

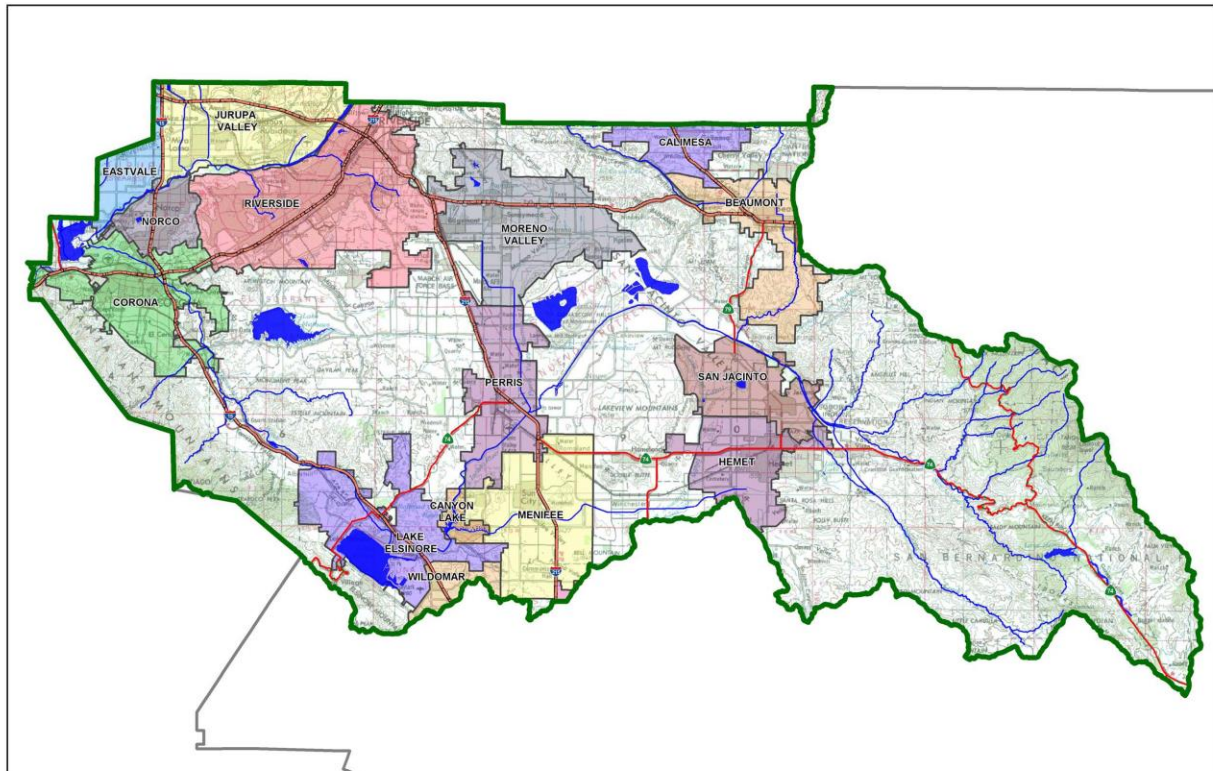
Project Specific Water Quality Management Plan

A Template for Projects located within the **Santa Ana Watershed** Region of Riverside County

Project Title: Perris Airport Logistics Center – Site 1; Buildings off Goetz Road

Development No: n/a

Design Review/Case No: DPR 22-00005 TPM 22-05046



- Preliminary
- Final

Original Date Prepared: January 2022

Revision Date(s): November 2022, April 2023, June 2023

Prepared for Compliance with
Regional Board Order No. R8-2010-0033

Contact Information:

Prepared for:

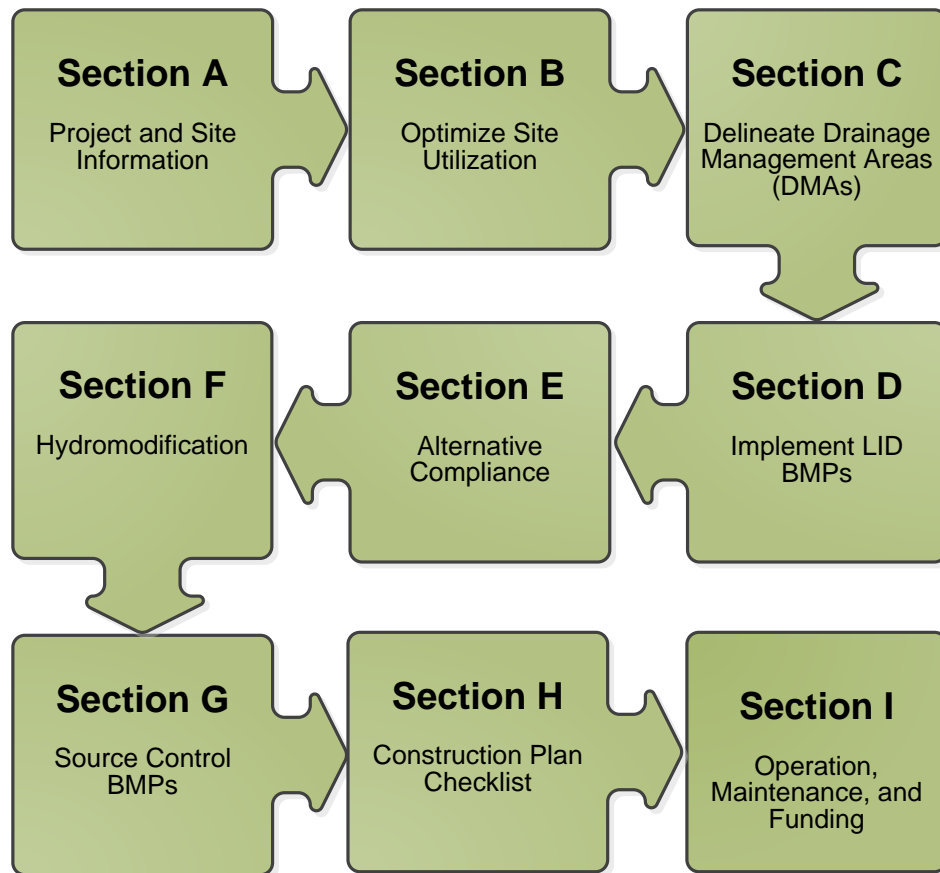
CH REALTY IX-MC | RIVERSIDE PERRIS
AIRPORT CENTER, L.P.
18032 Lemon Drive, Suite 367
Yorba Linda, CA 92886
(714) 299-8549

Prepared by:

Albert A. Webb Associates
3788 McCray St
Riverside, CA 92506
(951) 686 – 1070

A Brief Introduction

This Project-Specific WQMP Template for the **Santa Ana Region** has been prepared to help guide you in documenting compliance for your project. Because this document has been designed to specifically document compliance, you will need to utilize the WQMP Guidance Document as your “how-to” manual to help guide you through this process. Both the Template and Guidance Document go hand-in-hand, and will help facilitate a well prepared Project-Specific WQMP. Below is a flowchart for the layout of this Template that will provide the steps required to document compliance.



OWNER'S CERTIFICATION

This Project-Specific Water Quality Management Plan (WQMP) has been prepared for *CH REALTY IX-MC I RIVERSIDE PERRIS AIRPORT CENTER, L.P.* by *Albert A. Webb Associates* for the *Perris Airport Logistics Center – Site 1; Buildings off Goetz Road (P22-00005)* project.

This WQMP is intended to comply with the requirements of *City of Perris for Water Quality Ordinance 1194* which includes the requirement for the preparation and implementation of a Project-Specific WQMP.

The undersigned, while owning the property/project described in the preceding paragraph, shall be responsible for the implementation and funding of this WQMP and will ensure that this WQMP is amended as appropriate to reflect up-to-date conditions on the site. In addition, the property owner accepts responsibility for interim operation and maintenance of Stormwater BMPs until such time as this responsibility is formally transferred to a subsequent owner. This WQMP will be reviewed with the facility operator, facility supervisors, employees, tenants, maintenance and service contractors, or any other party (or parties) having responsibility for implementing portions of this WQMP. At least one copy of this WQMP will be maintained at the project site or project office in perpetuity. The undersigned is authorized to certify and to approve implementation of this WQMP. The undersigned is aware that implementation of this WQMP is enforceable under *City of Perris Water Quality Ordinance 1194*.

"I, the undersigned, certify under penalty of law that the provisions of this WQMP have been reviewed and accepted and that the WQMP will be transferred to future successors in interest."



Owner's Signature

7/26/23

Date

Michael Masterson

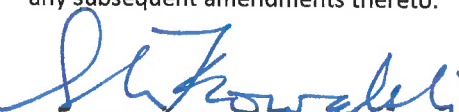
Owner's Printed Name

Manager

Owner's Title/Position

PREPARER'S CERTIFICATION

"The selection, sizing and design of stormwater treatment and other stormwater quality and quantity control measures in this plan meet the requirements of Regional Water Quality Control Board Order No. **R8-2010-0033** and any subsequent amendments thereto."



Preparer's Signature

7/19/2023

Date

Sarah Kowalski, P.E.

Preparer's Printed Name

Senior Engineer

Preparer's Title/Position

Preparer's Licensure:



CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Orange)

On JULY 26, 2023 before me, MI KYUNG KIM, Notary Public,
(here insert name and title of the officer)

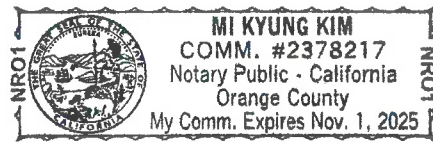
personally appeared Michael Masterson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *MI KYUNG KIM*



(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of OWNER'S Certification

containing _____ pages, and dated 7/26/2023

The signer(s) capacity or authority is/are as:

- Individual(s)
 Attorney-in-Fact
 Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
 Partner - Limited/General
 Trustee(s)
 Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer(s) Signer(s) Thumbprint(s)

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Section A: Project and Site Information

PROJECT INFORMATION	
Type of Project:	Industrial
Planning Area:	Mead Valley Area Plan (RCIP)
Community Name:	Mead Valley Area Plan (RCIP)
Development Name:	Perris Airport Logistics Center – Site 1; Buildings off Goetz Road
PROJECT LOCATION	
Latitude & Longitude (DMS): 33°46'05" N / -117°13'17" W	
Project Watershed and Sub-Watershed: Santa Ana Watershed, San Jacinto Sub-Watershed	
Gross Acres: 62.3 AC	
APN(s): 330-090-040, -031, -033, -036, -038 and 330-100-031	
Map Book and Page No.: Thomas Bros Map Page 807, Grid H4, H5, J5	
PROJECT CHARACTERISTICS	
Proposed or Potential Land Use(s)	Light Industrial
Proposed or Potential SIC Code(s)	1541 – General Contractors – Industrial Buildings and Warehouses
Area of Impervious Project Footprint (SF)	1,956,420 SF
Total Area of <u>proposed</u> Impervious Surfaces within the Project Limits (SF)/or Replacement	1,956,420 SF
Does the project consist of offsite road improvements?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Does the project propose to construct unpaved roads?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Is the project part of a larger common plan of development (phased project)?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
EXISTING SITE CHARACTERISTICS	
Total area of <u>existing</u> Impervious Surfaces within the project limits (SF)	0 SF
Is the project located within any MSHCP Criteria Cell?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
If so, identify the Cell number:	n/a
Are there any natural hydrologic features on the project site?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Is a Geotechnical Report attached?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
If no Geotech. Report, list the NRCS soils type(s) present on the site (A, B, C and/or D)	C
What is the Water Quality Design Storm Depth for the project?	0.595

Project Description

The Perris Airport Logistics Center – Site 1; Buildings off Goetz Road is located south of Ellis Avenue, north of Mountain Avenue, west of the Perris Valley Airport, and east of Goetz Road. The existing land use is mostly vacant and barren with minimal vegetative scrub. There is no existing imperviousness within the project boundaries. Existing elevations across the site vary from 1425.5 to 1415.1 (NAVD88 datum), sloping down at approximately 0.5% grade to the southeast, draining to an existing storm drain inlet in the Perris Valley Airport property. The existing drainage pattern for the site and the general area is characterized by sheet flows that follow the slope. The existing improvements in Goetz Road and Ellis Avenue protect the project site from offsite run-on.

The Perris Airport Logistics Center consists of two sites: Site 1 – West Buildings off Goetz Road and Site 2 – East Trailer Storage off Case Road. No walkway or drive aisle is proposed between these two sites. These sites are proposed per one Tentative Parcel Map (TPM 38412), but they have been split into two PWQMPs for review. A Development Plan Review (DPR 22-00005) has been prepared for the west site, while a Conditional Use Permit (CUP 23-05107) has been prepared for the east site. This report covers the west site only.

The planned site condition will propose two light industrial warehouse buildings (795,109 SF and 71,961 SF), as well as a minimum 15% landscaped area, on roughly 59.9 net acres. The proposed impervious area includes two buildings, 290 trailer parking stalls, and 475 auto parking stalls (approximately 1,966,620 SF total). The proposed pervious area includes landscaping along Goetz and Ellis, within the auto parking areas, and within the proposed basin (approximately 290,735 SF total). All proposed trash enclosures will be covered. Due to the project location being immediately adjacent to the Perris Valley Airport runway, roughly 17% of the site lies within the “runway setback” and is proposed with low ground cover (approximately 465,060 SF). Consistent with ALUC guidelines, the runway setback area is specifically designed to provide landscaping that does not promote hazardous wildlife habitation.

For the proposed conditions, runoff is captured through a series of catch basins and inlets located through the site. Captured flows are then directed towards one of two proposed treatment areas. A portion of the site (DMA W1) will be treated by a proposed bioretention basin. The bioretention basin will have 1.5 feet of engineered media over 0.5 feet of choker gravel over 1.0 feet of gravel, and it will have a water quality ponding depth of 0.5 feet, per the Riverside County Santa Ana Region bioretention design sheet. The remainder of the onsite area (DMA W2) will be directed towards underground chambers that are sized to hold the water quality storm volume. The storage chambers proposed are 60-inch tall ADS MC-7200 Stormtech chambers with varying widths of perimeter stone within an approximate footprint of 56’x130’. Design calculations and drawings can be found in Appendix 6. The chambers will discharge into proposed treatment device for water quality requirements. Treated flows are then directed towards a proposed basin in order to mitigate the peak flow rates exiting the site. Mitigated flows are then, with the help of a storm drain lift station, discharged towards the existing storm drain inlet. These mitigated flows are conveyed south, ultimately discharging into the San Jacinto River.

Due to the proximity of the project site to the Perris Valley Airport, and consistent with Airport Land Use Commission (ALUC) design requirements, the basins require a maximum 48-hour detention period for the design storm. The basin is designed to drain within 48-hours and will utilize cover (such as bird balls or netting) to discourage hazardous wildlife, consistent with the ALUC Bird Animal Strike Hazard (BASH) Wildlife Hazard Management Guidelines.

Due to site constraints, including poor infiltration rates of the existing soil, one (1) Modular Wetland System (MWS) treatment vault is being proposed in tandem with any inlets (or roof drains) in order to treat for water quality requirements. The MWS treatment vault is sized at 8’x24’, which is sized to treat flows from the associated drainage management area. The proposed MWS treatment vault is classified as biotreatment devices per the WQMP guidelines. All captured onsite runoff will then be directed towards the proposed basin. The basin, in conjunction with a storm drain lift station, will ensure that the flows discharged from the site do not exceed existing peaks. Mitigation design calculations and drawings can be found in the separate drainage study prepared for DPR 22-00005.

As part of this development, the project is also responsible for constructing Ellis Ave to its ultimate width, between Goetz Road and Case Road. This area is currently an unpaved road, bounded to the north by vacant land and bounded to the south by existing storm drain channel and trees. Prior to the project development of Perris Airport Logistics Center – Site 1; Buildings off Goetz Road, Case Road will be improved per the P8-1106D planset. Those improvements call for the removal of the existing channel and trees in Ellis Avenue, the addition of tapering pavement into Ellis Avenue, and storm drain outlets into a proposed channel along Case Road. The Perris Airport Logistics Center, therefore, will solely be responsible for additional pavement, curb, and gutter to connect west to Goetz, which will all flow into the storm drain improvements proposed per the P8-1106D planset for Case Road Improvements. The Ellis Road improvements are proposed to be treated to the maximum extent practicable with mini gravel “basins,” consistent with the treatment of Goetz Road. These mini gravel “basins” will have 1.0 feet of pea gravel over 6.5 feet of gravel.

The proposed project is not within an HCOC exemption area. Proposed land use flowrates will be required to match existing land use flowrates for the 2-year, 24-hour storm event.

The proposed project is within the San Jacinto River floodplain. The most recent floodplain analysis was conducted as part of the Conditional Letter of Map Revision (CLOMR) for Tract 36988 – Green Valley. The FEMA Map No. 06065C1440H was revised to reflect the LOMR on January 3, 2019. The study shows that a portion of the project site will still be within Zone AE designation. No portion of the proposed buildings will be lower than the 1420.1 regulatory elevation.

A.1 Maps and Site Plans

When completing your Project-Specific WQMP, include a map of the local vicinity and existing site. In addition, include all grading, drainage, landscape/plant palette and other pertinent construction plans in Appendix 2. At a **minimum**, your WQMP Site Plan should include the following:

- Drainage Management Areas
- Proposed Structural BMPs
- Drainage Path
- Drainage Infrastructure, Inlets, Overflows
- Source Control BMPs
- Buildings, Roof Lines, Downspouts
- Impervious Surfaces
- Standard Labeling

Use your discretion on whether or not you may need to create multiple sheets or can appropriately accommodate these features on one or two sheets. Keep in mind that the Co-Permittee plan reviewer must be able to easily analyze your project utilizing this template and its associated site plans and maps.

A.2 Identify Receiving Waters

Using Table A.1 below, list in order of upstream to downstream, the receiving waters that the project site is tributary to. Continue to fill each row with the Receiving Water's 303(d) listed impairments (if any), designated beneficial uses, and proximity, if any, to a RARE beneficial use. Include a map of the receiving waters in Appendix 1.

