holt, William anogs	12/06/2013 8:00 am	12/08/2013 5:22 pm		Partial Pass	2



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2312098	Structural - Framing	Completed	Holt, William	12/05/2013	8:00 am	12/08/2013	5:20 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Roof Diaphragm [Pass]								
2303680	Structural - Framing	Completed	Holt, William	12/04/2013	8:00 am	12/05/2013	4:16 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Floor Diaphragm [Partial Pass]		anogs						
2303692	Structural - Drywall and Lath	Completed	Holt, William	12/04/2013	8:00 am	12/05/2013	4:16 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Drywall-Prehang [Partial Pass]		anogs						
2298996	Structural - Framing	Completed	Holt, William	11/20/2013	8:00 am	11/20/2013	4:56 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Floor Diaphragm [Partial Pass]		anogs						
2298998	Structural - Drywall and Lath	Completed	Holt, William	11/20/2013	8:00 am	11/20/2013	5:04 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Drywall-Prehang [Partial Pass]		anogs						
1986958	Structural - Insulation	Completed	Holt, William	11/12/2013	8:00 am	11/13/2013	4:58 pm	Partial Pass	2
	Stormwater Const BMPs [Pass]								
	Thermal Pre Insulation [Partial Pass]								
2268600	Structural - Drywall and Lath	Completed	Holt, William	11/12/2013	8:00 am	11/13/2013	4:59 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Drywall-Prehang [Partial Pass]		anogs						
2295813	Structural - Framing	Completed	Holt, William	11/12/2013	8:00 am	11/13/2013	4:58 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Rough Int Wall Constructio [Partial Pass]								
2290383	Structural - Framing	Completed	Holt, William	11/07/2013	8:00 am	11/07/2013	4:04 pm	Partial Pass	2
	Common Areas [Partial Pass]		anogs						
2288388	Structural - Framing	Completed	Holt, William	10/29/2013	8:00 am	10/30/2013	5:02 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Rough Int Wall Constructio [Fail]		nr						
2268601	Structural - Framing	Completed	Holt, William	10/28/2013	8:00 am	10/29/2013	5:24 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Rough Int Wall Constructio [Partial Pass]		anogs						
2255411	Structural - Drywall and Lath	Completed	Holt, William	09/23/2013	8:00 am	09/24/2013	4:02 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Drywall [Partial Pass]		anogs						
2255412	Structural - Framing	Completed	Holt, William	09/23/2013	8:00 am	09/24/2013	4:02 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Rough Ext Wall Construction [Partial Pass]		anogs						
2254227	Structural - Drywall and Lath	Completed	Holt, William	09/03/2013	8:00 am	09/03/2013	5:00 pm	Partial Pass	2
	All Stormwater Const BMPs [Partial Pass]								
	Drywall [Partial Pass]		anogs						
2254228	Structural - Framing	Completed	Holt, William	09/03/2013	8:00 am	09/03/2013	5:01 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Rough Int Wall Constructio [Partial Pass]		anogs						
2244375	Structural - Drywall and Lath	Completed	Holt, William	08/29/2013	8:00 am	08/29/2013	5:09 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Drywall [Partial Pass]		anogs						
2246919	Structural - Framing	Completed	Holt, William	08/29/2013	8:00 am	08/29/2013	5:10 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Floor Diaphragm [Partial Pass]		anop						
2244374	Structural - Framing	Completed	Holt, William	08/19/2013	8:00 am	08/19/2013	4:41 pm	Partial Pass	2
	All Stormwater Const BMPs [Pass]								
	Rough Int Wall Constructio [Fail]		nr						
2243082	Structural - Framing	Completed	Holt, William	08/14/2013	8:00 am	08/14/2013	6:22 pm	Partial Pass	2



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	All Stormwater Const BMPs [Pass]							
2243085	Floor Diaphragm [Partial Pass] Structural - Drywall and Lath	Completed	anogs Holt, William	08/14/2013	8:00 am	08/14/2013	6:22 pm	Partial Pass 2
	All Stormwater Const BMPs [Pass]							
2228618	Drywall [Partial Pass] Structural - Drywall and Lath	Completed	anogs Holt, William	08/13/2013	8:00 am	08/14/2013	6:16 pm	Partial Pass 2
	All Stormwater Const BMPs [Pass]							
2228619	Drywall [Partial Pass] Structural - Framing	Completed	anogs Holt, William	08/13/2013	8:00 am	08/14/2013	6:17 pm	Partial Pass 2
	All Stormwater Const BMPs [Pass]							
1986961	Rough Int Wall Constructio [Partial Pass] Structural - Drywall and Lath	Completed	anogs Holt, William	07/18/2013	8:00 am	07/21/2013	12:59 pm	Partial Pass 2
	All Stormwater Const BMPs [Pass]							
1986963	Drywall [Partial Pass] Structural - Framing	Completed	anogs Holt, William	07/18/2013	8:00 am	07/21/2013	1:00 pm	Partial Pass 2
	All Stormwater Const BMPs [Pass]							
1986957	Rough Columns and Supports [Partial Pass] Structural - Final(3)	Unavallable	anogs					3

Inspection Issues

Issue	Created By	Visibility	Description	Cleared by	Cleared Date	Cleared Note	Tier
123792	Simbwa, Boniface	Regular	The special inspection report for concrete, [for 8" thick concrete slab over the "secondary garage driveway"], is to be turned into the building inspector.				3
123794	Simbwa, Boniface	Regular	WOOD: (Periodic spec. insp. for): Nailing, Bolting, Anchoring & other fastening of components within the seismic-force-resisting system, (wood shear walls), where the fastening of the sheathing is 4" o.c. or less. (CBC 1707.3)				3
123795	Simbwa, Boniface	Regular	Structural observations for: Roof / Floor sheathing nailing; Shear wall nailing & Tie-down anchoring system.				3
123796	Simbwa, Boniface	Regular	Structural Observations Report [engineer's written statement]				3
123797	Simbwa, Boniface	Regular	Deferred Submittal: Roof & floor trusses / joists.	Simbwa, Boniface	12/9/2013	1:15 pm See PTS# 347034	3
151414	Silva, Adrian	Regular	POD 10 Structural - Fire -Fire Alarm Deferred Submittal	Silva, Adrian	9/24/2013	10:00 am plans submitted	3
151416	Silva, Adrian	Regular	POD 11 Structural - Fire -Fire Alarm Deferred Submittal				3
151417	Silva, Adrian	Regular	POD 12 Structural - Fire -Fire Alarm Deferred Submittal				3

Inspection Dependent Approvals

Description	Approval	Approval Type	Approval Status	Will Expire	Created By
Required	1185953	Fire Permit - Alarm	Issued	10/7/2015 5:00:00PM	Ross-Cerezo, Mailei
Required	1214501	Deferred Document Review	Issued	12/7/2014 5:00:00PM	McInerny, Margo
Required	1217559	Fire Permit - Suppression	Issued	1/5/2016 5:00:00PM	Wesley, Nicole
Required	1242401	Construction Change - Building	Issued	1/8/2015 5:00:00PM	Lynch, Pete





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Approval Units Associated with Approval

Fee Type Unit	Amount
Valuation -CBC	29,370,081.20
DwellingUnit NetChange(+,-,0)	190.00
School ChrgSqFt-SF/Dup/MF	236,320.00

Fee Quantities Associated with Approval

Fee Type	Qty Needed	Unit
FBA-Mira Mesa	3,721,530.00	Dollars
Records-Com/MDU(Calcs&Std)	1.00	Each
Issuance-With Plans	1.00	Each
Water/Sewer PC	1.00	Equivalent Dwelling Units
Hrly-Fire Insp	2.00	Hours
SAP IOS Fees	1.00	Payment
Affordable-Mira Mesa 10+DU	0.00	Square Feet
Res-MDU Complete (FR) PC	277,462.00	Square Feet
Res-MDU Complete (FR) BP	277,462.00	Square Feet
C&D Deposit-Res New MDU	277,462.00	Square Feet
BuildgStand Surcharge SB1473	29,370,081.20	Valuation -CBC
State Fee (Bldg Permit)	29,370,081.20	Valuation -CBC
Seismic Fee (Bldg Permit)	29,370,081.20	Valuation -CBC

Bureau of Census (BC) Codes

Job BC Code

1051 Five or More Family Apt

Construction Type Information

Job Construction Types

TYPE III A-07

Occupancy Group Information

Job Occupancy Group Type	Floors	Square Ft.	Load Factor	Description
Permanent living more than 2 units	1	51742	200	
Permanent living more than 2 units	2	51742	200	
Permanent living more than 2 units	3	51742	200	
Permanent living more than 2 units	4	51742	200	
Permanent living more than 2 units	5	51742	200	

Other Approvals Issued at this Job

Approval	Approval Type	Issued	Issued By
989351	Plumbing Permit	5/10/2013 2:13 pm	Kollins, Marsha
989349	Electrical Permit	5/10/2013 2:13 pm	Kollins, Marsha
989350	Mechanical Permit	5/10/2013 2:13 pm	Kollins, Marsha

Customer Information

Customer	Firm	Role	Phone
. Garden Communities	Garden Communities	Applicant	(858)232-7374
Arl Astalos	Garden Communities	Point of Contact	(858)232-7374
. Garden Communities	Garden Communities	Owner	(858)232-7374
Arl Astalos	Garden Communities	Inspection Contact	(858)232-7374
. Garden Communities	Garden Communities	Contractor - Gen	(858)232-7374
Arl Astalos	Garden Communities	Agent	(858)232-7374
Theresa Gonzales	Action Fire Systems	Agent	(619)462-9210

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Project Information

Project Nbr: **306176** Title: CMV Monument Sign
Project Mgr: Diaz, Connie (619)446-5130 cdlaz@saniego.gov Application Date: 12/13/2012

Scope: MIRA MESA: Building Permit for the CMU wall and art work on top of the wall. Also, for the sign permit under separate approval. RM-3-8/SDP42-5739, Brush Management, Geo Haz Cat 53

Project Tags

Description Added
Storm Water Const BMP Low 02/28/2013

Job Information

Job: 11195 WESTVIEW PY Street Address: 11195 WESTVIEW PY Thomas Brothers: 1209-F2
APN: 318-410-2600 Parcel Owner: SCRIPPS MESA DEVELOPERS II L L C
Sprinkled: Note: Disable Hardship Granted:

Approval Information

Customer Contact: Garden Communities, . Phone: Mobile: Pager: Fax: (858)3200319
Approval Nbr: **10 72287** Approval Status: Issued
Approval Type: Building Permit Owner occupied: Overridden:
Issue: 02/28/13 2:06 pm By: Zapata, Emmerson Ariet Will Expire: 02/23/14 5:00 pm
Cancel Reason: Extension Quantity: 0
Precancel Status: Closed: By:
Scope: Construction of the CMU wall and art work on top of the wall.

Current Scheduled Inspection

Inspection Group: 1207728 Inspection Tier 2
Inspection: 2297775 Discipline Job Order: 004142
Type: Prefinal (2) Performed End:
Scheduled Inspector: Inspection Results:
Location Note:
Construction Note:
Scope:

Select One:	
<input type="checkbox"/>	Pass
<input type="checkbox"/>	Partial Pass
<input type="checkbox"/>	Progress
<input type="checkbox"/>	Fail

Subtype:
Description Result Note
All Prefinal (Final)

Inspection Plan

Insp	Type	Status	Inspector	Scheduled	Performed End	Result	Tier
2267916	Structural - Status Subtype Progress [Pass]	Completed	Holt, William	09/24/2013 8:00 am	09/24/2013 4:00 pm	Pass	1
2297775	Structural - Prefinal (2)	Available					2
2102182	Structural - Prefinal (2) All Prefinal [Pass]	Completed	Holt, William	11/12/2013 8:00 am	11/12/2013 4:36 pm	Pass	2
2102177	Structural - Foundation Grade Beam/Slabs [Pass]	Completed	Holt, William	03/22/2013 8:00 am	03/22/2013 4:44 pm	Partial Pass	2
2102176	Stormwater Const BMPs [Pass] Structural - Final(3)	Unavailable					3