Table A.1 Identification of Receiving Waters

Receiving Waters	EPA Approved 303(d) List Impairments	Designated Beneficial Uses	Proximity to RARE Beneficial Use
San Jacinto River (Reach 3) (HU#802.11)	None	Intermittently: AGR, GWR, REC1, REC2, WARM, WILD	Not a water body classified as RARE
San Jacinto River (Reach 2) (HU#802.11)	None	AGR, GWR, WILD, MUN, REC1, REC2, WARM	Not a water body classified as RARE
Canyon Lake (Railroad Canyon Reservoir) (HU#802.11, 802.12)	Nutrients, Pathogens	WILD, REC2, WARM, GWR, MUN, REC1, AGR	Not a water body classified as RARE
San Jacinto River (Reach 1) (HU#802.32)	None	Intermittently: AGR, GWR, MUN, REC1, REC2, WARM, WILD	Not a water body classified as RARE
Lake Elsinore (HU#802.31)	Nutrients, Organic Enrichment/Low Dissolved Oxygen, PCBs (Polychlorinated biphenyls), Sediment Toxicity, Unknown Toxicity	REC1, REC2, WARM, WILD	Not a water body classified as RARE

A.3 Additional Permits/Approvals required for the Project:

Table A.2 Other Applicable Permits

Agency	Permit Required	
State Department of Fish and Game, 1602 Streambed Alteration Agreement	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
State Water Resources Control Board, Clean Water Act (CWA) Section 401 Water Quality Cert.	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
US Army Corps of Engineers, CWA Section 404 Permit	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
US Fish and Wildlife, Endangered Species Act Section 7 Biological Opinion	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Statewide Construction General Permit Coverage	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N
Statewide Industrial General Permit Coverage (dependent on tenant)	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N
Western Riverside MSHCP Consistency Approval (e.g., JPR, DBESP)	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Other (please list in the space below as required) City of Perris Grading Permit	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N

If yes is answered to any of the questions above, the Co-Permittee may require proof of approval/coverage from those agencies as applicable including documentation of any associated requirements that may affect this Project-Specific WQMP.

Section B: Optimize Site Utilization (LID Principles)

Review of the information collected in Section 'A' will aid in identifying the principal constraints on site design and selection of LID BMPs as well as opportunities to reduce imperviousness and incorporate LID Principles into the site and landscape design. For example, **constraints** might include impermeable soils, high groundwater, groundwater pollution or contaminated soils, steep slopes, geotechnical instability, high-intensity land use, heavy pedestrian or vehicular traffic, utility locations or safety concerns. **Opportunities** might include existing natural areas, low areas, oddly configured or otherwise unbuildable parcels, easements and landscape amenities including open space and buffers (which can double as locations for bioretention BMPs), and differences in elevation (which can provide hydraulic head). Prepare a brief narrative for each of the site optimization strategies described below. This narrative will help you as you proceed with your LID design and explain your design decisions to others.

The 2010 Santa Ana MS4 Permit further requires that LID Retention BMPs (Infiltration Only or Harvest and Use) be used unless it can be shown that those BMPs are infeasible. Therefore, it is important that your narrative identify and justify if there are any constraints that would prevent the use of those categories of LID BMPs. Similarly, you should also note opportunities that exist which will be utilized during project design. Upon completion of identifying Constraints and Opportunities, include these on your WQMP Site plan in Appendix 1.

Site Optimization

The following questions are based upon Section 3.2 of the WQMP Guidance Document. Review of the WQMP Guidance Document will help you determine how best to optimize your site and subsequently identify opportunities and/or constraints, and document compliance.

Did you identify and preserve existing drainage patterns? If so, how? If not, why?

Yes, the project site currently sheet flows from the northwest to the southeast. The project proposes to continue with the existing drainage pattern by conveying runoff to the southeast, where a proposed basin will retain water before discharging via a storm drain pump to the existing Perris Airport storm drain inlet.

Did you identify and protect existing vegetation? If so, how? If not, why?

No. The existing vegetation on the site is very minimal. No existing vegetation is proposed to be protected.

Did you identify and preserve natural infiltration capacity? If so, how? If not, why?

No. There is no substantial natural infiltration capacity to preserve. Based on the geotechnical investigation, the maximum calculated onsite infiltration rate is 1.4 inches per hour. This does not meet the requisite 1.6 inch per hour to implement infiltration BMPs.

Did you identify and minimize impervious area? If so, how? If not, why?

The project proposes to minimize impervious areas given the proposed site usage and required parameters. Landscaped areas have been provided throughout the project site along concrete walkways, around the proposed buildings, adjacent to parking areas, and in other feasible locations throughout the site.

Did you identify and disperse runoff to adjacent pervious areas? If so, how? If not, why?

Yes, however, based on the nature of the industrial development, not all runoff can feasibly be directed towards a pervious area before being captured. Pervious landscaped areas are proposed around the proposed buildings in order to maximize the chances of runoff dispersing into landscaped areas before being captured.

Section C: Delineate Drainage Management Areas (DMAs)

Utilizing the procedure in Section 3.3 of the WQMP Guidance Document which discusses the methods of delineating and mapping your project site into individual DMAs, complete Table C.1 below to appropriately categorize the types of classification (e.g., Type A, Type B, etc.) per DMA for your project site. Upon completion of this table, this information will then be used to populate and tabulate the corresponding tables for their respective DMA classifications.

Table C.1 DMA Classifications

DMA Name or ID	Surface Type(s) ¹	Area (Sq. Ft.)	DMA Type
DMA-W1	Mixed	1,345,290	D
<i>L-W1</i>	<i>Landscape</i>	<i>40,960</i>	<i>D</i>
<i>R-W1</i>	<i>Roof</i>	<i>391,030</i>	<i>D</i>
<i>H-W1</i>	<i>Hardscape</i>	<i>802,460</i>	<i>D</i>
<i>BMP-W1</i>	<i>Landscape</i>	<i>110,840</i>	<i>D</i>
DMA-W2	Mixed	800,250	D
<i>L-W2</i>	<i>Landscape</i>	<i>135,850</i>	<i>D</i>
<i>R-W2</i>	<i>Roof</i>	<i>462,250</i>	<i>D</i>
<i>H-W2</i>	<i>Hardscape</i>	<i>202,150</i>	<i>D</i>
SR-W	Landscape	465,060	A
DMA-O	Mixed	111,815	D
<i>L-O</i>	<i>Landscape</i>	<i>13,160</i>	<i>D</i>
<i>H-O</i>	<i>Hardscape</i>	<i>98,530</i>	<i>D</i>
<i>BMP-O</i>	<i>Landscape</i>	<i>125</i>	<i>D</i>

¹Reference Table 2-1 in the WQMP Guidance Document to populate this column

Table C.2 Type 'A', Self-Treating Areas

DMA Name or ID	Area (Sq. Ft.)	Stabilization Type	Irrigation Type (if any)
SR-W	465,060	Low Groundcover (per ALUC guidelines)	Low volume, rotary type, overhead irrigation system

Table C.3 Type 'B', Self-Retaining Areas

Self-Retaining Area				Type 'C' DMAs that are draining to the Self-Retaining Area		
DMA Name/ ID	Post-project surface type	Area (square feet)	Storm Depth (inches)	DMA Name / ID	[C] from Table C.4 = [C]	Required Retention Depth (inches) [D]
		[A]	[B]			
n/a						

$$[D] = [B] + \frac{[B] \cdot [C]}{[A]}$$

Table C.4 Type 'C', Areas that Drain to Self-Retaining Areas

DMA					Receiving Self-Retaining DMA		
DMA Name/ ID	Area (square feet)	Post-project surface type	Runoff factor	Product	DMA name /ID	Area (square feet)	Ratio
	[A]		[B]	[C] = [A] x [B]		[D]	[C]/[D]
n/a							

Table C.5 Type 'D', Areas Draining to BMPs

DMA Name or ID	BMP Name or ID
DMA-W1	Bioretention Basin (BMP-W1)
DMA-W2	MWS Vault, 8'x24' (BMP-W2)
DMA-O	Mini Gravel "Basins", 5 total (BMP-O)

Note: More than one drainage management area can drain to a single LID BMP, however, one drainage management area may not drain to more than one BMP.

Section D: Implement LID BMPs

D.1 Infiltration Applicability

Is there an approved downstream ‘Highest and Best Use’ for stormwater runoff (see discussion in Chapter 2.4.4 of the WQMP Guidance Document for further details)? Y N

If yes has been checked, Infiltration BMPs shall not be used for the site. If no, continue working through this section to implement your LID BMPs. It is recommended that you contact your Co-Permittee to verify whether or not your project discharges to an approved downstream ‘Highest and Best Use’ feature.

Geotechnical Report

A Geotechnical Report or Phase I Environmental Site Assessment may be required by the Copermitttee to confirm present and past site characteristics that may affect the use of Infiltration BMPs. In addition, the Co-Permitttee, at their discretion, may not require a geotechnical report for small projects as described in Chapter 2 of the WQMP Guidance Document. If a geotechnical report has been prepared, include it in Appendix 3. In addition, if a Phase I Environmental Site Assessment has been prepared, include it in Appendix 4.

Is this project classified as a small project consistent with the requirements of Chapter 2 of the WQMP Guidance Document? Y N

Infiltration Feasibility

Table D.1 below is meant to provide a simple means of assessing which DMAs on your site support Infiltration BMPs and is discussed in the WQMP Guidance Document in Chapter 2.4.5. Check the appropriate box for each question and then list affected DMAs as applicable. If additional space is needed, add a row below the corresponding answer.

Table D.1 Infiltration Feasibility

Does the project site...	YES	NO
...have any DMAs with a seasonal high groundwater mark shallower than 10 feet? If Yes, list affected DMAs:		X
...have any DMAs located within 100 feet of a water supply well? If Yes, list affected DMAs:		X
...have any areas identified by the geotechnical report as posing a public safety risk where infiltration of stormwater could have a negative impact? If Yes, list affected DMAs:		X
...have measured in-situ infiltration rates of less than 1.6 inches / hour? If Yes, list affected DMAs: all DMAs	X	
...have significant cut and/or fill conditions that would preclude in-situ testing of infiltration rates at the final infiltration surface? If Yes, list affected DMAs:		X
...geotechnical report identify other site-specific factors that would preclude effective and safe infiltration? Describe here:		X

If you answered “Yes” to any of the questions above for any DMA, Infiltration BMPs should not be used for those DMAs and you should proceed to the assessment for Harvest and Use below.

D.2 Harvest and Use Assessment

Please check what applies:

- Reclaimed water will be used for the non-potable water demands for the project.
- Downstream water rights may be impacted by Harvest and Use as approved by the Regional Board (verify with the Copermitttee).
- The Design Capture Volume will be addressed using Infiltration Only BMPs. In such a case, Harvest and Use BMPs are still encouraged, but it would not be required if the Design Capture Volume will be infiltrated or evapotranspired.

If any of the above boxes have been checked, Harvest and Use BMPs need not be assessed for the site. If neither of the above criteria applies, follow the steps below to assess the feasibility of irrigation use, toilet use and other non-potable uses (e.g., industrial use).

Irrigation Use Feasibility

Complete the following steps to determine the feasibility of harvesting stormwater runoff for Irrigation Use BMPs on your site:

Step 1: Identify the total area of irrigated landscape on the site, and the type of landscaping used.

Total Area of Irrigated Landscape: n/a

Type of Landscaping (Conservation Design or Active Turf): n/a

Step 2: Identify the planned total of all impervious areas on the proposed project from which runoff might be feasibly captured and stored for irrigation use. Depending on the configuration of buildings and other impervious areas on the site, you may consider the site as a whole, or parts of the site, to evaluate reasonable scenarios for capturing and storing runoff and directing the stored runoff to the potential use(s) identified in Step 1 above.

Total Area of Impervious Surfaces: n/a

Step 3: Cross reference the Design Storm depth for the project site (see Exhibit A of the WQMP Guidance Document) with the left column of Table 2-3 in Chapter 2 to determine the minimum area of Effective Irrigated Area per Tributary Impervious Area (EIATIA).

Enter your EIATIA factor: n/a

Step 4: Multiply the unit value obtained from Step 3 by the total of impervious areas from Step 2 to develop the minimum irrigated area that would be required.

Minimum required irrigated area: n/a

Step 5: Determine if harvesting stormwater runoff for irrigation use is feasible for the project by comparing the total area of irrigated landscape (Step 1) to the minimum required irrigated area (Step 4).

Minimum required irrigated area (Step 4)	Available Irrigated Landscape (Step 1)
n/a	n/a

Toilet Use Feasibility

Complete the following steps to determine the feasibility of harvesting stormwater runoff for toilet flushing uses on your site:

Step 1: Identify the projected total number of daily toilet users during the wet season, and account for any periodic shut downs or other lapses in occupancy:

Projected Number of Daily Toilet Users: n/a

Project Type: Industrial

Step 2: Identify the planned total of all impervious areas on the proposed project from which runoff might be feasibly captured and stored for toilet use. Depending on the configuration of buildings and other impervious areas on the site, you may consider the site as a whole, or parts of the site, to evaluate reasonable scenarios for capturing and storing runoff and directing the stored runoff to the potential use(s) identified in Step 1 above.

Total Area of Impervious Surfaces: n/a

Step 3: Enter the Design Storm depth for the project site (see Exhibit A) into the left column of Table 2-1 in Chapter 2 to determine the minimum number of toilet users per tributary impervious acre (TUTIA).

Enter your TUTIA factor: n/a

Step 4: Multiply the unit value obtained from Step 3 by the total of impervious areas from Step 2 to develop the minimum number of toilet users that would be required.

Minimum number of toilet users: n/a

Step 5: Determine if harvesting stormwater runoff for toilet flushing use is feasible for the project by comparing the Number of Daily Toilet Users (Step 1) to the minimum required number of toilet users (Step 4).

Minimum required Toilet Users (Step 4)	Projected number of toilet users (Step 1)
<i>n/a</i>	<i>n/a</i>

Other Non-Potable Use Feasibility

Are there other non-potable uses for stormwater runoff on the site (e.g. industrial use)? See Chapter 2 of the Guidance for further information. If yes, describe below. If no, write N/A.

n/a

Step 1: Identify the projected average daily non-potable demand, in gallons per day, during the wet season and accounting for any periodic shut downs or other lapses in occupancy or operation.

Average Daily Demand: n/a

Step 2: Identify the planned total of all impervious areas on the proposed project from which runoff might be feasibly captured and stored for the identified non-potable use. Depending on the configuration of buildings and other impervious areas on the site, you may consider the site as a whole, or parts of the site, to evaluate reasonable scenarios for capturing and storing runoff and directing the stored runoff to the potential use(s) identified in Step 1 above.

Total Area of Impervious Surfaces: n/a

Step 3: Enter the Design Storm depth for the project site (see Exhibit A) into the left column of Table 2-3 in Chapter 2 to determine the minimum demand for non-potable uses per tributary impervious acre.

Enter the factor from Table 2-3: n/a

Step 4: Multiply the unit value obtained from Step 4 by the total of impervious areas from Step 3 to develop the minimum number of gallons per day of non-potable use that would be required.

Minimum required use: n/a

Step 5: Determine if harvesting stormwater runoff for other non-potable use is feasible for the project by comparing the Number of Daily Toilet Users (Step 1) to the minimum required number of toilet users (Step 4).

Minimum required non-potable use (Step 4)	Projected average daily use (Step 1)
n/a	n/a

If Irrigation, Toilet and Other Use feasibility anticipated demands are less than the applicable minimum values, Harvest and Use BMPs are not required and you should proceed to utilize LID Bioretention and Biotreatment, unless a site-specific analysis has been completed that demonstrates technical infeasibility as noted in D.3 below.

D.3 Bioretention and Biotreatment Assessment

Other LID Bioretention and Biotreatment BMPs as described in Chapter 2.4.7 of the WQMP Guidance Document are feasible on nearly all development sites with sufficient advance planning.

Select one of the following:

- LID Bioretention/Biotreatment BMPs will be used for some or all DMAs of the project as noted below in Section D.4 (note the requirements of Section 3.4.2 in the WQMP Guidance Document).
- A site-specific analysis demonstrating the technical infeasibility of all LID BMPs has been performed and is included in Appendix 5. If you plan to submit an analysis demonstrating the technical infeasibility of LID BMPs, request a pre-submittal meeting with the Copermittee to discuss this option. Proceed to Section E to document your alternative compliance measures.

D.4 Feasibility Assessment Summaries

From the Infiltration, Harvest and Use, Bioretention and Biotreatment Sections above, complete Table D.2 below to summarize which LID BMPs are technically feasible, and which are not, based upon the established hierarchy.

Table D.2 LID Prioritization Summary Matrix

DMA Name/ID	LID BMP Hierarchy				No LID (Alternative Compliance)
	1. Infiltration	2. Harvest and use	3. Bioretention	4. Biotreatment	
DMA-W1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DMA-W2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DMA-O	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For those DMAs where LID BMPs are not feasible, provide a brief narrative below summarizing why they are not feasible, include your technical infeasibility criteria in Appendix 5, and proceed to Section E below to document Alternative Compliance measures for those DMAs. Recall that each proposed DMA must pass through the LID BMP hierarchy before alternative compliance measures may be considered.

The sizing information for the proposed MWS treatment vault can be found in Table D.4. The underground chambers are intended for storage prior to treatment only and not as a BMP. The design calculations and drawings for the underground storage chambers can be found in Appendix 6.

D.5 LID BMP Sizing

Each LID BMP must be designed to ensure that the Design Capture Volume will be addressed by the selected BMPs. First, calculate the Design Capture Volume for each LID BMP using the V_{BMP} worksheet in Appendix F of the LID BMP Design Handbook. Second, design the LID BMP to meet the required V_{BMP} using a method approved by the Copermittee. Utilize the worksheets found in the LID BMP Design Handbook or consult with your Copermittee to assist you in correctly sizing your LID BMPs. Complete Table D.3 below to document the Design Capture Volume and the Proposed Volume for each LID BMP. Provide the completed design procedure sheets for each LID BMP in Appendix 6. You may add additional rows to the table below as needed.

Table D.3 DCV Calculations for LID BMPs, West Basin

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Impervious Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor	<i>BMP – W1</i>		
	[A]							
L-W1	40,960	Landscape	0.1	0.11	4,524.4	Design Storm Depth (in)	Design Capture Volume, V_{BMP} (cubic feet)	Proposed Volume on Plans (cubic feet)
R-W1	391,030	Roof	1	0.89	348,798.8			
H-W1	802,460	Hardscape	1	0.89	715,794.3			
BMP-W1	110,840	Landscape	0.1	0.11	12,243.2			
	$A_T = \Sigma[A]$				$\Sigma = [D]$	[E]	$[F] = \frac{[D] \times [E]}{12}$	[G]
	1,345,290				1,081,360.7	0.60	53,617.5	60,032

[B], [C] is obtained as described in Section 2.3.1 of the WQMP Guidance Document

[E] is obtained from Exhibit A in the WQMP Guidance Document

[G] is obtained from a design procedure sheet, such as in LID BMP Design Handbook and placed in Appendix 6

Table D.4 DCV Calculations for LID BMPs, West MWS Vault

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Impervious Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor	<i>BMP – W2</i>		
	[A]							
L-W2	135,850	Landscape	0.1	0.11	15,005.7	Design Storm Depth (in)	Design Capture Volume, V_{BMP} (cubic feet)	Proposed Volume on Plans (cubic feet)
R-W2	462,250	Roof	1	0.89	412,327			
H-W2	202,050	Hardscape	1	0.89	180,317.8			
	$A_T = \Sigma[A]$				$\Sigma = [D]$	[E]	$[F] = \frac{[D] \times [E]}{12}$	[G]
	800,250				607,650.5	0.60	30,129.3	30,216

[B], [C] is obtained as described in Section 2.3.1 of the WQMP Guidance Document

[E] is obtained from Exhibit A in the WQMP Guidance Document

[G] is obtained from a design procedure sheet, such as in LID BMP Design Handbook and placed in Appendix 6

BMP-W2 is for water quality treatment, which is being considered as volume-based and will be treated by the proposed MWS vault. The underground chambers are proposed only for storage prior to treatment within the MWS vault.

Table D.5 DCV Calculations for LID BMPs, Ellis Ave

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Impervious Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor	BMP – O		
						Design Storm Depth (in)	Design Capture Volume, V_{BMP} (cubic feet)	Proposed Volume on Plans (cubic feet)
L-O	13,160	Landscape	0.1	0.11	1,453.6			
H-O	98,530	Hardscape	1	0.89	87,888.8			
BMP-O	125	Landscape	0.1	0.11	13.8			
	$A_T = \Sigma[A]$				$\Sigma = [D]$	[E]	$[F] = \frac{[D] \times [E]}{12}$	[G]
	111,815				89,356.2	0.60	4,430.6	812.5*

[B], [C] is obtained as described in Section 2.3.1 of the WQMP Guidance Document

[E] is obtained from Exhibit A in the WQMP Guidance Document

[G] is obtained from a design procedure sheet, such as in LID BMP Design Handbook and placed in Appendix 6

**The constructed design of the Mini Gravel “Basins” within Ellis Avenue manages the water quality treatment to the Maximum Extent Practicable (MEP) for these locations. The onsite basin has been oversized to account for the untreated DCV for this offsite area.*

Please note, existing water quality treatment facilities within Goetz Road are interrupted by the proposed onsite development, specifically by the addition of a driveway connection for northern auto parking. The existing water quality facility within the Goetz Road right of way is proposed to be extended an equivalent length to the south to offset the interruption of the driveway. The remainder of Goetz Road is existing and will be treated by the existing water quality facilities.

Section E: Alternative Compliance (LID Waiver Program)

LID BMPs are expected to be feasible on virtually all projects. Where LID BMPs have been demonstrated to be infeasible as documented in Section D, other Treatment Control BMPs must be used (subject to LID waiver approval by the Copermittee). Check one of the following Boxes:

LID Principles and LID BMPs have been incorporated into the site design to fully address all Drainage Management Areas. No alternative compliance measures are required for this project and thus this Section is not required to be completed.

- Or -

The following Drainage Management Areas are unable to be addressed using LID BMPs. A site-specific analysis demonstrating technical infeasibility of LID BMPs has been approved by the Co-Permittee and included in Appendix 5. Additionally, no downstream regional and/or sub-regional LID BMPs exist or are available for use by the project. The following alternative compliance measures on the following pages are being implemented to ensure that any pollutant loads expected to be discharged by not incorporating LID BMPs, are fully mitigated.

The sizing information for the proposed MWS treatment vault can be found in Table D.4. The underground chambers are intended for storage prior to treatment only and not as a BMP. The design calculations and drawings for the underground storage chambers can be found in Appendix 6.

E.1 Identify Pollutants of Concern

Utilizing Table A.1 from Section A above which noted your project's receiving waters and their associated EPA approved 303(d) listed impairments, cross reference this information with that of your selected Priority Development Project Category in Table E.1 below. If the identified General Pollutant Categories are the same as those listed for your receiving waters, then these will be your Pollutants of Concern and the appropriate box or boxes will be checked on the last row. The purpose of this is to document compliance and to help you appropriately plan for mitigating your Pollutants of Concern in lieu of implementing LID BMPs.

Table E.1 Potential Pollutants by Land Use Type

Priority Development Project Categories and/or Project Features (check those that apply)	General Pollutant Categories								
	Bacterial Indicators	Metals	Nutrients	Pesticides	Toxic Organic Compounds	Sediments	Trash & Debris	Oil & Grease	
<input type="checkbox"/> Detached Residential Development	P	N	P	P	N	P	P	P	
<input type="checkbox"/> Attached Residential Development	P	N	P	P	N	P	P	P ⁽²⁾	
<input checked="" type="checkbox"/> Commercial/Industrial Development	P ⁽³⁾	P	P ⁽¹⁾	P ⁽¹⁾	P ⁽⁵⁾	P ⁽¹⁾	P	P	
<input type="checkbox"/> Automotive Shops Repair	N	P	N	N	P ^(4, 5)	N	P	P	
<input type="checkbox"/> Restaurants (>5,000 ft ²)	P	N	N	N	N	N	P	P	
<input type="checkbox"/> Hillside Development (>5,000 ft ²)	P	N	P	P	N	P	P	P	
<input checked="" type="checkbox"/> Parking Lots (>5,000 ft ²)	P ⁽⁶⁾	P	P ⁽¹⁾	P ⁽¹⁾	P ⁽⁴⁾	P ⁽¹⁾	P	P	
<input type="checkbox"/> Retail Gasoline Outlets	N	P	N	N	P	N	P	P	
Project Priority Pollutant(s) of Concern	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

P = Potential

N = Not Potential

⁽¹⁾ A potential Pollutant if non-native landscaping exists or is proposed onsite; otherwise not expected

⁽²⁾ A potential Pollutant if the project includes uncovered parking areas; otherwise not expected

⁽³⁾ A potential Pollutant is land use involving animal waste

⁽⁴⁾ Specifically petroleum hydrocarbons

⁽⁵⁾ Specifically solvents

⁽⁶⁾ Bacterial indicators are routinely detected in pavement runoff

E.2 Stormwater Credits

Projects that cannot implement LID BMPs but nevertheless implement smart growth principles are potentially eligible for Stormwater Credits. Utilize Table 3-8 within the WQMP Guidance Document to identify your Project Category and its associated Water Quality Credit. If not applicable, write N/A.

Table E.2 Water Quality Credits

Qualifying Project Categories	Credit Percentage ²
n/a	
Total Credit Percentage ¹	

¹Cannot Exceed 50%

²Obtain corresponding data from Table 3-8 in the WQMP Guidance Document

E.3 Sizing Criteria

After you appropriately considered Stormwater Credits for your project, utilize Table E.3 below to appropriately size them to the DCV, or Design Flow Rate, as applicable. Please reference Chapter 3.5.2 of the WQMP Guidance Document for further information.

Table E.3 Treatment Control BMP Sizing

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Impervious Fraction, I _f	DMA Runoff Factor	DMA Area x Runoff Factor	Enter BMP Name / Identifier Here			
	[A]		[B]	[C]	[A] x [C]				
n/a									
						Design Storm Depth (in)	Minimum Design Capture Volume or Design Flow Rate (cubic feet or cfs)	Total Storm Water Credit % Reduction	Proposed Volume or Flow on Plans (cubic feet or cfs)
	$A_T = \sum[A]$				$\Sigma = [D]$	[E]	$[F] = \frac{[D] \times [E]}{[G]}$	$[F] \times (1-[H])$	[I]

[B], [C] is obtained as described in Section 2.3.1 from the WQMP Guidance Document

[E] is obtained from Exhibit A in the WQMP Guidance Document

[G] is for Flow-Based Treatment Control BMPs [G] = 43,560, for Volume-Based Control Treatment BMPs, [G] = 12

[H] is from the Total Credit Percentage as Calculated from Table E.2 above

[I] as obtained from a design procedure sheet from the BMP manufacturer and should be included in Appendix 6

E.4 Treatment Control BMP Selection

Treatment Control BMPs typically provide proprietary treatment mechanisms to treat potential pollutants in runoff, but do not sustain significant biological processes. Treatment Control BMPs must have a removal efficiency of a medium or high effectiveness as quantified below:

- **High:** equal to or greater than 80% removal efficiency
- **Medium:** between 40% and 80% removal efficiency

Such removal efficiency documentation (e.g., studies, reports, etc.) as further discussed in Chapter 3.5.2 of the WQMP Guidance Document, must be included in Appendix 6. In addition, ensure that proposed Treatment Control BMPs are properly identified on the WQMP Site Plan in Appendix 1.

Table E.4 Treatment Control BMP Selection

Selected Treatment Control BMP Name or ID ¹	Priority Pollutant(s) of Concern to Mitigate ²	Removal Efficiency Percentage ³
<i>n/a</i>		

¹ Treatment Control BMPs must not be constructed within Receiving Waters. In addition, a proposed Treatment Control BMP may be listed more than once if they possess more than one qualifying pollutant removal efficiency.

² Cross Reference Table E.1 above to populate this column.

³ As documented in a Co-Permittee Approved Study and provided in Appendix 6.

Section F: Hydromodification

F.1 Hydrologic Conditions of Concern (HCOC) Analysis

Once you have determined that the LID design is adequate to address water quality requirements, you will need to assess if the proposed LID Design may still create a HCOC. Review Chapters 2 and 3 (including Figure 3-7) of the WQMP Guidance Document to determine if your project must mitigate for Hydromodification impacts. If your project meets one of the following criteria which will be indicated by the check boxes below, you do not need to address Hydromodification at this time. However, if the project does not qualify for Exemptions 1, 2 or 3, then additional measures must be added to the design to comply with HCOC criteria. This is discussed in further detail below in Section F.2.

HCOC EXEMPTION 1: The Priority Development Project disturbs less than one acre. The Copermitttee has the discretion to require a Project-Specific WQMP to address HCOCs on projects less than one acre on a case by case basis. The disturbed area calculation should include all disturbances associated with larger common plans of development.

Does the project qualify for this HCOC Exemption? Y N

If Yes, HCOC criteria do not apply.

HCOC EXEMPTION 2: The volume and time of concentration¹ of storm water runoff for the post-development condition is not significantly different from the pre-development condition for a 2-year return frequency storm (a difference of 5% or less is considered insignificant) using one of the following methods to calculate:

- Riverside County Hydrology Manual
- Technical Release 55 (TR-55): Urban Hydrology for Small Watersheds (NRCS 1986), or derivatives thereof, such as the Santa Barbara Urban Hydrograph Method
- Other methods acceptable to the Co-Permittee

Does the project qualify for this HCOC Exemption? Y N

If Yes, report results in Table F.1 below and provide your substantiated hydrologic analysis in Appendix 7.

Table F.1 Hydrologic Conditions of Concern Summary

	2 year – 24 hour		
	Pre-condition	Post-condition	% Difference
Time of Concentration	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
Volume (Cubic Feet)	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>

¹ Time of concentration is defined as the time after the beginning of the rainfall when all portions of the drainage basin are contributing to flow at the outlet.

HCOC EXEMPTION 3: All downstream conveyance channels to an adequate sump (for example, Prado Dam, Lake Elsinore, Canyon Lake, Santa Ana River, or other lake, reservoir or naturally erosion resistant feature) that will receive runoff from the project are engineered and regularly maintained to ensure design flow capacity; no sensitive stream habitat areas will be adversely affected; or are not identified on the Co-Permittees Hydromodification Sensitivity Maps.

Does the project qualify for this HCOC Exemption? Y N

If Yes, HCOC criteria do not apply and note below which adequate sump applies to this HCOC qualifier:

n/a

F.2 HCOC Mitigation

If none of the above HCOC Exemption Criteria are applicable, HCOC criteria is considered mitigated if they meet one of the following conditions:

- a. Additional LID BMPS are implemented onsite or offsite to mitigate potential erosion or habitat impacts as a result of HCOCs. This can be conducted by an evaluation of site-specific conditions utilizing accepted professional methodologies published by entities such as the California Stormwater Quality Association (CASQA), the Southern California Coastal Water Research Project (SCCRWP), or other Co-Permittee approved methodologies for site-specific HCOC analysis.
- b. The project is developed consistent with an approved Watershed Action Plan that addresses HCOC in Receiving Waters.
- c. Mimicking the pre-development hydrograph with the post-development hydrograph, for a 2-year return frequency storm. Generally, the hydrologic conditions of concern are not significant, if the post-development hydrograph is no more than 10% greater than pre-development hydrograph. In cases where excess volume cannot be infiltrated or captured and reused, discharge from the site must be limited to a flow rate no greater than 110% of the pre-development 2-year peak flow.

Be sure to include all pertinent documentation used in your analysis of the items a, b or c in Appendix 7.

The top of grate will be positioned at a higher elevation to hold the existing 2-year, 24-hour storm event to address hydromodification. The outlet structure will have an opening that will behave as an orifice to restrict flow down to the pre-development hydrograph during the 2-year, 24-hour storm event. Calculations are included in Appendix 7.

Table F.2 Hydrologic Conditions of Concern Summary

	2 year – 24 hour		
	Pre-development	Post-development	% Difference
Peak Flow Rate	8.4	7.9	94%

Please note: A storm drain lift station will be required to dewater the treated outflow from the bioretention basins, since the bottom of the media layer will be located at an elevation below the invert of the receiving storm drain (inlet in Perris Valley Airport).

Section G: Source Control BMPs

Source control BMPs include permanent, structural features that may be required in your project plans — such as roofs over and berms around trash and recycling areas — and Operational BMPs, such as regular sweeping and “housekeeping”, that must be implemented by the site’s occupant or user. The MEP standard typically requires both types of BMPs. In general, Operational BMPs cannot be substituted for a feasible and effective permanent BMP. Using the Pollutant Sources/Source Control Checklist in Appendix 8, review the following procedure to specify Source Control BMPs for your site:

1. **Identify Pollutant Sources:** Review Column 1 in the Pollutant Sources/Source Control Checklist. Check off the potential sources of Pollutants that apply to your site.
2. **Note Locations on Project-Specific WQMP Exhibit:** Note the corresponding requirements listed in Column 2 of the Pollutant Sources/Source Control Checklist. Show the location of each Pollutant source and each permanent Source Control BMP in your Project-Specific WQMP Exhibit located in Appendix 1.
3. **Prepare a Table and Narrative:** Check off the corresponding requirements listed in Column 3 in the Pollutant Sources/Source Control Checklist. In the left column of Table G.1 below, list each potential source of runoff Pollutants on your site (from those that you checked in the Pollutant Sources/Source Control Checklist). In the middle column, list the corresponding permanent, Structural Source Control BMPs (from Columns 2 and 3 of the Pollutant Sources/Source Control Checklist) used to prevent Pollutants from entering runoff. **Add additional narrative** in this column that explains any special features, materials or methods of construction that will be used to implement these permanent, Structural Source Control BMPs.
4. **Identify Operational Source Control BMPs:** To complete your table, refer once again to the Pollutant Sources/Source Control Checklist. List in the right column of your table the Operational BMPs that should be implemented as long as the anticipated activities continue at the site. Copermittee stormwater ordinances require that applicable Source Control BMPs be implemented; the same BMPs may also be required as a condition of a use permit or other revocable Discretionary Approval for use of the site.