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Inspection Issues

Issue	Created By	Visibility	Description	Cleared by	Cleared Date	Cleared Note	Tier
137946	Irannejad, Hamid	Regular	Off-Site Fabrication: Application				3
137947	Irannejad, Hamid	Regular	Off-Site Fabrication: Certificate of Compliance				3
137948	Irannejad, Hamid	Regular	Special Inspection: Solls Conditions, depth of footing, soils compaction.				3
137949	Irannejad, Hamid	Regular	Special Inspection: Concrete	Holt, William	12/4/2013 10:09 am	Apex Building Inspections & Testing, Inc., Richard Torres #786, 11/25/13	3
137951	Irannejad, Hamid	Regular	Special Inspection: Masonry	Holt, William	12/4/2013 10:16 am	Apex Building Inspections & Testing, Inc., Richard Torres #786, 11/25/13	3
137952	Irannejad, Hamid	Regular	Per the Engineer of Record Structural Observation	Holt, William	12/4/2013 10:19 am	Edmond Babayan & Associates, Inc., Edmond Babayan #1485	3
137954	Irannejad, Hamid	Regular	Welds: Special Inspection Is required for Welds.	Holt, William	12/4/2013 10:17 am	Apex Building Inspections & Testing, Inc., Richard Torres #786, 11/25/13	3
137955	Irannejad, Hamid	Regular	Bolts Installed in Concrete per the Engineer of Record Special Inspection: High Strength Bolts	Holt, William	12/4/2013 10:17 am	Apex Building Inspections & Testing, Inc., Richard Torres #786, 11/25/13	3

Approval Units Associated with Approval

Fee Type	Unit	Amount
Valuation -CBC		80,000.00
DwellingUnit NetChange(+,-,0)		0.00
School ChrgSqFT-Comm/Indust		0.00

Fee Quantities Associated with Approval

Fee Type	Qty Needed	Unit
Records-Com/MDU(Calcs&Std)	1.00	Each
Issuance-With Plans	1.00	Each
Hrly-DSD Insp Structural	0.50	Hours
Fence-Masonry / Concrete PC	448.00	Square Feet
Fence-Masonry / Concrete BP	448.00	Square Feet
BuldgStand Surcharge SB1473	80,000.00	Valuation -CBC
State Fee (Bldg Permit)	80,000.00	Valuation -CBC
Selsmic Fee (Bldg Permit)	80,000.00	Valuation -CBC

Bureau of Census (BC) Codes

Job BC Code

3292 Acc Struct to 3+ Fam or NonRes

Occupancy Group Information

Job Occupancy Group Type	Floors	Square Ft.	Load Factor	Description
Utility and Miscellaneous	1	1	300	



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Customer Information

<u>Customer</u>	<u>Firm</u>	<u>Role</u>	<u>Phone</u>
Ari Astalos	Garden Communities	Point of Contact	(858)232-7374
. Garden Communities	Garden Communities	Owner	(858)232-7374
Ari Astalos	Garden Communities	inspection Contact	(858)232-7374
. Garden Communities	Garden Communities	Contractor - Gen	(858)232-7374
Ari Astalos	Garden Communities	Agent	(858)232-7374





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Project Information

Project Nbr: **313591** Title: **Roberto's Ret Wall**
 Project Mgr: **Zapata, Emmerson Aries** (619)446-5298 **Ezapata@sandiego.gov** Application Date: **02/25/2013**



Scope: **MIRA MESA; Bulding permit to construct 3 on-site retaining walls on an exist commercial bldg. Wall to be per Info Bul 222, Table A, Type III, Height= 5'-4", 1680 total sf; Base zone CC-1-3; PDP Approval #294375 (PTS 91647)**

Project Tags

Description	Added
Storm Water Const BMP Low	02/25/2013

Job Information

Job: **9313 MIRA MESA BL Wall 1 (761 sf)** Street Address: **9313 MIRA MESA BL** Thomas Brothers: **1209-E3**
 APN: **318-110-4700** Parcel Owner: **OAK TREE PLAZA L P**
 Sprinkled: Note: Disable Hardship Granted:

Approval Information

Customer Contact: **Garden Communities, .** Phone: Mobile: Pager: Fax: **(858)3200319**
 Approval Nbr: **10 97304** Approval Status: **Completed**
 Approval Type: **Bulding Permit** Owner occupied: Overriden:
 Issue: **02/25/13 3:21 pm** By: **Zapata, Emmerson Aries** Will Expire: **02/20/14 5:00 pm**
 Cancel Reason: Extension Quantity: **0**
 Precancel Status: Closed: **10/23/13 3.48 prr** By: **Holt, William**
 Scope: **To construct on-site retaining walls on an exist commercial bldg. Wall to be per Info Bul 222, Table A, Type III, Helght= 5'-4"**

Current Scheduled Inspection

Inspection Group: **1232553 Inspection Tier 2** Discipline Job Order: **004142**
 Inspection: **2157787** Performed End: **4/3/2013 4:23 pm**
 Type: **Foundation** Inspection Results: **Partial Pass**
 Scheduled **4/2/2013 8:00 am** Inspector: **Holt, William**
 Location Note:
 Construction Note:
 Scope:

Select One:	
<input type="checkbox"/>	Pass
<input type="checkbox"/>	Partial Pass
<input type="checkbox"/>	Progress
<input type="checkbox"/>	Fall

Subtype:

Description

Result

Note

Location		
Pilings and Calssons		
Footings		
Drypack		
Foundation Walls		
Grade Beam/Slabs		
Pool Steel and Bonding		
Masonry Pre-Grout	Pass	
Grounding Electrode		
Pre-Form		
Forms		
Emergency Vehicle Access		
Hydrants Charged with Water		
Stormwater Const BMPs	Pass	
All Foundation (FInal)		

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Inspection Plan

Insp	Type Subtype	Status	Inspector Note	Scheduled	Performed	End	Result	Tier
2274410	Structural - Status Progress [Fall]	Completed	Holt, William	10/04/2013 8:00 arr	10/08/2013 3:21 pm	Fall		1
2139795	Structural - Prefinal (2) All Prefinal [Pass]	Completed	Holt, William	10/21/2013 8:00 arr	10/21/2013 5:07 pm	Pass		2
2139793	Structural - Pre Grout Pre Grout (Final) [Pass] Stormwater Const BMPs [Pass]	Completed	Holt, William	04/02/2013 8:00 arr	04/03/2013 4:14 pm	Pass		2
2157787	Structural - Foundation Masonry Pre-Grout [Pass] Stormwater Const BMPs [Pass]	Completed	Holt, William	04/02/2013 8:00 arr	04/03/2013 4:23 pm	Partial Pass		2
2139792	Structural - Foundation Footings [Pass] Stormwater Const BMPs [Pass]	Completed	Holt, William	03/26/2013 8:00 arr	03/26/2013 5:31 pm	Partial Pass		2
2139791	Structural - Final(3) Final [Pass] Stormwater Const BMPs [Pass]	Completed	Holt, William	10/23/2013 8:00 arr	10/23/2013 3:48 pm	Pass		3

Inspection Issues

Issue	Created By	Visibility	Description	Cleared by	Cleared Date	Cleared Note	Tier
137748	Anderson, John	Regular	Periodic Special Inspection Retaining Wall Special Inspection: Masonry	Holt, William	10/22/2013 9:43 am	Apex Building Inspection & Testing, Richard Torres #786	3

Approval Units Associated with Approval

Fee Type	Unit	Amount
Valuation -CBC		28,157.00
DwellingUnit NetChange(+,-,0)		0.00

Fee Quantities Associated with Approval

Fee Type	Qty Needed	Unit
Records-Com/MDU(No Calcs &Std)	1.00	Each
Issuance-With Plans	1.00	Each
Retaining Wall No Calcs PC	761.00	Square Feet
Retaining Wall No Calcs BP	761.00	Square Feet
BuildgStand Surcharge SB1473	28,157.00	Valuation -CBC
State Fee (Bldg Permit)	28,157.00	Valuation -CBC
Selsmic Fee (Bldg Permit)	28,157.00	Valuation -CBC

Bureau of Census (BC) Codes

Job BC Code

3295 ACC STRUCT- NON RES

Construction Type Information

Job Construction Types

TYPE VB

Occupancy Group Information

Job Occupancy Group Type

Permanent living more than 2 units

Floors	Square Ft.	Load Factor	Description
1	1	200	

Customer Information

Customer	Firm	Role	Phone
Ari Astalos	Garden Communities	Point of Contact	(858)232-7374
. Garden Communities	Garden Communities	Owner	(858)232-7374
Ari Astalos	Garden Communities	Inspection Contact	(858)232-7374
Ari Astalos	Garden Communities	Applicant	(858)232-7374
. Garden Communities	Garden Communities	Contractor - Gen	(858)232-7374
Ari Astalos	Garden Communities	Agent	(858)232-7374

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Project Information

Project Nbr: **318969** Title: CMV Art Pavillon Structures
Project Mgr: Ferrara, Troy (619)446-5160 tferrara@sandiego.gov Application Date: 04/04/2013

Scope: MIRA MESA. Building Permits for a total of three (3) new art pavillon structures to be located on private property of existing residential apartment complex. RM-3-8 SDP/PDP 42-5739 No ESL; Geo Haz 53

Project Tags

Description Added
Storm Water Const BMP Low 04/18/2013

Job Information

Job: 11195 WESTVIEW PY (Wall #2) Street Address: 11195 WESTVIEW PY Unit Wall #2 Thomas Brothers: 1209-F2
APN: 318-410-2600 Parcel Owner: SCRIPPS MESA DEVELOPERS II L L C
Sprinkled: Note: Disable Hardship Granted:

Approval Information

Customer Contact: Alvarez, Brandy Phone: Mobile: Pager: Fax: (858)3200319
Approval Nbr: **11 14489** Approval Status: Issued
Approval Type: Building Permit Owner occupied: Overriden:
Issue: 08/20/13 4:04 pm By: Gonzalez, Dolores Will Expire: 08/15/14 5:00 pm
Cancel Reason: Extension Quantity: 0
Precancel Status: Closed: By:
Scope: Building Permits for a total of three (3) new art pavillon structures to be located on private property of existing residential apartment complex.

Current Scheduled Inspection

Inspection Group: 1249054 Inspection Tier 3
Inspection: 2312092 Discipline Job Order: 004142
Type: Customer Request Performed End: 12/8/2013 5:20 pm
Scheduled 12/5/2013 8:00 am Inspector: Holt, William Inspection Results: Pass
Location Note:
Construction Note:
Scope:

Select One:	
<input type="checkbox"/>	Pass
<input type="checkbox"/>	Partial Pass
<input type="checkbox"/>	Progress
<input type="checkbox"/>	Fall

Subtype:

Description

Description	Result	Note
Subtype 1		
Final Subtype 1 (Final)		
Subtype 2		
Stormwater Const BMPs	Pass	
Customer Request (Final)	Pass	

Inspection Plan

Insp	Type Subtype	Status	Inspector Note	Scheduled	Performed End	Result	Tier
2162796	Structural - Foundation	Unavailable					2
2162797	Structural - Frame	Unavailable					2
2162798	Structural - Insulation	Unavailable					2
2162799	Structural - Lath & Drywall	Unavailable					2
2162800	Structural - Suspended Ceiling	Unavailable					2
2162801	Structural - Prefinal (2)	Unavailable					2
2162802	Structural - Final(3)	Unavailable					3
2312092	Structural - Customer Request	Completed	Holt, William	12/05/2013 8:00 am	12/08/2013 5:20 pm	Pass	3
	Customer Request [Pass]						
	Stormwater Const BMPs [Pass]						



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THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

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Inspection Issues

Issue	Created By	Visibility	Description	Cleared by	Cleared Date	Cleared Note	Tier
145458	Irannejad, Hamid	Regular	Special Inspection and Soil Nail Testing per sheet ES4 of plans Special Inspection: Soils Nails				1
145455	Irannejad, Hamid	Regular	Special Inspection: Soils Conditions, depth of footing, soils compaction.				3
145461	Irannejad, Hamid	Regular	Special Inspection: Shotcrete				3
145464	Irannejad, Hamid	Regular	Welds: Special Inspection Is required for Welds.				3
145467	Irannejad, Hamid	Regular	Special Inspection and Testing of Soils Nails per sheets ES4 of plans Special Inspection: Soils Nails	Holt, William	12/30/2013 10:32 am	Geocon Inc., Arnold Gastelum RCE 81553, John Hoobs CEG 1524, Shawn Foy Weedon GE 2714	3

Approval Units Associated with Approval

Fee Type	Unit	Amount
Valuation -CBC		14,500.00
DwellingUnit NetChange(+,-,0)		0.00
School ChrgSqFT-Comm/Indust		0.00

Fee Quantities Associated with Approval

Fee Type	Qty Needed	Unit
Records-Com/MDU(No Calcs &Std)	0.00	Each
Issuance-With Plans	0.00	Each
Retaining Wall w/Calcs PC	509.00	Square Feet
Retaining Wall w/Calcs BP	509.00	Square Feet
BuildgStand Surcharge SB1473	14,500.00	Valuation -CBC
State Fee (Bldg Permit)	14,500.00	Valuation -CBC
Seismic Fee (Bldg Permit)	14,500.00	Valuation -CBC