Table G.1 Permanent and Operational Source Control Measures

Potential Sources of Runoff pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
<i>A. On-site storm drain catch basins and grated inlets. Locations are shown on the PWQMP Exhibit in Appendix 1.</i>	<i>On-site storm drain signage will utilize language, “No Dumping Drains to River”, or equally approved text that is consistent with the City of Perris’ requirements. Landscape area drains surrounded by vegetation will not be signed. Catch Basin Markers may be available from the Riverside County Flood Control and Water District Conservation District, call 951-955-1200 to verify. On-site drainage structures, including all storm drain clean outs,</i>	<i>Maintain and periodically repaint or replace inlet markings. Provide stormwater pollution prevention information to new site owners, lessees, or operators. See applicable operational BMPs in Fact Sheet SC-44, “Drainage System Maintenance,” in Appendix 10 (CASQA Stormwater Quality Handbook at www.cabmphandbooks.com) Include the following in lessee agreements: “Tenants shall not allow anyone to discharge anything to</i>

Potential Sources of Runoff pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
	<p>area drains, inlets, catch basins, inlet & outlet structures, forebays, & water treatment control basins shall be inspected and maintained on a regular basis to ensure their operational adequacy.</p>	<p>storm drains or to store or deposit materials so as to create a potential discharge to storm drains” Maintenance should include removal of trash, debris, & sediment and the repair of any deficiencies or damage that may impact water quality.</p>
<p>B. Interior floor drains and elevator shaft sump</p>	<p>The interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer.</p>	<p>Inspect and maintain drains to prevent blockages and overflow.</p>
<p>D2. Landscape/Outdoor Pesticide Use</p>	<p>The final landscape shall be designed to accomplish all of the following: Preserve existing native trees, shrubs and ground cover to the maximum extent possible. Design landscape to minimize irrigation and runoff, to promote surface infiltration where appropriate and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. Consider using pest-resistant plants, especially adjacent to hardscape. To ensure successful establishments, select plants appropriate to site, soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions. Pesticide usage should be at a necessary minimum and be consistent with the instructions contained on product labels and with the regulations administered by the State Department of Pesticide Regulation. Pesticides should be used at an absolute minimum or not at all in the retention/infiltration basin. If used, it should not be applied in close proximity to the rainy season.</p>	<p>Maintain landscaping using minimum or no pesticides See applicable operational BMPs in “What you should know for... Landscape and Gardening” at http://www.rcflood.org/stormwater and Appendix 10. Provide IPM information to new owners, lessees, and operators. Landscape maintenance should include mowing, weeding, trimming, removal of trash & debris, repair of erosion, re-vegetation, and removal of cut & dead vegetation. Irrigation maintenance should include the repair of leaky or broken sprinkler heads, the maintaining of timing apparatus accuracy, and the maintaining of shut off valves in good working order.</p>
<p>G. Refuse Trash Storage areas</p>	<p>Trash container storage areas shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements from the surrounding area, and screened or</p>	<p>Adequate number of receptacles shall be provided. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post “no hazardous materials” signs. Inspect</p>

Potential Sources of Runoff pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
	<p>walled to prevent off-site transport of trash.</p> <p>Trash dumpsters (containers) shall be leak proof and have attached covers or lids.</p> <p>Trash enclosures shall be roofed per City standards and the details on the PWQMP Exhibit in Appendix 1.</p> <p>Trash compactors shall be roofed and set on a concrete pad per City standards. The pad shall be a minimum of one foot larger all around than the trash compactor and sloped to drain to a sanitary sewer line. Connection of trash area drains to the MS4 is prohibited.</p> <p>See CASQA SD-32 BMP Fact Sheets in Appendix 10 for additional information.</p> <p>Signs shall be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar.</p>	<p>and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, in Appendix 10, "Waste Handling and Disposal" in the CASQA Stormwater Quality Handbook at www.cabmphandbooks.com</p>
<p>H. Industrial Processes</p>	<p>All process activities to be performed indoors. No processes to drain to exterior or to storm drain system.</p>	<p>See Fact Sheet SC-10, "Non-Stormwater Discharges" in the CASQA Stormwater Quality Handbook at www.cabmphandbooks.com</p> <p>See the brochure "Industrial & Commercial Facilities Best Management Practices for: Industrial, Commercial Facilities" at http://www.rcflood.org/stormwater/</p>
<p>M. Loading Docks</p>	<p>Loading docks will not be covered and are 4 feet above finished pavement surface.</p> <p>Spill kits are to be kept on-site at all times per SC-11.</p>	<p>Move loaded and unloaded items indoors as soon as possible. Inspect for accumulated trash and debris. Implement good housekeeping procedures on a regular basis. Sweep areas clean instead of using wash water. Loading docks will be kept in a clean and orderly condition, through a regular program of sweeping and litter control, and immediate cleanup of any spills or broken containers. Property owner will ensure that loading docks will be swept as needed. Cleanup procedures will not include the use of wash-down water. Property owner will be responsible for implementation of loading dock housekeeping procedures</p>

Potential Sources of Runoff pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
		See the Fact Sheet SC-30, in Appendix 10, "Outdoor Loading and Unloading" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com
N. Fire Sprinkler Test Water	Provide a means to drain fire sprinkler test water to the sanitary sewer.	See the note in the Fact Sheet SC-41, in Appendix 10, "Building and Grounds Maintenance", in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com
<p>O. Miscellaneous Drain or Wash Water or Other Sources:</p> <p>Boiler drain lines</p> <p>Condensate drain lines</p> <p>Rooftop equipment</p> <p>Drainage sumps</p> <p>Roofing, gutters and trim</p> <p>Other sources</p>	<p>Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system</p> <p>Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system.</p> <p>Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment.</p> <p>Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water.</p> <p>Avoid roofing, gutters and trim made of copper or other unprotected metals that may leach into runoff.</p> <p>Include controls for other sources as specified by local reviewer.</p>	
P. Plazas, sidewalks, and parking lots	Spill kits are to be kept on-site at all times per SC-11.	Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect wash water containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.

Section H: Construction Plan Checklist

Populate Table H.1 below to assist the plan checker in an expeditious review of your project. The first two columns will contain information that was prepared in previous steps, while the last column will be populated with the corresponding plan sheets. This table is to be completed with the submittal of your final Project-Specific WQMP.

Table H.1 Construction Plan Cross-reference

BMP No. or ID	BMP Identifier and Description	Corresponding Plan Sheet(s)
*	*	*

Note that the updated table — or Construction Plan WQMP Checklist — is **only a reference tool** to facilitate an easy comparison of the construction plans to your Project-Specific WQMP. Co-Permittee staff can advise you regarding the process required to propose changes to the approved Project-Specific WQMP.

**To be completed during final engineering.*

Section I: Operation, Maintenance and Funding

The Copermittee will periodically verify that Stormwater BMPs on your site are maintained and continue to operate as designed. To make this possible, your Copermittee will require that you include in Appendix 9 of this Project-Specific WQMP:

1. A means to finance and implement facility maintenance in perpetuity, including replacement cost.
2. Acceptance of responsibility for maintenance from the time the BMPs are constructed until responsibility for operation and maintenance is legally transferred. A warranty covering a period following construction may also be required.
3. An outline of general maintenance requirements for the Stormwater BMPs you have selected.
4. Figures delineating and designating pervious and impervious areas, location, and type of Stormwater BMP, and tables of pervious and impervious areas served by each facility. Geo-locating the BMPs using a coordinate system of latitude and longitude is recommended to help facilitate a future statewide database system.
5. A separate list and location of self-retaining areas or areas addressed by LID Principles that do not require specialized O&M or inspections but will require typical landscape maintenance as noted in Chapter 5, pages 85-86, in the WQMP Guidance. Include a brief description of typical landscape maintenance for these areas.

Your local Co-Permittee will also require that you prepare and submit a detailed Stormwater BMP Operation and Maintenance Plan that sets forth a maintenance schedule for each of the Stormwater BMPs built on your site. An agreement assigning responsibility for maintenance and providing for inspections and certification may also be required.

Details of these requirements and instructions for preparing a Stormwater BMP Operation and Maintenance Plan are in Chapter 5 of the WQMP Guidance Document.

Maintenance Mechanism: Privately maintained by Owner

Will the proposed BMPs be maintained by a Home Owners' Association (HOA) or Property Owners Association (POA)?

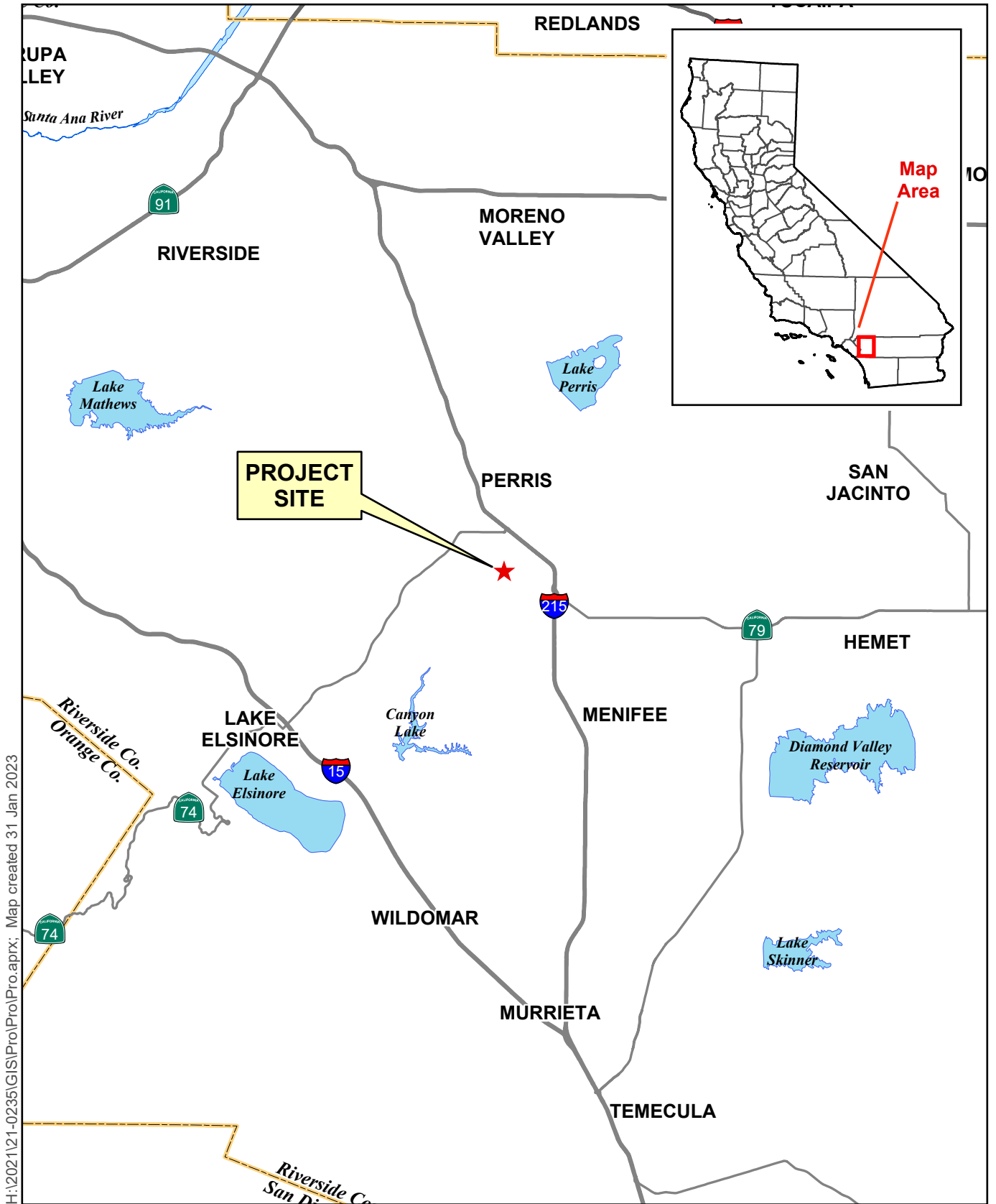
Y N

Include your Operation and Maintenance Plan and Maintenance Mechanism in Appendix 9. Additionally, include all pertinent forms of educational materials for those personnel that will be maintaining the proposed BMPs within this Project-Specific WQMP in Appendix 10.

**More information to be provided during final engineering.*

Appendix 1: Maps and Site Plans

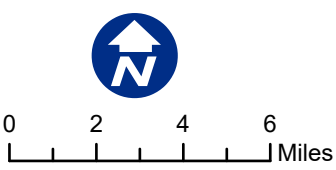
Location Map, WQMP Site Plan and Receiving Waters Map



H:\2021\121-0235\GIS\Pro\Pro.aprx; Map created 31 Jan 2023

Source: Riverside County GIS, 2020

Figure 1 – Vicinity Map
 MC Blackacre Perris Airport ENT - West



H:\2021\21-0235\GIS\Pro\Pro.aprx: Map created 31 Jan 2023



LEGEND

Project Site

Sources: Riverside Co. GIS, 2023.

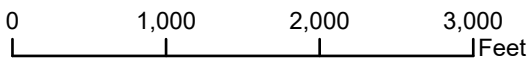
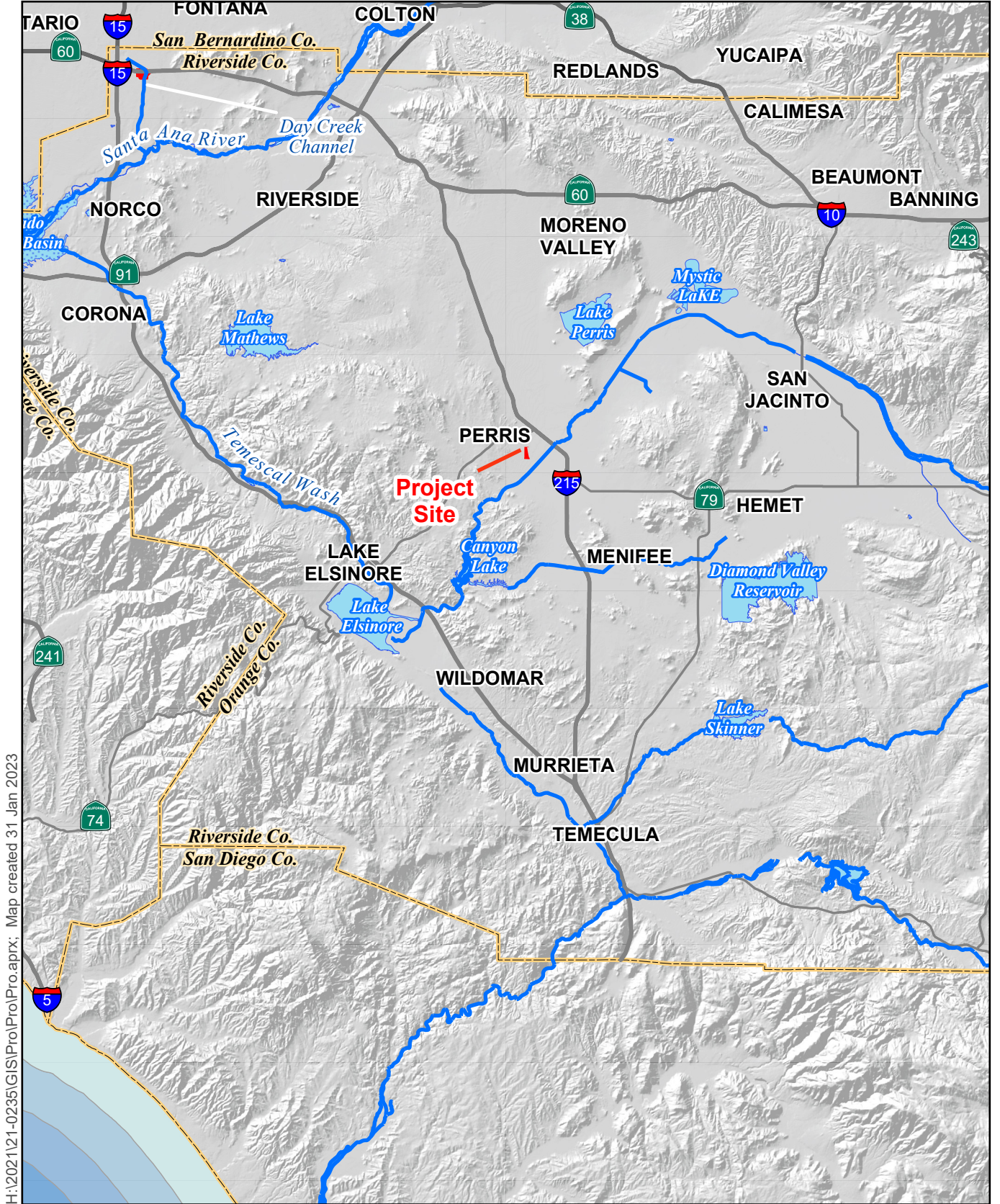


Figure 3 - Aerial Photograph
MC Blackacre Perris Airport ENT - West





H:\2021\121-0235\GIS\Pro\Pro.aprx; Map created 31 Jan 2023

Sources: USGS DLG; USGS 30m DEM

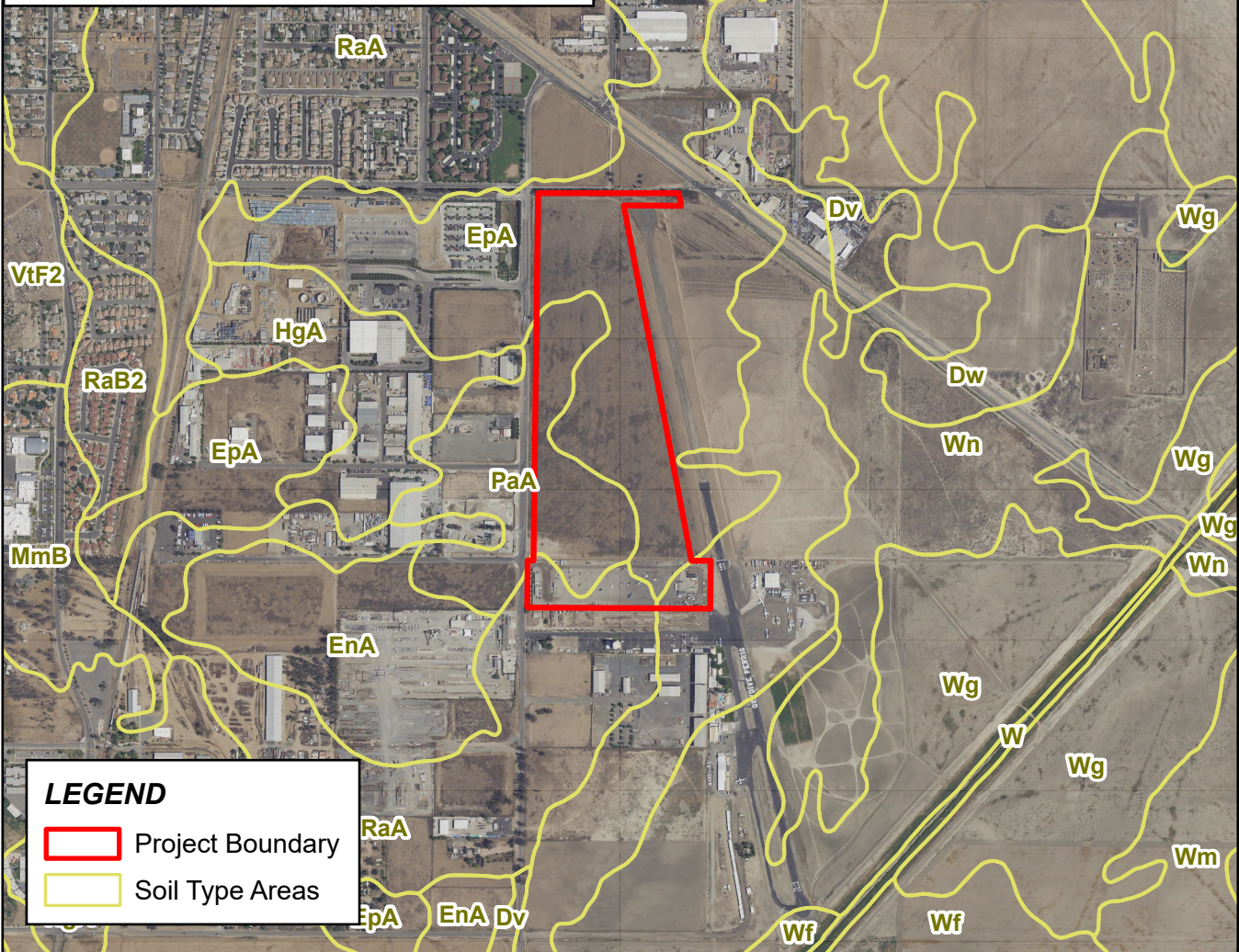
Figure 4 – Receiving Waterbodies
MC Blackacre Perris Airport ENT - West