Bureau of Census (BC) Codes

Job BC Code

3295 ACC STRUCT- NON RES

Customer Information

Customer	Firm	Role	Phone
Ari Astalos	Garden Communities	Point of Contact	(858)232-7374
Communities Garden	Garden Communities	Inspection Contact	(201)725-9778
Communities Garden	Garden Communities	Contractor - Gen	(201)725-9778
Brandy Alvarez	Garden Communities	Owner	(858)200-2241
Ari Astalos	Garden Communities	Applicant	(858)232-7374
Ari Astalos	Garden Communities	Agent	(858)232-7374

Selected Inspection Run Sheet



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1222 First Avenue, San Diego, CA 92101-4154

Project Information

Project Nbr: **318969** Title: CMV Art Pavllion Structures
Project Mgr: Ferrara, Troy (619)446-5160 tferrara@sandiego.gov Application Date: 04/04/2013



Scope: MIRA MESA..Building Permits for a total of three (3) new art pavillion structures to be located on private property of existing residential apartment complex. RM-3-8 SDP/PDP 42-5739 No ESL; Geo Haz 53

Project Tags

Description	Added
Storm Water Const BMP Low	04/18/2013

Job Information

Job: 11195 WESTVIEW PY (Wall #3) Street Address: 11195 WESTVIEW PY Unit Wall #3 Thomas Brothers: 1209-F2
APN: 318-410-2600 Parcel Owner: SCRIPPS MESA DEVELOPERS II L L C
Sprinkled: Note: Disable Hardship Granted:

Approval Information

Customer Contact: Alvarez, Brandy Phone: Mobile: Pager: Fax: (858)3200319
Approval Nbr: **11 14490** Approval Status: Issued
Approval Type: Building Permit Owner occupied: Overriden:
Issue: 08/20/13 4:04 pm By: Gonzalez, Dolores Will Expire: 08/15/14 5:00 pm
Cancel Reason: Extension Quantity: 0
Precancel Status: Closed: By:
Scope: Building Permits for a total of three (3) new art pavillion structures to be located on private property of existing residential apartment complex.

Current Scheduled Inspection

Inspection Group: 1249057 Inspection Tier 3
Inspection: 2312093 Discipline Job Order: 004142
Type: Customer Request Performed End: 12/8/2013 5:20 pm
Scheduled 12/5/2013 8:00 am Inspector: Holt, William Inspection Results: Pass
Location Note:
Construction Note:
Scope:

Select One:	
<input type="checkbox"/>	Pass
<input type="checkbox"/>	Partial Pass
<input type="checkbox"/>	Progress
<input type="checkbox"/>	Fall

Subtype:

Description

Description	Result	Note
Subtype 1		
Final Subtype 1 (Final)		
Subtype 2		
Stormwater Const BMPs	Pass	
Customer Request (Final)	Pass	

Inspection Plan

Insp	Type Subtype	Status	Inspector Note	Scheduled	Performed End	Result	Tier
2162803	Structural - Foundation	Unavailable					2
2162804	Structural - Frame	Unavailable					2
2162805	Structural - Insulation	Unavailable					2
2162806	Structural - Lath & Drywall	Unavailable					2
2162807	Structural - Suspended Ceiling	Unavailable					2
2162808	Structural - Prefinal (2)	Unavailable					2
2162809	Structural - Final(3)	Unavailable					3
2312093	Structural - Customer Request	Completed	Holt, William	12/05/2013 8:00 am	12/08/2013 5:20 pm	Pass	3
	Customer Request [Pass]						
	Stormwater Const BMPs [Pass]						

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Inspection Issues

Issue	Created By	Visibility	Description	Cleared by	Cleared Date	Cleared Note	Tier
145459	Irannejad, Hamid	Regular	Special Inspection and Soil Nail Testing per sheet ES4 of plans Special Inspection: Soils Nails				1
145456	Irannejad, Hamid	Regular	Special Inspection: Soils Conditions, depth of footing, soils compaction.				3
145462	Irannejad, Hamid	Regular	Special Inspection: Shotcrete				3
145465	Irannejad, Hamid	Regular	Welds: Special Inspection Is required for Welds.				3
145468	Irannejad, Hamid	Regular	Special Inspection and Testing of Soils Nails per sheets ES4 of plans Special Inspection: Soils Nails	Holt, William	12/30/2013 10:55 am	Geocon Inc., Arnold Gastelum RCE 81553, John Hoobs CEG 1524, Shawn Foy Weedon GE 2714	3

Approval Units Associated with Approval

Fee Type Unit	Amount
Valuation -CBC	14,500.00
DwellingUnit NetChange(+,-,0)	0.00
School ChrgSqFT-Comm/Indust	0.00

Fee Quantities Associated with Approval

Fee Type	Qty Needed	Unit
Records-Com/MDU(No Calcs &Std)	0.00	Each
Issuance-With Plans	0.00	Each
Retaining Wall w/Calcs PC	0.00	Square Feet
Retaining Wall w/Calcs BP	479.00	Square Feet
BuildgStand Surcharge SB1473	14,500.00	Valuation -CBC
State Fee (Bldg Permit)	14,500.00	Valuation -CBC
Seismic Fee (Bldg Permit)	14,500.00	Valuation -CBC

Bureau of Census (BC) Codes

Job BC Code

3295 ACC STRUCT- NON RES

Customer Information

Customer	Firm	Role	Phone
Ari Astalos	Garden Communities	Point of Contact	(858)232-7374
Communitiies Garden	Garden Communities	Inspection Contact	(201)725-9778
Communitiies Garden	Garden Communities	Contractor - Gen	(201)725-9778
Brandy Alvarez	Garden Communities	Owner	(858)200-2241
Ari Astalos	Garden Communities	Applicant	(858)232-7374
Ari Astalos	Garden Communities	Agent	(858)232-7374



Selected Inspection Run Sheet



THE CITY OF SAN DIEGO
Development Services
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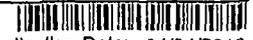
1/17/14 10:24 am

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L64A-012B

Project Information

Project Nbr: 318969 Title: CMV Art Pavilion Structures
Project Mgr: Ferrara, Troy (619)446-5160 tferrara@sandiego.gov Application Date: 04/04/2013