0 2 4 6 8
Miles

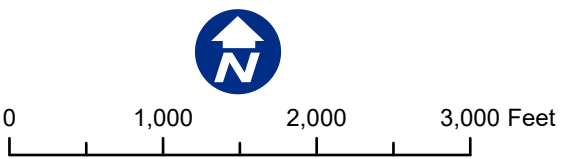
- Dt Domino fine sandy loam, saline-alkali
- Dv Domino silt loam, saline-alkali
- Dw Domino silt loam, strongly saline-alkali
- EnA Exeter sandy loam, 0 to 2 percent slopes
- EnC2 Exeter sandy loam, 2 to 8 percent slopes, eroded
- EpA Exeter sandy loam, deep, 0 to 2 percent slopes
- GyA Greenfield sandy loam, 0 to 2 percent slopes
- HgA Hanford fine sandy loam, 0 to 2 percent slopes
- MmB Monserate sandy loam, 0 to 5 percent slopes
- PaA Pachappa fine sandy loam, 0 to 2 percent slopes
- RaA Ramona sandy loam, 0 to 2 percent slopes
- RaB2 Ramona sandy loam, 2 to 5 percent slopes, eroded
- RaC2 Ramona sandy loam, 5 to 8 percent slopes, eroded
- RaD2 Ramona sandy loam, 8 to 15 percent slopes, eroded
- W Water
- Wf Willows silty clay
- Wg Willows silty clay, saline-alkali
- Wh Willows silty clay, strongly saline-alkali
- Wm Willows silty clay, deep, saline-alkali
- Wn Willows silty clay, deep, strongly saline-alkali

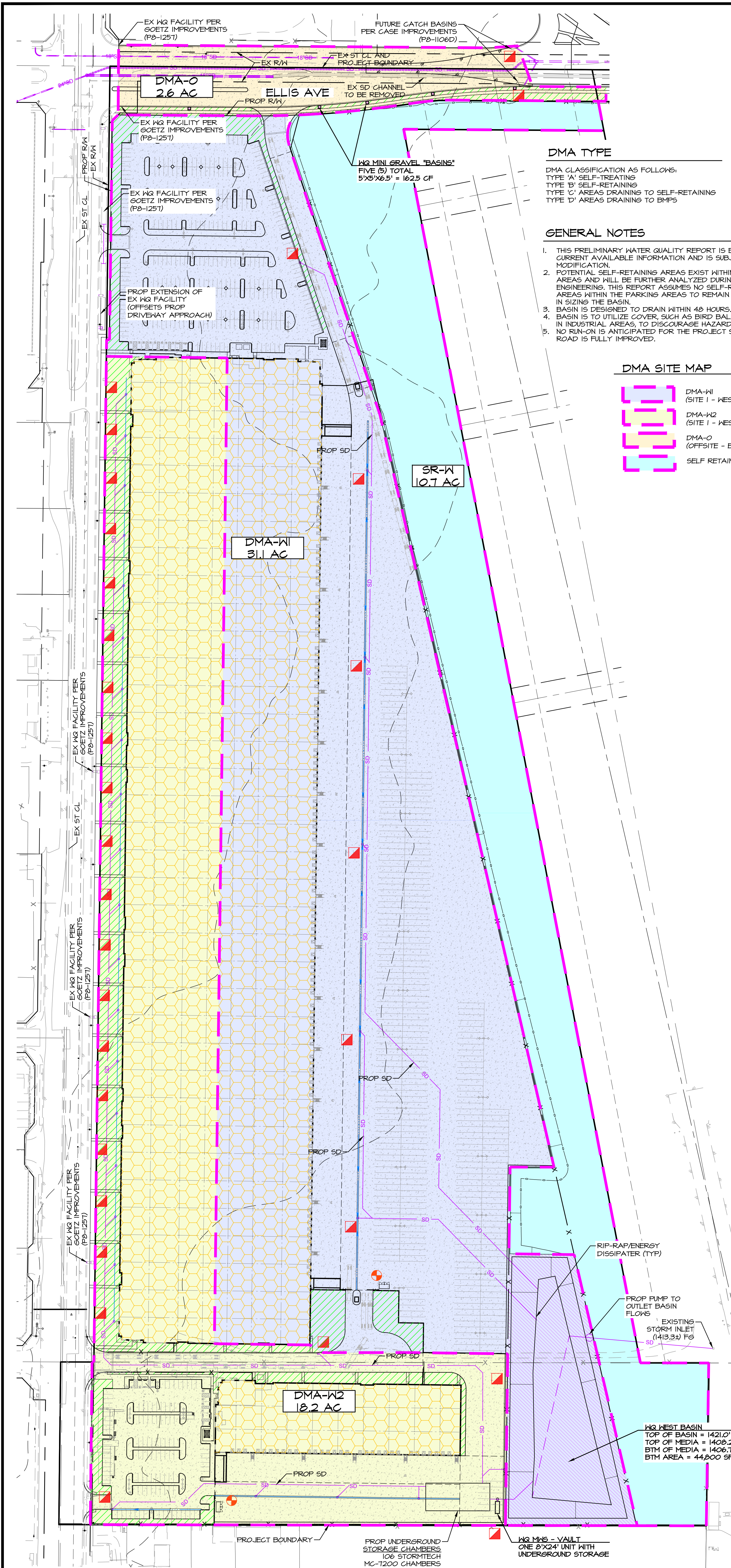
Map created 31 Jan 2023. H:\2021\21-0235\GIS\Pro\Pro.aprx



Sources: USDA NRCS SSURGO, 2015;
Riverside Co. GIS, 2023; USDA NAIP, 2016.

Figure 5 – Soils Map
MC Blackacre Perris Airport ENT - West

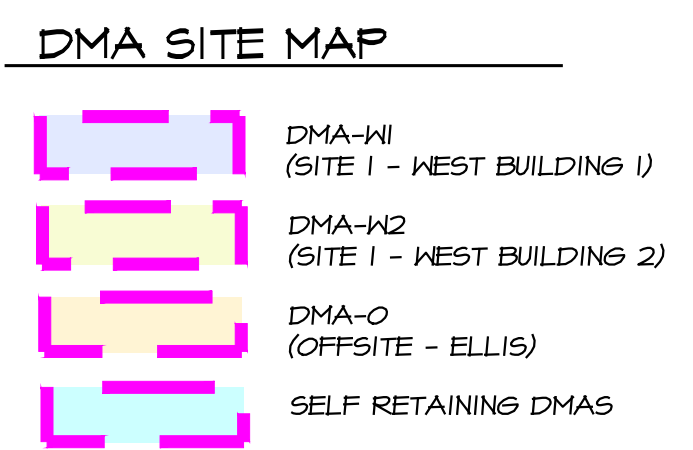




DMA TYPE

DMA CLASSIFICATION AS FOLLOWS:
 TYPE 'A' SELF-TREATING
 TYPE 'B' SELF-RETAINING
 TYPE 'C' AREAS DRAINING TO SELF-RETAINING
 TYPE 'D' AREAS DRAINING TO BMPs

- GENERAL NOTES**
1. THIS PRELIMINARY WATER QUALITY REPORT IS BASED ON THE CURRENT AVAILABLE INFORMATION AND IS SUBJECT TO MINOR MODIFICATION.
 2. POTENTIAL SELF-RETAINING AREAS EXIST WITHIN THE PARKING AREAS AND WILL BE FURTHER ANALYZED DURING FINAL ENGINEERING. THIS REPORT ASSUMES NO SELF-RETAINING AREAS WITHIN THE PARKING AREAS TO REMAIN CONSERVATIVE IN SIZING THE BASIN.
 3. BASIN IS DESIGNED TO DRAIN WITHIN 48 HOURS.
 4. BASIN IS TO UTILIZE COVER, SUCH AS BIRD BALLS OR NETTING IN INDUSTRIAL AREAS, TO DISCOURAGE HAZARDOUS WILDLIFE.
 5. NO RUN-ON IS ANTICIPATED FOR THE PROJECT SITE, AS GOETZ ROAD IS FULLY IMPROVED.



DRAINAGE MANAGEMENT AREAS			
DMA-W1			
DMA-ID	TYPE	AREA (SF)	DMA TYPE
L-W1	LANDSCAPE	40,960	D
R-W1	ROOF	391,030	D
H-W1	HARDSCAPE	802,460	D
BMP-W1	LANDSCAPE	110,840	D

BMP-W1 DESIGN CAPTURE VOLUME (VBMP) = 53,618 CF
 PROPOSED VOLUME = 60,032 CF
 PROPOSE BIORETENTION BASIN WITH 1.5' ENGINEERED SOIL MEDIA
 BMP-W1 MINIMUM REQUIRED AREA = 40,134 SF
 PROPOSED AREA = 44,800 SF

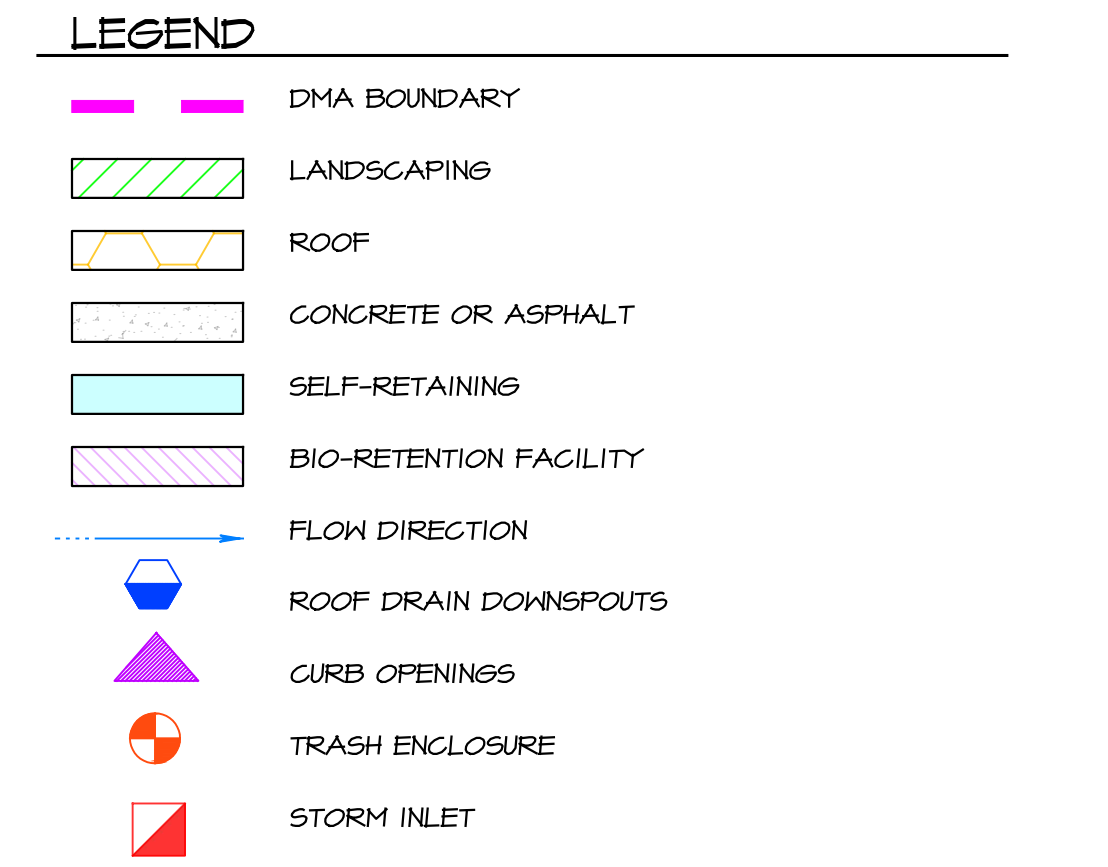
DRAINAGE MANAGEMENT AREAS			
DMA-W2			
DMA-ID	TYPE	AREA (SF)	DMA TYPE
L-W2	LANDSCAPE	135,850	D
R-W2	ROOF	462,250	D
H-W2	HARDSCAPE	202,150	D

BMP-W2 DESIGN CAPTURE VOLUME (VBMP) = 30,124 CF
 PROPOSED VOLUME = 30,216 CF
 PROPOSE MMS VAULT (8'X24') WITH UNDERGROUND CHAMBERS

DRAINAGE MANAGEMENT AREAS			
SR-W			
DMA-ID	TYPE	AREA (SF)	DMA TYPE
SR-W	LANDSCAPE	465,060	A

DRAINAGE MANAGEMENT AREAS			
DMA-O			
DMA-ID	TYPE	AREA (SF)	DMA TYPE
L-O	LANDSCAPE	13,160	D
H-O	HARDSCAPE	98,530	D
BMP-O	LANDSCAPE	125	D

BMP-O DESIGN CAPTURE VOLUME (VBMP) = 4,431 CF
 PROPOSED VOLUME = 812.5 CF
 PROPOSED MINI GRAVEL "BASINS" WITH 6.5' PEA GRAVEL DEPTH
 ** THE DESIGN OF THE MINI GRAVEL "BASINS" WITHIN ELLIS MANAGE THE WATER QUALITY TREATMENT TO THE MAXIMUM EXTENT PRACTICABLE (MEP) FOR THESE LOCATIONS. THE ONSITE BASINS HAVE BEEN OVERSIZED TO ACCOUNT FOR THE UNTREATED DCV FOR THIS OFFSITE AREA.



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE CALIFORNIA STATE PLAN COORDINATE SYSTEM, CGS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "MLFP" AND "PBFB" NAD 83(NRS2007)

BENCHMARK DATA

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 PID: DX5442

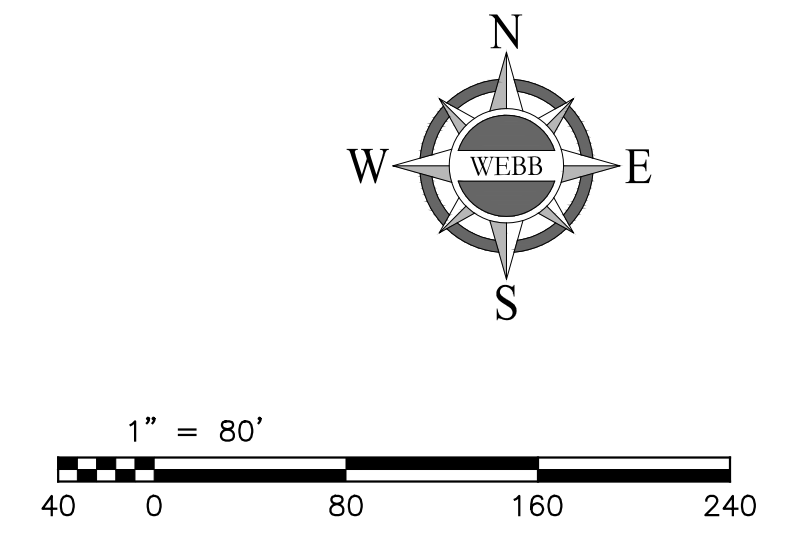
DESCRIBED BY METRO WATER DIST. 50, CALIFORNIA 1942 PERRIS, 1300 FEET (396.2 M) WEST OF AT&T RAILROAD ALONG RIDER ST, ON TOP OF NORTH CURB FACE OF RIDER ST, 28 FEET (8.5 M) NORTH OF RIDER ST, 6 FEET (1.8 M) SOUTH OF A GTE TELEPHONE BOX (DAMAGED). A STANDARD 3-1/4 INCH ALUMINUM DIST SET FLUSH IN TOP OF CURB.

ELEVATION = 1515.12' (NAVD88)

FROM CITY OF SUN CITY BM Z 10489 (RCFC & WCD)
 FS, 2-1/4 INCH BRASS DISK FLUSH STAMPED "CAL DOT 9/10/16/15 REPL. GR. STONE FD. 1450" ON ETHANAC AC BRIDGE DECK OVER I-215 FREEWAY

ELEVATION = 1450.319' (NAVD88)

(CONVERSION FACTO TO NGVD 29 15 -2.63' PER RCFC & WCD)

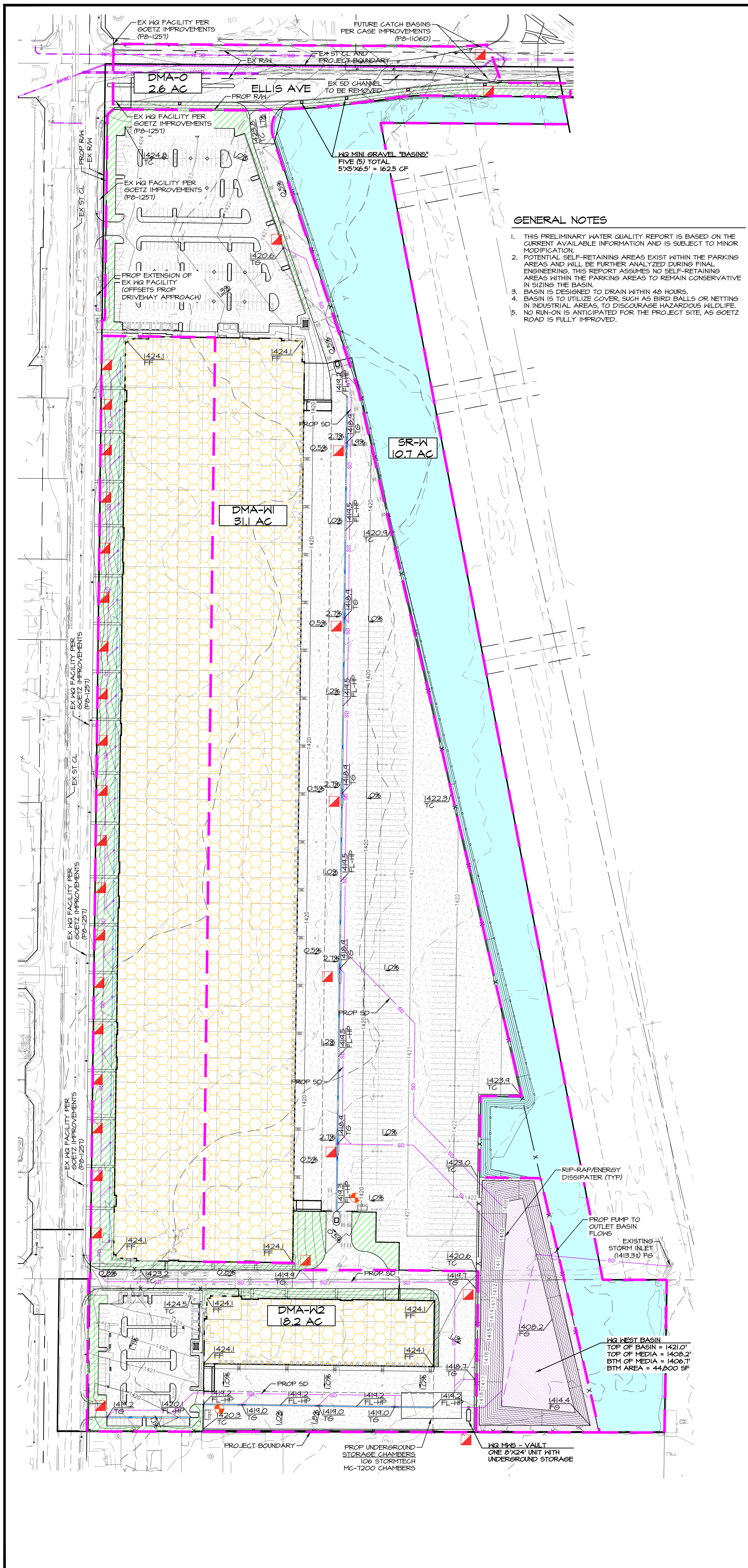


DMA PLAN

PWQMP REPORT
 PERRIS AIRPORT LOGISTICS CENTER - SITE I
 ELLIS AVE AND GOETZ RD, PERRIS
 (P22-00005)

SCALE: 1" = 100'	ALBERT A. ENGINEERING CONSULTANTS 3788 McCRAY STREET RIVERSIDE CA, 92506 PH. (951) 686-1070 FAX (951) 788-1256	W.O. 21-0235 SHEET 1 OF 1 SHEETS DWG. NO.
DATE: 2023-08-23	DESIGNED: ABE	
CHECKED: SKK	PLN CK REF:	
F.B.		

PRELIMINARY



GENERAL NOTES

1. THIS PRELIMINARY WATER QUALITY REPORT IS BASED ON THE CURRENT AVAILABLE INFORMATION AND IS SUBJECT TO MINOR MODIFICATION.
2. POTENTIAL SELF-RETAINING AREAS EXIST WITHIN THE PARKING AREAS AND WILL BE FURTHER ANALYZED DURING FINAL ENGINEERING. THIS REPORT ASSUMES NO SELF-RETAINING AREAS WITHIN THE PARKING AREAS TO REMAIN CONSERVATIVE IN SIZING THE BASIN.
3. BASIN IS DESIGNED TO DRAIN WITHIN 48 HOURS.
4. BASIN IS TO UTILIZE COVER, SUCH AS BIRD BALLS OR NETTING IN INDUSTRIAL AREAS, TO DISCOURAGE HAZARDOUS WILDLIFE.
5. NO RUN-ON IS ANTICIPATED FOR THE PROJECT SITE, AS GOETZ ROAD IS FULLY IMPROVED.

LEGEND

- DMA BOUNDARY
- LANDSCAPING
- ROOF
- CONCRETE OR ASPHALT
- SELF-RETAINING
- BIO-RETENTION FACILITY
- FLOW DIRECTION
- ROOF DRAIN DOWNSPOUTS
- CURB OPENINGS
- TRASH ENCLOSURE
- STORM INLET

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE CALIFORNIA STATE PLAN COORDINATE SYSTEM, CGS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "MLFP" AND "PPBF" NAD 83(NRS2007)

BENCHMARK DATA

NGS DESIGNATION: 435
PID: DX5442

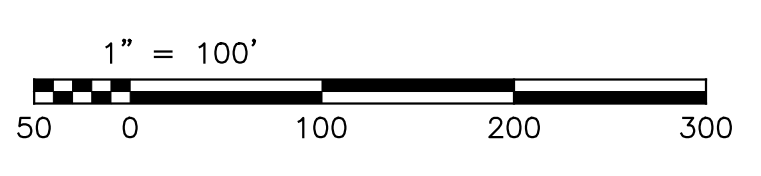
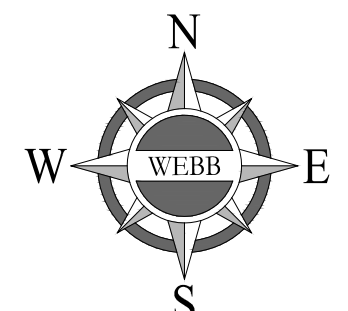
DESCRIBED BY METRO WATER DIST. 50, CALIFORNIA 1492 PERRIS, 1300 FEET (396.2 M) WEST OF AT&P RAILROAD ALONG RIDER ST, ON TOP OF NORTH CURB FACE OF RIDER ST, 28 FEET (8.5 M) NORTH OF RIDER ST, 6 FEET (1.8 M) SOUTH OF A GTE TELEPHONE BOX (DAMAGED). A STANDARD 3-1/4 INCH ALUMINUM DIST SET FLUSH IN TOP OF CURB.

ELEVATION = 1515.12' (NAVD88)

FROM CITY OF SUN CITY BM Z 10489 (RCFC & WCD)
FS, 2-1/4 INCH BRASS DISK FLUSH STAMPED "CAL DOT 9/10/16 REPL. GR. STONE FD. 1450" ON ETHANAC AC BRIDGE DECK OVER I-215 FREEWAY

ELEVATION = 1450.31' (NAVD88)

(CONVERSION FACTO TO NGVD 29 15 -2.63' PER RCFC & WCD)

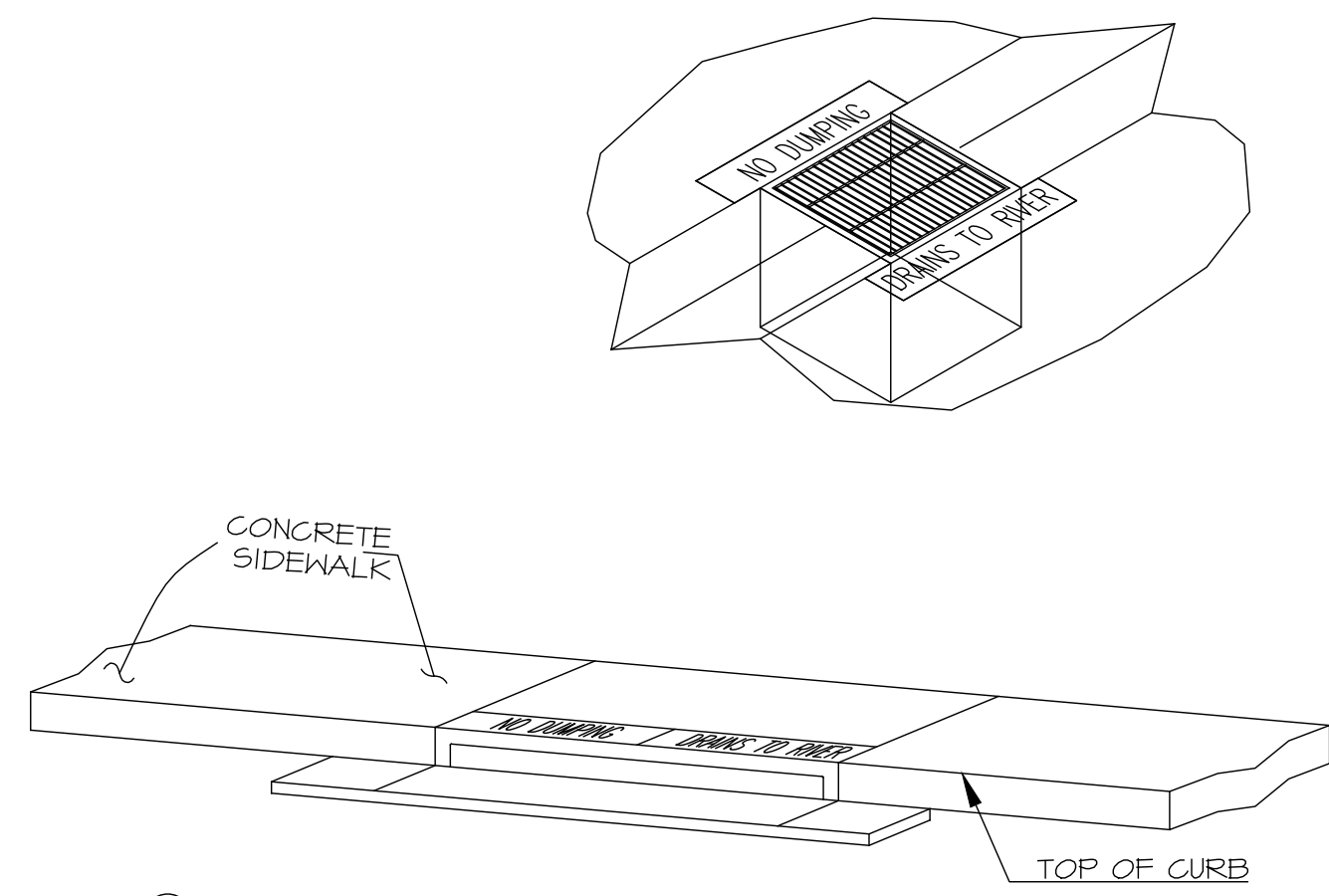


POST-CONSTRUCTION BMP SITE MAP

PWQMP REPORT
PERRIS AIRPORT LOGISTICS CENTER - SITE I
ELLIS AVE AND GOETZ RD, PERRIS
(P22-00005)

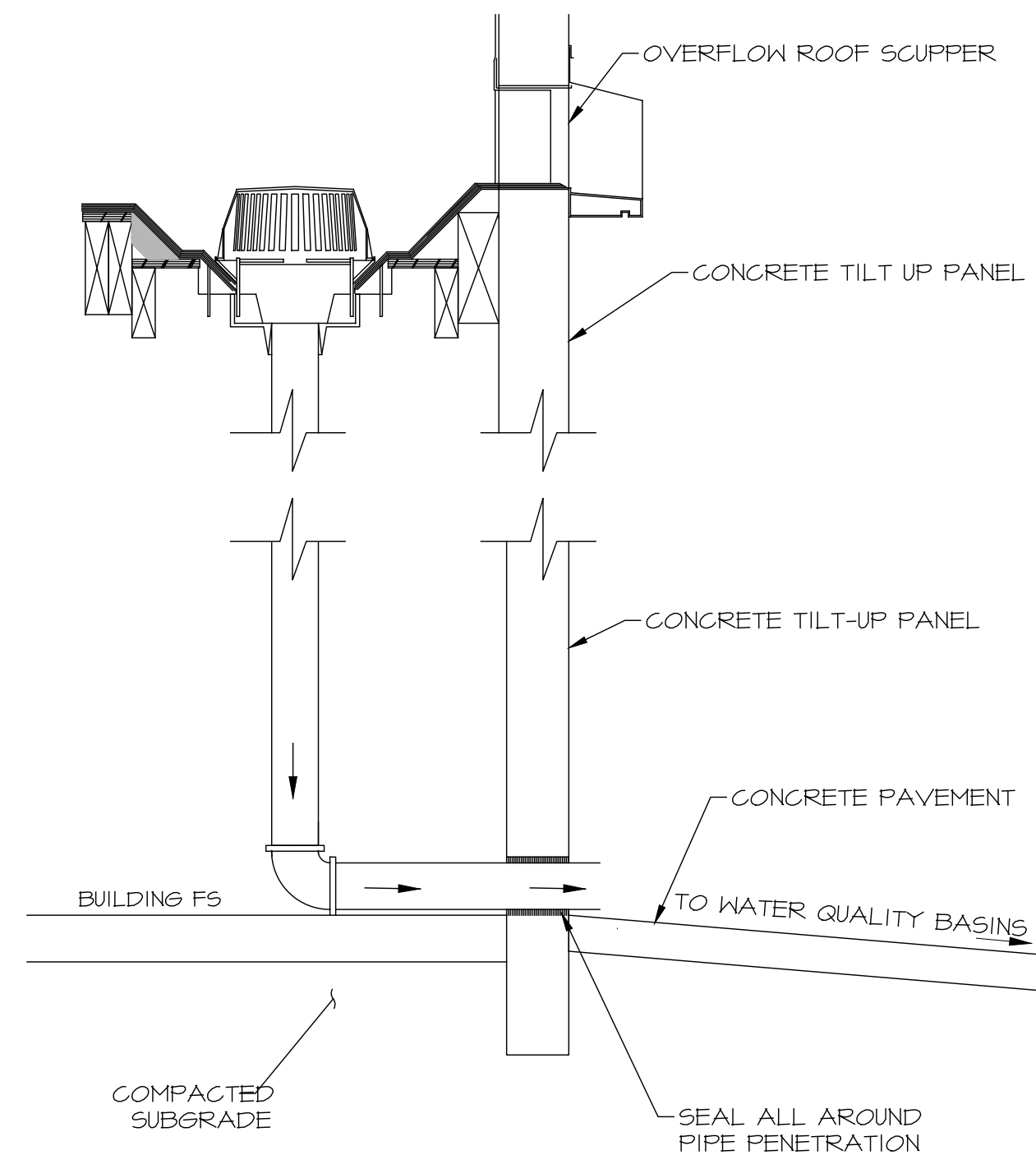
SCALE: 1" = 100'		ENGINEERING CONSULTANTS 3788 MCGRAY STREET RIVERSIDE CA, 92506 PH. (951) 686-1070 FAX (951) 788-1256	W.O. 21-0235 SHEET 1 OF 3 SHEETS DWG. NO.
DATE: 2023-08-23			
DESIGNED: ABE			
CHECKED: SKK			
PLN CK REF: F.B.			

PRELIMINARY

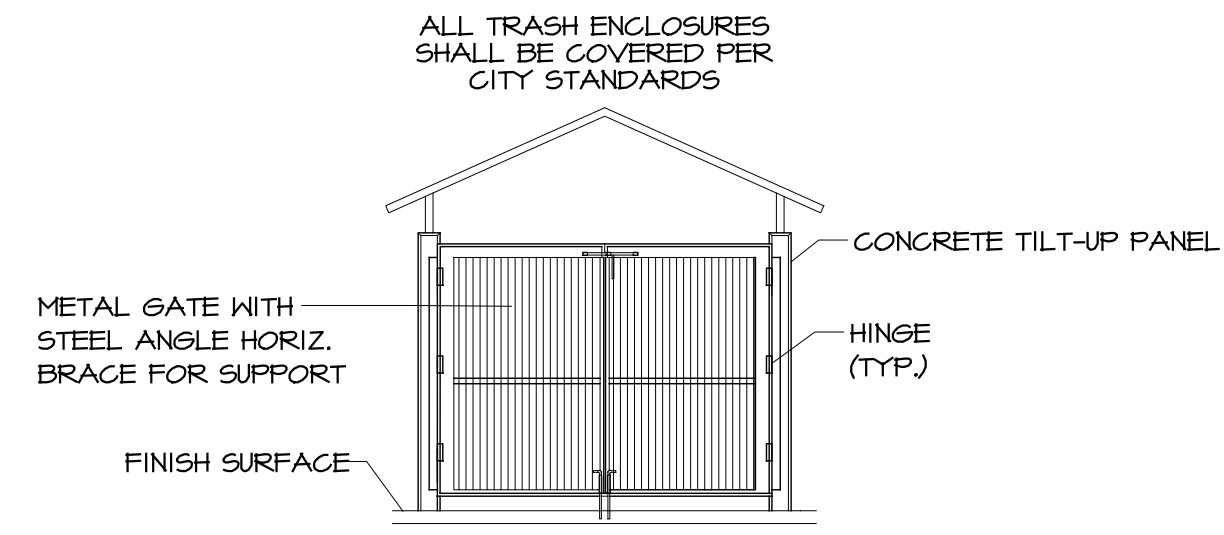


- 1 STENCILS TO HAVE 2" LETTERS AS FOLLOWS:
"NO DUMPING - DRAINS TO RIVER"
- 2 PLACE BOTH STENCILS CENTERED WITHIN THE CATCHBASIN OPENINGS AND WITHIN THE TOP OF THE CURB.
- 3 SPRAY BOTH STENCILS WITH WHITE PAINT.
- 4 REMOVE STENCILS WHEN PAINT IS DRY.