Scope: MIRA MESA..Building Permits for a total of three (3) new art pavilion structures to be located on private property of existing residential apartment complex. RM-3-8 SDP/PDP 42-5739 No ESL; Geo Haz 53

Project Tags

Description Added
Storm Water Const BMP Low 04/18/2013

Job Information

Job: 11195 WESTVIEW PY (Wall #1) Street Address: 11195 WESTVIEW PY Unit Wall #1 Thomas Brothers: 1209-F2
APN: 318-410-2600 Parcel Owner: SCRIPPS MESA DEVELOPERS II L L C
Sprinkled: Note: Disable Hardship Granted:

Approval Information

Customer Contact: Alvarez, Brandy Phone: Mobile: Pager: Fax: (858)3200319
Approval Nbr: 11 14475 Approval Status: Issued
Approval Type: Building Permit Owner occupied: Overridden:
Issue: 08/20/13 4:04 pm By: Gonzalez, Dolores Will Expire: 08/15/14 5:00 pm
Cancel Reason: Extension Quantity: 0
Precancel Status: Closed: By:
Scope: Building Permits for a total of three (3) new art pavilion structures to be located on private property of existing residential apartment complex.

Current Scheduled Inspection

Inspection Group: 1249042 Inspection Tier 3
Inspection: 2312090 Discipline Job Order: 004142
Type: Customer Request Performed End: 12/8/2013 5:20 pm
Scheduled 12/5/2013 8:00 am Inspector: Holt, William Inspection Results: Pass
Location Note:
Construction Note:
Scope:

Select One:	
<input type="checkbox"/>	Pass
<input type="checkbox"/>	Partial Pass
<input type="checkbox"/>	Progress
<input type="checkbox"/>	Fail

Subtype:

Description	Result	Note
Subtype 1		
Final Subtype 1 (Final)		
Subtype 2		
Stormwater Const BMPs	Pass	
Customer Request (Final)	Pass	

Inspection Plan

Insp	Type	Status	Inspector	Scheduled	Performed End	Result	Tier
Subtype		Note					
2162741	Structural - Foundation	Unavailable					2
2162742	Structural - Frame	Unavailable					2
2162743	Structural - Insulation	Unavailable					2
2162744	Structural - Lath & Drywall	Unavailable					2
2162745	Structural - Suspended Ceiling	Unavailable					2
2162746	Structural - Prefinal (2)	Unavailable					2
2162740	Structural - Final(3)	Unavailable					3
2312090	Structural - Customer Request	Completed	Holt, William	12/05/2013 8:00 am	12/08/2013 5:20 pm	Pass	3
	Customer Request [Pass]						
	Stormwater Const BMPs [Pass]						



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Inspection Issues

Issue	Created By	Visibility	Description	Cleared by	Cleared Date	Cleared Note	Tier
145457	Irannejad, Hamid	Regular	Special Inspection and Soil Nail Testing per sheet ES4 of plans Special Inspection: Soils Nails				1
145454	Irannejad, Hamid	Regular	Special Inspection: Soils Conditions, depth of footing, soils compaction.				3
145460	Irannejad, Hamid	Regular	Special Inspection: Shotcrete				3
145463	Irannejad, Hamid	Regular	Welds: Special Inspection Is required for Welds.				3
145466	Irannejad, Hamid	Regular	Special Inspection and Testing of Soils Nails per sheets ES4 of plans Special Inspection: Soils Nails	Holt, William	12/30/2013 10:54 am	Geocon Inc., Arnold Gastelum RCE 81553, John Hoobs CEG 1524, Shawn Foy Weedon GE 2714	3

Approval Units Associated with Approval

Fee Type Unit	Amount
Valuation -CBC	14,500.00
DwellingUnit NetChange(+,-,0)	0.00
School ChrgSqFT-Comm/Indust	0.00

Fee Quantities Associated with Approval

Fee Type	Qty Needed	Unit
Records-Com/MDU(No Calcs &Std)	1.00	Each
Issuance-With Plans	1.00	Each
Retaining Wall w/Calcs PC	521.00	Square Feet
Retaining Wall w/Calcs BP	521.00	Square Feet
BuildgStand Surcharge SB1473	14,500.00	Valuation -CBC
State Fee (Bldg Permit)	14,500.00	Valuation -CBC
Seismic Fee (Bldg Permit)	14,500.00	Valuation -CBC

Bureau of Census (BC) Codes

Job BC Code

3295 ACC STRUCT- NON RES

Customer Information

Customer	Firm	Role	Phone
Ari Astalos	Garden Communities	Point of Contact	(858)232-7374
Communities Garden	Garden Communities	Inspection Contact	(201)725-9778
Communities Garden	Garden Communities	Contractor - Gen	(201)725-9778
Brandy Alvarez	Garden Communities	Owner	(858)200-2241
Ari Astalos	Garden Communities	Applicant	(858)232-7374
Ari Astalos	Garden Communities	Agent	(858)232-7374



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Project Information

Project Nbr: **327356** Title: CMV II (garage)
Project Mgr: Lynch, Pete (619)446-5232 plynch@sandiego.gov Application Date: 06/11/2013



Scope: MIRA MESA. Construct a 5-story parking garage, with 1 underground story, for a future multi-family development. Refer to PTS 91647 for development permit. RM-3-7 / SDP 294373 & PDP 294375 / AIA / FAA / Brush Zone 300' Buffer. See # 348092 for case # 1341

Project Tags

Description	Added
Storm Water Const BMP Low	09/10/2013

Job Information

Job: 11195 WESTVIEW PY Street Address: 11195 WESTVIEW PY Thomas Brothers: 1209-F2
APN: 318-410-2600 Parcel Owner: SCRIPPS MESA DEVELOPERS II L L C
Sprinkled: Note: Disable Hardship Granted:

Approval Information

Customer Contact: Astalos, Ari Phone: Mobile: Pager: Fax:
Approval Nbr: **11 43746** Approval Status: Issued
Approval Type: Building Permit Owner occupied: Overridden:
Issue: 09/10/13 4:24 pm By: Gonzalez, Dolores Will Expire: 09/05/14 5:00 pm
Cancel Reason: Extension Quantity: 0
Precancel Status: Closed: By:
Scope: Building Permit a 5-story parking garage, with 1 underground story, for a future multi-family development.

Current Scheduled Inspection

Inspection Group: 1275918 Inspection Tier 2
Inspection: 2332765 Discipline Job Order: 004142
Type: Foundation Performed End: 1/10/2014 4:31 pm
Scheduled 1/10/2014 8:00 am Inspector: Holt, William Inspection Results: Partial Pass
Location Note:
Construction Note:
Scope:

Select One:	
<input type="checkbox"/>	Pass
<input type="checkbox"/>	Partial Pass
<input type="checkbox"/>	Progress
<input type="checkbox"/>	Fail

Subtype:

Description

Result

Note

Description	Result	Note
Location		
Pillings and Calssons		
Footings		
Drypack		
Foundation Walls		
Grade Beam/Slabs	Partial Pass	anogs
Pool Steel and Bonding		
Masonry Pre-Grout		
Grounding Electrode		
Pre-Form		
Forms		
Emergency Vehicle Access		
Hydrants Charged with Water		
Stormwater Const BMPs	Partial Pass	notice
All Foundation (Final)		



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Inspection Plan

Insp	Type Subtype	Status	Inspector Note	Scheduled	Performed	End	Result	Tier
2259437	Structural - Frame	Available						2
2259438	Structural - Lath & Drywall	Available						2
2259439	Structural - Prefinal (2)	Available						2
2334271	Structural - Foundation	Available						2
2332765	Structural - Foundation	Completed	Holt, William	01/10/2014	8:00 arr	01/10/2014	4:31 pm	Partial Pass 2
	Grade Beam/Slabs [Partial Pass]		anogs					
	Stormwater Const BMPs [Partial Pass]		notice					
2328718	Structural - Foundation	Completed	Holt, William	01/08/2014	8:00 arr	01/08/2014	4:57 pm	Partial Pass 2
	Grade Beam/Slabs [Partial Pass]		anogs					
2325099	Structural - Foundation	Completed	Holt, William	12/30/2013	8:00 arr	12/30/2013	3:14 pm	Partial Pass 2
	Masonry Pre-Grout [Partial Pass]							
	Stormwater Const BMPs [Pass]							
2319754	Structural - Foundation	Completed	Holt, William	12/18/2013	8:00 arr	12/20/2013	4:41 pm	Partial Pass 2
	Forms [Partial Pass]		anogs					
	Masonry Pre-Grout [Partial Pass]							
	Stormwater Const BMPs [Pass]							
2316737	Structural - Foundation	Completed	Holt, William	12/16/2013	8:00 arr	12/16/2013	3:30 pm	Partial Pass 2
	Grade Beam/Slabs [Partial Pass]		anop					
	Stormwater Const BMPs [Pass]							
2303681	Structural - Foundation	Completed	Holt, William	12/11/2013	8:00 am	12/11/2013	7:43 pm	Partial Pass 2
	Grade Beam/Slabs [Partial Pass]		anogs					
	Stormwater Const BMPs [Pass]							
2298999	Structural - Foundation	Completed	Holt, William	11/20/2013	8:00 am	11/20/2013	4:58 pm	Partial Pass 2
	Footings [Partial Pass]		anop					
	Foundation Walls [Partial Pass]							
	Masonry Pre-Grout [Partial Pass]							
	Stormwater Const BMPs [Pass]							
2297466	Structural - Foundation	Completed	Holt, William	11/13/2013	8:00 am	11/13/2013	5:03 pm	Partial Pass 2
	Footings [Partial Pass]		anop					
	Stormwater Const BMPs [Pass]							
2295815	Structural - Foundation	Completed	Holt, William	11/12/2013	8:00 am	11/12/2013	4:42 pm	Partial Pass 2
	Footings [Partial Pass]		anop					
	Stormwater Const BMPs [Pass]							
2290378	Structural - Foundation	Completed	Holt, William	11/05/2013	8:00 am	11/07/2013	3:59 pm	Partial Pass 2
	Footings [Partial Pass]		anop					
	Stormwater Const BMPs [Pass]							
2287535	Structural - Foundation	Completed	Holt, William	10/29/2013	8:00 arr	10/30/2013	5:00 pm	Partial Pass 2
	Footings [Partial Pass]		anop					
	Stormwater Const BMPs [Pass]							
2287264	Structural - Foundation	Completed	Holt, William	10/25/2013	8:00 arr	10/25/2013	4:30 pm	Partial Pass 2
	Footings [Partial Pass]							
	Stormwater Const BMPs [Pass]							
2283510	Structural - Foundation	Completed	Holt, William	10/23/2013	8:00 arr	10/23/2013	3:54 pm	Partial Pass 2
	Footings [Partial Pass]		anop					
	Stormwater Const BMPs [Pass]							
2281749	Structural - Foundation	Completed	Holt, William	10/18/2013	8:00 arr	10/18/2013	4:00 pm	Partial Pass 2



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2259436	Footings [Partial Pass] Structural - Foundation	Completed	anop Holt, William	10/16/2013	8:00 arr	10/16/2013	5:36 pm	Partial Pass	2
	Footings [Partial Pass]		anop						
2294777	Stormwater Const BMPs [Pass] Structural - Foundation	Cancelled	Holt, William	11/07/2013	8:00 am				2
	Duplicate Inspection	11/7/13	Holt, William						
2286152	Structural - Foundation	Cancelled	Holt, William	10/28/2013	8:00 arr				2
	Cancelled by Contractor	10/25/13	Holt, William						
2259435	Structural - Final(3)	Unavallable							3

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Inspection Issues

Issue	Created By	Visibility	Description	Cleared by	Cleared Date	Cleared Note	Tier
145662	Simbwa, Boniface	Regular	DEFERRED SUBMITTALS: Fire-sprinkler system Structural - Fire - Fire Sprinkler Deferred Submittal				3
145667	Simbwa, Boniface	Regular	Structural observation reports must be performed and submitted to the building inspector. Structural Observation				3
145962	Simbwa, Boniface	Regular	Structural observations to be provided, as req'd. per engineer, for: a) Foundations / rebar dowels; b) Concrete columns / walls & their rebars. c) Concrete slabs P / T Slabs and their rebars & tendons. Structural Observation				3
145963	Simbwa, Boniface	Regular	Structural Observations Report [engineer's written statement] to be submitted to the Field Inspection office. Structural Observation				3
146059	Simbwa, Boniface	Regular	The special inspection report for site conditions, & depth of footings is to be turned into the building inspector. Special Inspection: Solls Conditions, depth of footing, solls compaction.				3
146060	Simbwa, Boniface	Regular	The special inspection report for concrete is to be turned into the building inspector. Special Inspection: Concrete				3
146061	Simbwa, Boniface	Regular	The special inspection report for masonry is to be turned into the building inspector. Special Inspection: Masonry				3
146062	Simbwa, Boniface	Regular	Special Inspection: P.T. Slab, Placement and Stressing of Steel/Cable				3
146063	Simbwa, Boniface	Regular	Special Inspection: Shotcrete				3
146064	Simbwa, Boniface	Regular	An Application to perform Off-Site Fabrication of Work Requiring Special Inspection must be completed and submitted to the Inspection Services Division for approval prior to commencement of fabrication" Off-Site Fabrication: Application				3
146065	Simbwa, Boniface	Regular	A Certificate of Compliance for Off-Site Fabrication must be completed and submitted to the Inspection Services Division prior to erection of prefabricated components Off-Site Fabrication: Certificate of Compliance				3