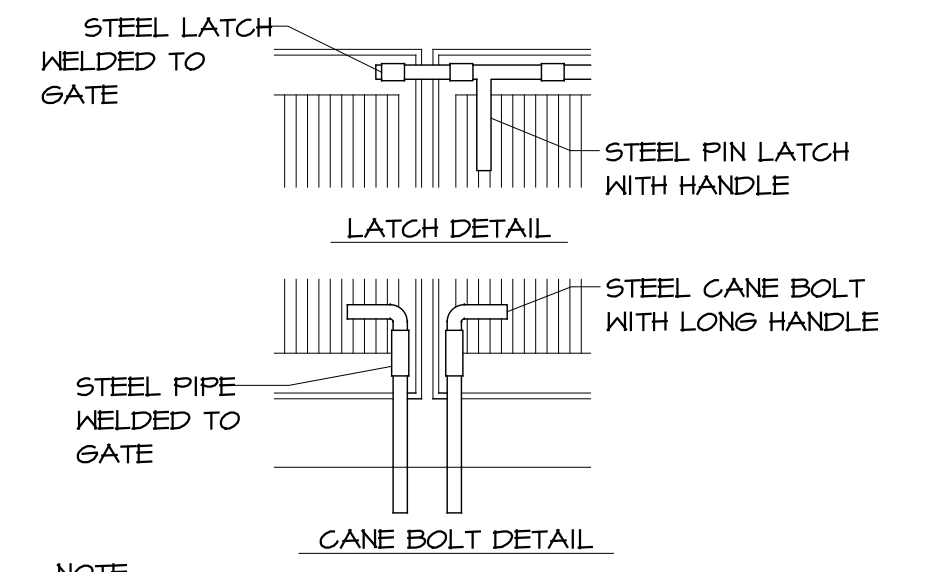
CATCH BASIN STENCILING DETAIL
N.T.S.



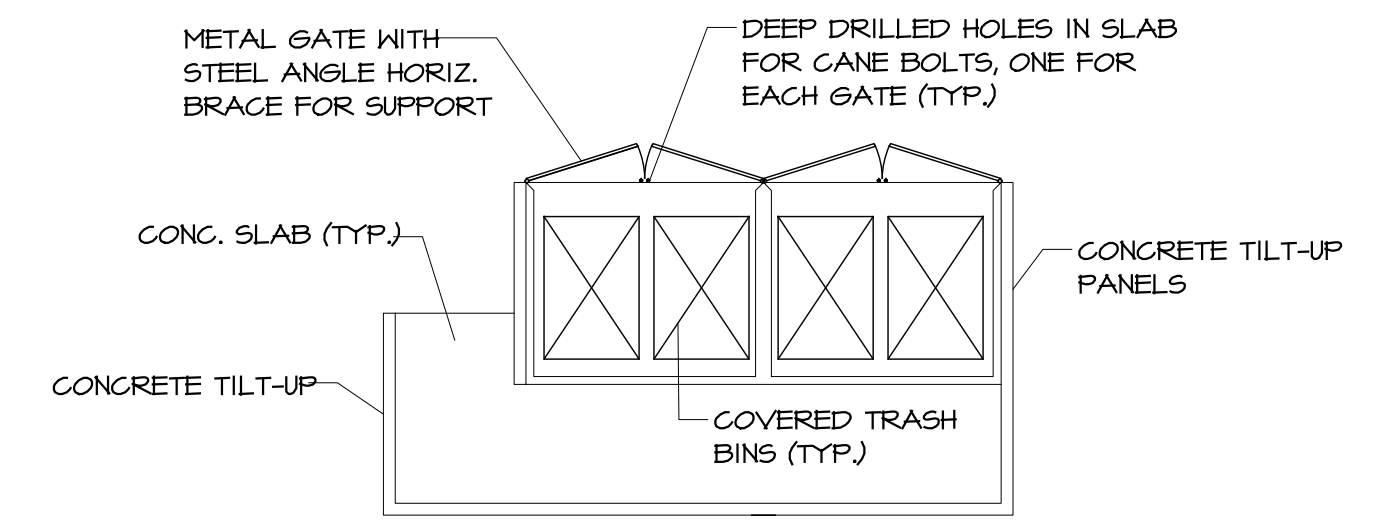
ROOF DRAIN DETAIL
N.T.S.



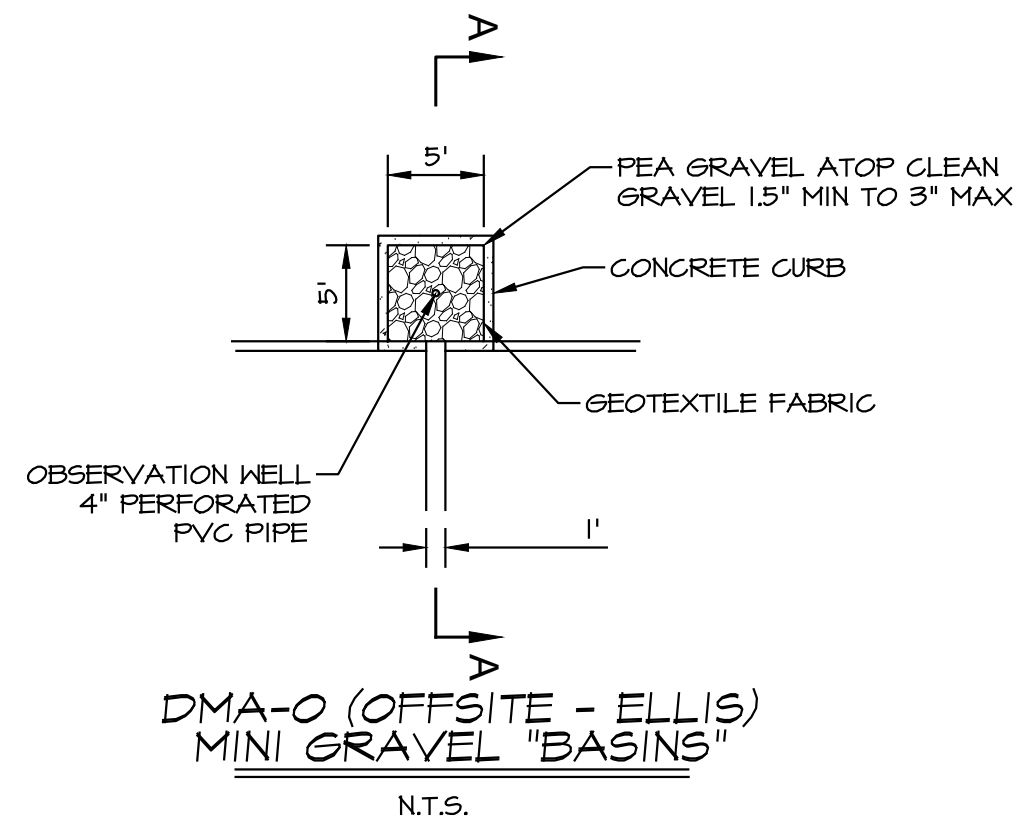
TRASH ENCLOSURE GATE ELEVATION
N.T.S.



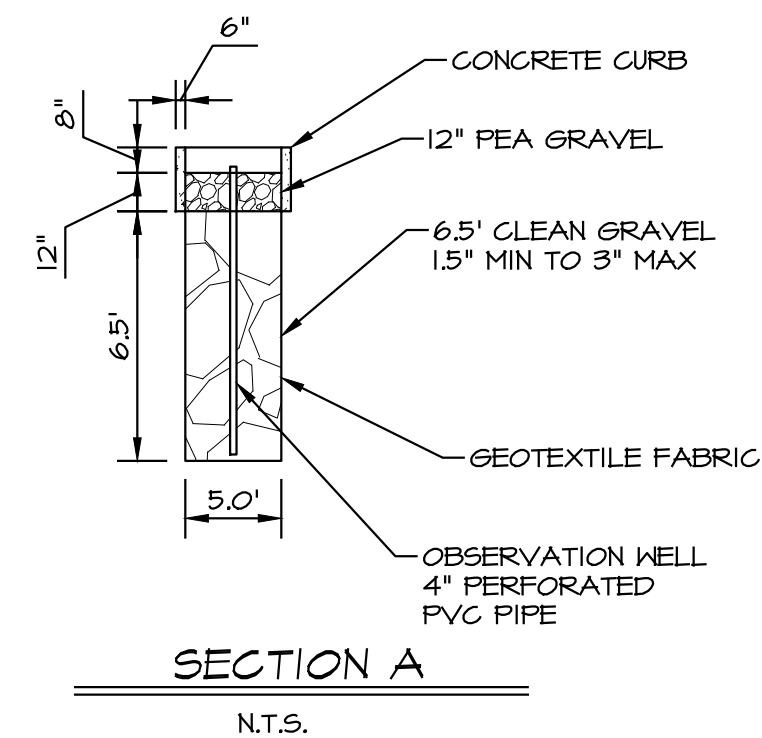
TRASH ENCLOSURE GATE LATCHES DETAIL
N.T.S.



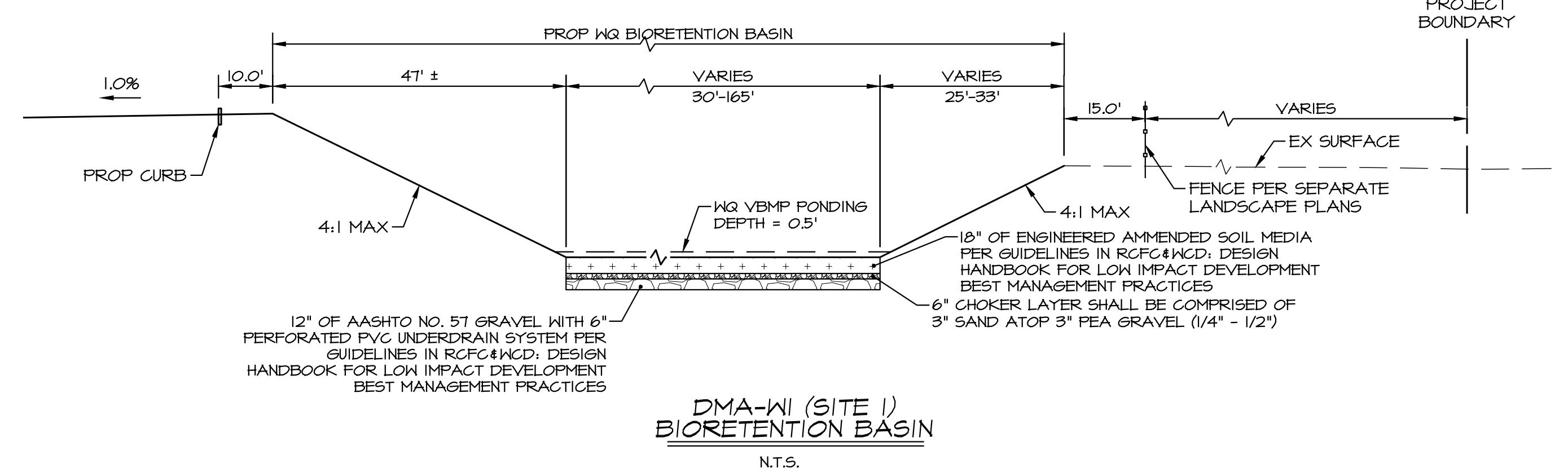
TRASH ENCLOSURE PLAN DETAIL
N.T.S.



DMA-O (OFFSITE - ELLIS) MINI GRAVEL "BASINS"
N.T.S.



SECTION A
N.T.S.



DMA-WI (SITE 1) BIORETENTION BASIN
N.T.S.

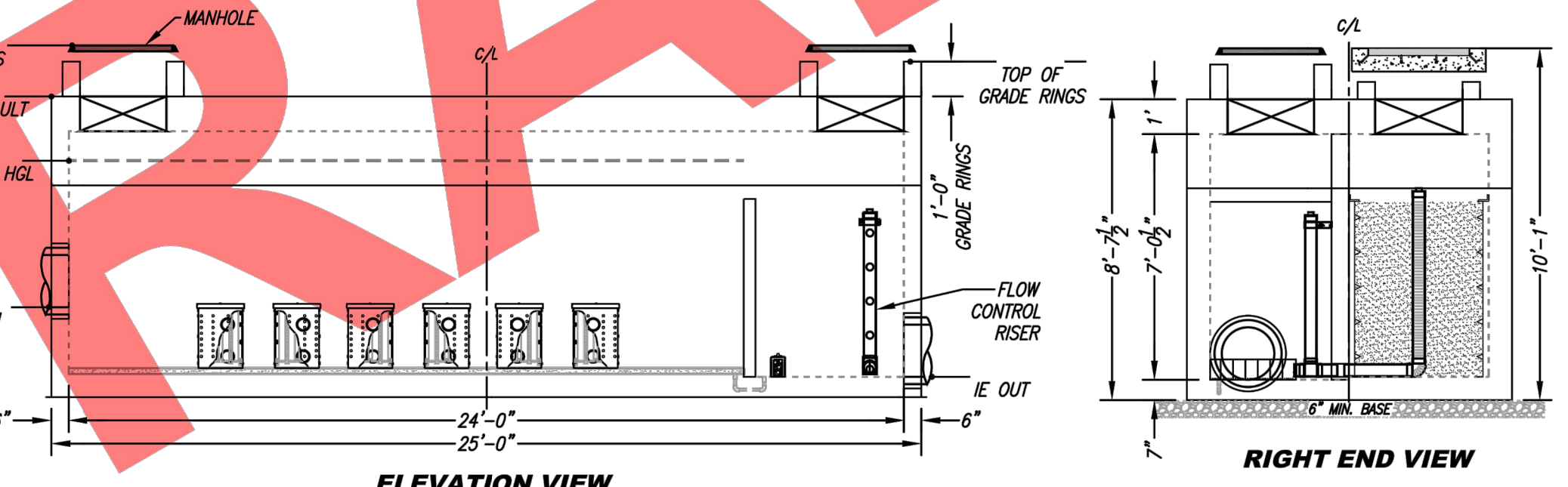
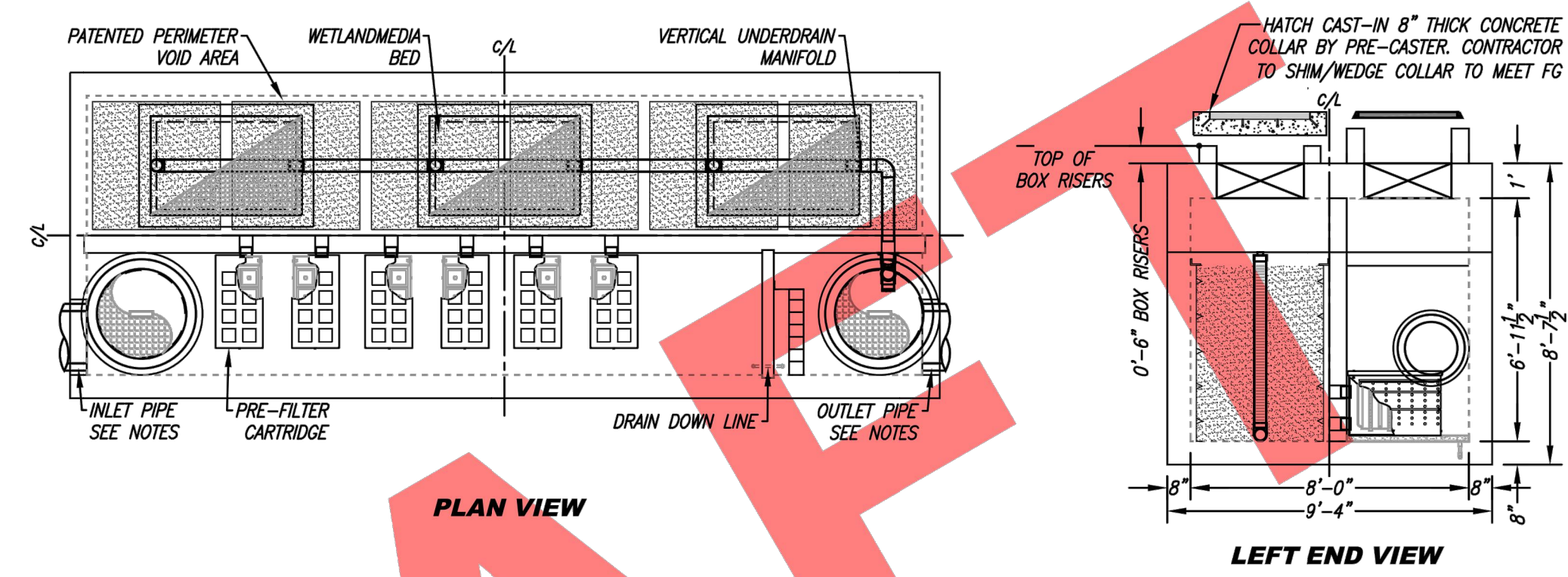
POST-CONSTRUCTION BMP SITE MAP

PWQMP REPORT
PERRIS AIRPORT LOGISTICS CENTER - SITE I
ELLIS AVE AND GOETZ RD, PERRIS
(P22-00005)

SCALE: AS SHOWN	ALBERTA ENGINEERING CONSULTANTS	W.O. 21-0295
DATE: 2023-08-23	3788 McCORAY STREET	SHEET 2
DESIGNED: ABE	RIVERSIDE CA 92506	OF 3 SHEETS
CHECKED: SKK	PH. (951) 686-1070	DWG. NO.
PLN CK REF:	FAX (951) 788-1256	
F.B.		