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Approval Units Associated with Approval

Fee Type Unit	Amount
Valuation -CBC	54,590,525.00

Fee Quantities Associated with Approval

Fee Type	Qty Needed	Unit
Records-Com/MDU(Calcs&Std)	1.00	Each
Water/Sewer PC No Meter Change	1.00	Each
Issuance-With Plans	1.00	Each
Parkg Garage-Complete (FR) PC	609,950.00	Square Feet
Parkg Garage-Complete (FR) BP	609,950.00	Square Feet
C&D Deposit-NonRes New	609,950.00	Square Feet
C&D Deposit-Res New MDU	0.00	Square Feet
BuildgStand Surcharge SB1473	54,590,525.00	Valuation -CBC
State Fee (Bldg Permlt)	54,590,525.00	Valuation -CBC
Selismic Fee (Bldg Permlt)	54,590,525.00	Valuation -CBC

Bureau of Census (BC) Codes

Job BC Code

3210 Parking Garage Open to Public

Construction Type Information

Job Construction Types

TYPE IA

Occupancy Group Information

Job Occupancy Group Type	Floors	Square Ft.	Load Factor	Description
Low-hazard storage	Basement	100294	200	
Low-hazard storage	1	102332	200	
Low-hazard storage	2	102300	200	
Low-hazard storage	3	101806	200	
Low-hazard storage	4	101622	300	
Low-hazard storage	5	101596	200	
Low-hazard storage	Roof Deck	11400	200	

Other Approvals issued at this Job

Approval	Approval Type	Issued	Issued By
1143752	Plumbing Permit	9/10/2013 4:24 pm	Gonzalez, Dolores
1143747	Electrical Permit	9/10/2013 4:24 pm	Gonzalez, Dolores
1143750	Mechanical Permit	9/10/2013 4:24 pm	Gonzalez, Dolores

Customer Information

Customer	Firm	Role	Phone
Ari Astalos	Garden Communities	Point of Contact	(858)232-7374
Ari Astalos	Garden Communities	Applicant	(858)232-7374
Ari Astalos	Garden Communities	Agent	(858)232-7374
Ari Astalos	Garden Communities	Architect	(858)232-7374



STORM WATER NOTICE

JOB ADDRESS 11195 Westview PY		PAGE 1 OF
OWNER / CONTRACTOR / COMPANY Garden Communities		APPROVAL / PERMIT NUMBER 1143746
WORKER / DRIVER	LIC. PLATE NUMBER	PROJECT / PLAN FILE NUMBER 327356
OWNER / LESSEE MAILING ADDRESS		

OWNER / LESSEE / TRACT NAME
Garden Communities

You are in violation of the City of San Diego's Municipal Code §43.0301, Storm Water Management and Discharge Control.

Read Reverse Side

- STOP WORK - Remove discharge(s) from storm water drainage system, capture and dispose of all debris, sediment, materials, etc. in an approved manner to prevent further pollution.
- Construction not in accordance with approved Storm Water Pollution Protection Plan.
- Best Management Practices (BMP's) are not in place, or adequate to prevent the discharge(s) of pollutants from entering the storm water drainage system or water courses.
- STOP WORK - Until authorized to continue by the Inspector.

CORRECTIONS REQUIRED

- CONTACT INSPECTOR AND ARRANGE FOR APPOINTMENT. (See telephone number below)
- CORRECTIONS LISTED BELOW MUST BE MADE BEFORE WORK CAN BE RECOMMENCED.
- PAY REINSPECTION FEE (See back); THEN CALL FOR REINSPECTION AT (858) 581-7111.

PARTIAL APPROVAL

CORRECTIVE MEASURES FOR THE ITEMS LISTED BELOW HAVE BEEN IMPLEMENTED.

DATE: _____

- 1. Soils, debris and all construction materials must be contained within your job site/property. Remove from public right of way.
- 2. Sediment Barriers (e.g. Drain Inlets, Traps/Basins, Gravel Bags, Straw Bales, Silt Fences, etc.) to be:
 - a. Installed per plans
 - b. Maintained at all times
 - c. Functioning properly (repair or replace with acceptable alternative)
- 3. All material handling, storage and maintenance areas to be kept reasonably clean and free of spills, leaks, or any deleterious materials.
- 4. Materials and equipment must be covered when not in use and all associated leaks and spills to be isolated from leaving the site.
- 5. Provide a stabilized entrance and exit for vehicles to prevent tracking soils off site.
- 6. Exposed slopes must be protected from erosion through the implementation of acceptable soil stabilization practices.
- 7. Materials to control pollutants from entering the storm drain are required to be on the job site for emergency purposes.

Trash/Debris to be picked-up/maintained daily

A verbal warning / previous notice was issued to correct the items listed above on ____/____/____.

A hold will be placed on this project. No further inspections will be given until the items listed above have been corrected. To remove the hold, call for reinspection at (858) 581-7111 between 7:00 a.m. - 4:00 p.m. and press "#", then "0".

This notice will be forwarded to: Neighborhood Code Compliance, (619) 236-5500 Engineering and Capital Projects, (858) 627-3200
 Storm Water Pollution Prevention Program, (619) 235-1000 for further action.

Actions to correct item(s) indicated above are required FORTHWITH / WITHIN _____ business day(s) or prior to next rainfall, whichever occurs first. Failure to comply with this notice may result in the suspension of inspections, issuance of fines or both.

Bill Holt
NAME OF INSPECTOR (PRINT)

Bill Holt
INSPECTOR'S SIGNATURE

(858) **627-2063** **11/10/14**
OFFICE TEL. NO. DATE