H:\2021\21-0235\DRAINAGE\WQMP\DWG DRAWINGS\21-0235-PWQMP-WEST-SITE.DWG 8/23/2023 1:06:02 PM

SITE SPECIFIC DATA	
PROJECT NUMBER	10253
PROJECT NAME	
PROJECT LOCATION	
STRUCTURE ID	
TREATMENT REQUIRED	
VOLUME BASED (CF)	FLOW BASED (CFS)
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	
PIPE DATA	I.E. MATERIAL DIAMETER
INLET PIPE	
OUTLET PIPE	
RIM ELEVATION	
SURFACE LOAD LOAD LEVEL 5 PER ASTM C1802	
FRAME & COVER	#30" 3 EA 30" X 48" #30"
WETLAND MEDIA VOLUME (CY)	15.06
ORIFICE SIZE (DIA. INCHES)	5 EA #2.37"
NOTES: PRELIMINARY NOT FOR CONSTRUCTION. 6" DIAMETER INTERIOR PIPE REQUIRED.	



INTERNAL BYPASS DISCLOSURE:
THE DESIGN AND CAPACITY OF THE PEAK CONVEYANCE METHOD TO BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD. HGL(S) AT PEAK FLOW SHALL BE ASSESSED TO ENSURE NO UPSTREAM FLOODING. PEAK HGL AND BYPASS CAPACITY SHOWN ON DRAWING ARE USED FOR GUIDANCE ONLY.

TREATMENT FLOW (CFS)	
OPERATING HEAD (FT)	
PRETREATMENT LOADING RATE (GPM/SF)	
WETLAND MEDIA LOADING RATE (GPM/SF)	

MWS-L-8-24-7'-0"-V-UG-HC
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

DMA-W2 (SITE 1)
MW VAULT - 8'X24'
N.T.S.

- INSTALLATION NOTES**
- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
 - UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
 - ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL CAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
 - CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
 - CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE. DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.
 - CONTRACTOR RESPONSIBLE FOR CONTACTING MODULAR WETLANDS FOR ACTIVATION OF UNIT. MANUFACTURERS WARRANTY IS VOID WITH OUT PROPER ACTIVATION BY A MODULAR WETLANDS REPRESENTATIVE.
- GENERAL NOTES**
- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.

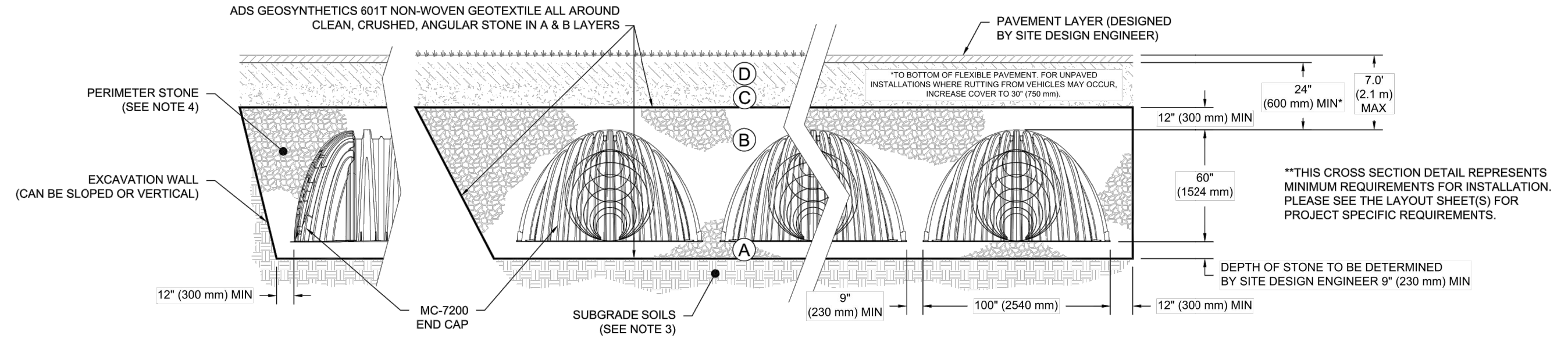
PROPRIETARY AND CONFIDENTIAL:
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF MODULAR WETLANDS SYSTEMS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF MODULAR WETLANDS SYSTEMS IS PROHIBITED.



ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE. PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145' A-1, A-2-4, A-3 OR AASHTO M43' 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43' 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43' 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



- NOTES:**
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
 - MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT². AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MC-7200 CROSS SECTION DETAIL

DMA-W2 (SITE 1)
STORMTECH MC-7200 CHAMBERS
N.T.S.

POST-CONSTRUCTION BMP SITE MAP

PWQMP REPORT
PERRIS AIRPORT LOGISTICS CENTER - SITE 1
ELLIS AVE AND GOETZ RD, PERRIS
(P22-00005)

SCALE: AS SHOWN	ALBERT A. ENGINEERING CONSULTANTS	W.O. 21-0235
DATE: 2023-08-23	3788 McCORAY STREET	SHEET 3
DESIGNED: ABE	RIVERSIDE CA 92506	OF 3 SHEETS
CHECKED: SKK	PH. (951) 686-1070	DWG. NO.
PLN CK REF:	FAX (951) 788-1256	
F.B.		

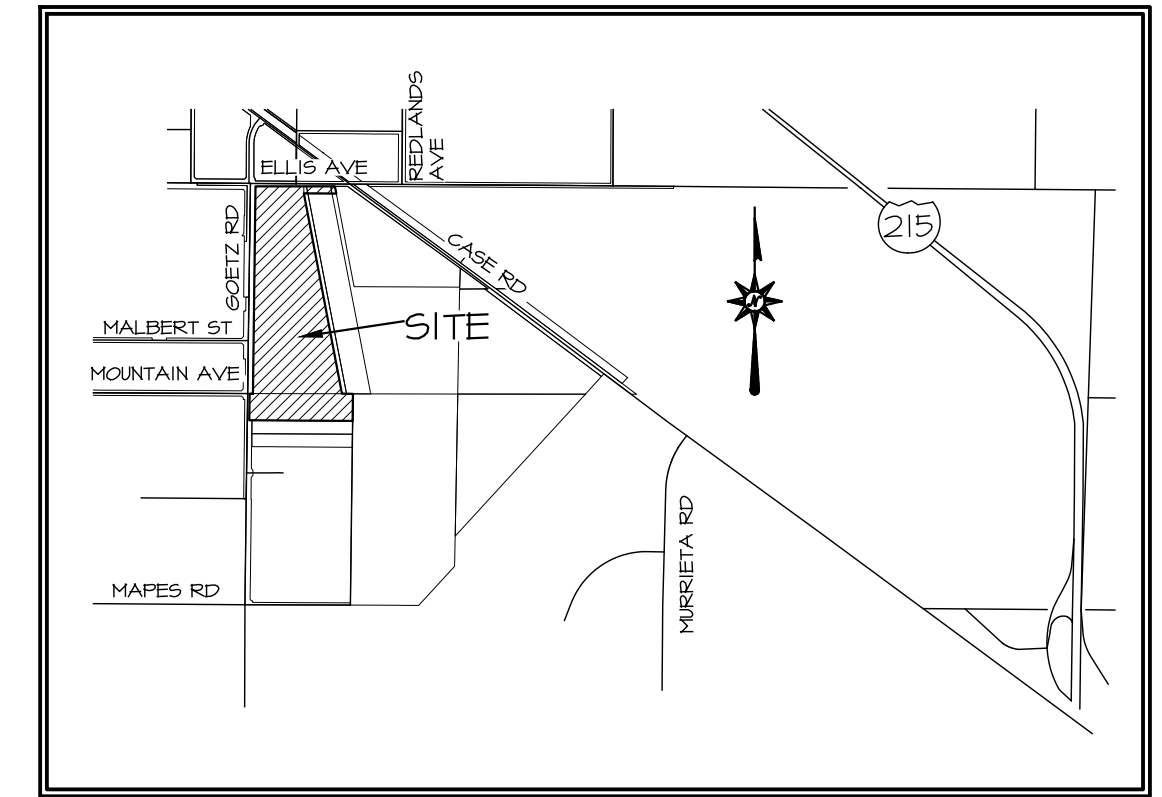
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Appendix 2: Construction Plans

Grading and Drainage Plans

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DEVELOPMENT PLAN DPR 22-00005

LOCATED IN SECTION 5, T. 5 S., R. 3 W., S.B.M.



VICINITY MAP
NTS

PROJECT DESCRIPTION

DEVELOPMENT PLAN REVIEW FOR A DISTRIBUTION WAREHOUSE COMPLEX CONSISTING OF TWO (2) BUILDINGS TOTALING 867,070 SQUARE FEET ON 59.4 NET ACRES.

A.P.N.

330-040-031, -033, -036, -038, -040, AND 330-100-031

ACREAGE

R/W DEDICATION, GOETZ ROAD 0.6 AC
R/W DEDICATION, ELLIS AVENUE 1.9 AC
NET AREA: 59.4 AC
GROSS SITE AREA: 62.4 AC

EASEMENT NOTES

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
GRANTED TO: CALIFORNIA ELECTRIC POWER COMPANY
PURPOSE: POLE LINES AND INCIDENTAL PURPOSES
RECORDING DATE: MARCH 04, 1947
RECORDING NO: BOOK 823 PAGE 116 OF OFFICIAL RECORDS
- AN OFFER OF DEDICATION FOR PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JUNE 25, 2020 AS INSTRUMENT NO. 2020-0274541 OF OFFICIAL RECORDS, TO CITY OF PERRIS, A MUNICIPAL CORPORATION A DOCUMENT ENTITLED "CERTIFICATE OF ACCEPTANCE-MIRA MESA PERRIS AIRPORT, LLC-RESOLUTION NUMBER 5706" RECORDED JANUARY 28, 2021 AS INSTRUMENT NO. 2021-0056454 OF OFFICIAL RECORDS.
- THE TERMS, PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED APRIL 10, 2017 AS INSTRUMENT NO. 2017-0141746 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

APN: 330-040-031, -033, -036, -038, AND 040

PARCEL 1:
PARCEL 1 AS SHOWN ON CERTIFICATE OF COMPLIANCE - LOT LINE ADJUSTMENT NO. 16-05251, AS EVIDENCED BY DOCUMENT RECORDED APRIL 07, 2017 AS INSTRUMENT NO. 2017-0140874 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF PERRIS AS DESCRIBED IN A GRANT DEED RECORDED MAY 14, 2019 AS INSTRUMENT NO. 2019-0167315 OF OFFICIAL RECORDS.

PARCEL 3:

AN EASEMENT AND RIGHT OF WAY TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, ENLARGE, IMPROVE, INSPECT, AND REMOVE, AND RELOCATE UNDERGROUND PIPELINES AND MAINS FOR UTILITIES, WATER, SEWER, GAS AND STORM SYSTEMS, AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT BETWEEN PATRICK M. CONATSER, TRUSTEE OF THE PATRICK M. CONATSER IRREVOCABLE TRUST, DATED DECEMBER 28, 2021, AND MELANIE D. CONATSER, TRUSTEE OF THE MELANIE D. CONATSER IRREVOCABLE TRUST DATED DECEMBER 28, 2021 TO MIRA MESA PERRIS AIRPORT, LLC, DATED DECEMBER 28, 2021 AND RECORDED APRIL 10, 2017 AS INSTRUMENT NO. 2017-0141746 OF OFFICIAL RECORDS.

APN: 330-100-031

PARCEL 4:
LOT 1 OF EHRMAN'S SUBDIVISION, CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN MAP BOOK 11 PAGE 544 RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

LEGEND

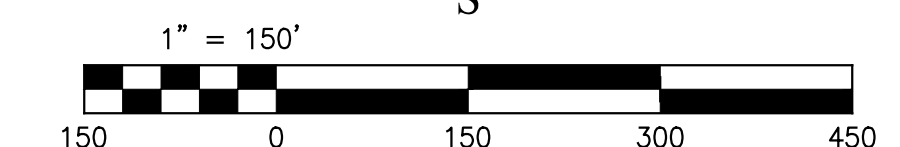
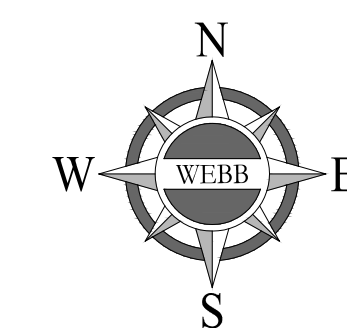
---	EX CENTER LINE
---	EX CONTOUR
---	EX EDGE OF PAVEMENT
---	EX POWER POLE
---	PROJECT BOUNDARY
---	PROP CONTOUR
---	PROP DAYLIGHT
---	PROP EDGE OF PAVEMENT
X	PROP 6' FENCE
A	PROP FIRE HYDRANT
---	PROP GRADE BREAK
---	PROP SITE LIGHTING
---	PROP STORM DRAIN
---	RIGHT-OF-WAY (EX/PROP)

ABBREVIATIONS

DAY	DRIVEWAY
FF	FINISHED FLOOR
R/W	RIGHT-OF-WAY
PROP	PROPOSED
EX	EXISTING
EP	EDGE OF PAVEMENT
SD	STORM DRAIN
FH	FIRE HYDRANT
S/W	SIDEWALK
ESMT	EASEMENT
CL	CENTER LINE
FUT	FUTURE
CONST	CONSTRUCTION

SHEET INDEX

SHEET 1: INDEX MAP
SHEET 2: SECTIONS
SHEET 3-6: CONCEPTUAL GRADING
SHEET 7-8: CONCEPTUAL UTILITY
SHEET 9: TRUCK TURNING



OWNER/APPLICANT

CH REALTY IX-MC | RIVERSIDE
PERRIS AIRPORT CENTER, L.P.
18032 LEMON DRIVE, SUITE 367
YORBA LINDA, CA 92886
CONTACT: MIKE MASTERSON
PHONE: (714) 299-8549

PROJECT REPRESENTATIVE

CHRISTINE SAUNDERS & ASSOCIATES, LLC
1811 STREAMHURST DRIVE
RIVERSIDE, CA 92505
CONTACT: CHRISTINE SAUNDERS
PHONE: (714) 488-1529

SOILS ENGINEER

SOCAL GEOTECHNICAL
22825 SAVI RANCHO PARKWAY #E
YORBA LINDA, CA 92887
CONTACT: JOSEPH LOZANO LEON
PHONE: (714) 685-1115
FAX: (714) 685-1118

ARCHITECT

R&A OFFICE OF ARCHITECTURAL DESIGN
15231 ALTON PARKWAY, STE 100
IRVINE, CA 92618
CONTACT: MIKE GILL
PHONE: (444) 341-0920
FAX: (444) 341-0922

ENGINEER

ALBERT A. WEBB ASSOCIATES
3788 MCGRAY STREET
RIVERSIDE, CA 92506
CONTACT: SARAH KOHALSKI
PHONE: (951) 686-1070

TOPOGRAPHY SOURCE

TOPOGRAPHY FLOWN BY INLAND AERIAL SURVEYS, INC. ON 05/18/2021

SCHOOL DISTRICT

FERRIS ELEMENTARY AND PERRIS UNION HIGH SCHOOL DISTRICTS

UTILITY PROVIDERS

WATER	EASTERN MUNICIPAL WATER DISTRICT
SEWER	EASTERN MUNICIPAL WATER DISTRICT
ELECTRICAL	SOUTHERN CALIFORNIA EDISON
GAS	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	FRONTIER COMMUNICATIONS
CABLE T.V.	CHARTER COMMUNICATIONS

LAND USE

EXISTING/PROPOSED GENERAL PLAN LAND USE: LIGHT INDUSTRIAL (L1)
EXISTING/PROPOSED ZONING: LIGHT INDUSTRIAL (L1)

PROJECT DATA

BUILDING USE	
BUILDING 1	
FIRST FLOOR OFFICE AREA	10,500 SF
SECOND FLOOR OFFICE AREA	10,000 SF
WAREHOUSE AREA	766,409 SF
FIRE PUMP	202 SF
TOTAL	795,109 SF
BUILDING 2	
FIRST FLOOR OFFICE AREA	6,500 SF
WAREHOUSE AREA	65,461 SF
TOTAL	71,961 SF

AUTO PARKING REQUIRED		BUILDING 1	BUILDING 2
0-20,000 SF	@1/1,000 SF	20 STALLS	20 STALLS
20K - 40K SF	@1/2,000 SF	10 STALLS	26 STALLS*
ABOVE 40K SF	@1/5,000 SF	151 STALLS	N/A
TOTAL AUTO PARKING REQUIRED		181 STALLS	46 STALLS
* 1 STALL/2,000 SF ABOVE 20,000 SF REQUIRED FOR BUILDING 2			

AUTO PARKING PROVIDED	BUILDING 1	BUILDING 2
ACCESSIBLE STALLS	8 STALLS	6 STALLS
STANDARD STALLS	271 STALLS	106 STALLS
EV STALLS (CHARGERS)	18 STALLS	6 STALLS
EV STALLS (INFRASTRUCTURE)	53 STALLS	19 STALLS
TOTAL AUTO PARKING PROVIDED	350 STALLS	125 STALLS

OTHER FACILITIES PROVIDED	
TRAILER PARKING @1/5,000 SF (169 REQ'D)	290 PROVIDED
DOCK DOORS	160 PROVIDED
GRADE DOORS	3 PROVIDED
BIKE LOCATIONS @5% OF REQ'D AUTO	20 PROVIDED

EARTHWORK ESTIMATE

CUT: 148,500 CY
FILL: 234,000 CY
SHRINKAGE: 10,000 CY
NET: 80,500 CY (FILL)

GENERAL INFORMATION

- THOMAS BROS. MAP BOOK PAGE 807 GRID: H4, H5 & J5.
- THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- PROJECT IS NOT WITHIN A SPECIFIC PLAN.
- EASEMENTS OF RECORD ARE PLOTTED HEREIN.
- PROJECT IS NOT WITHIN A COMMUNITY SERVICES DISTRICT.
- PROJECT IS WITHIN MEAD VALLEY AREA PLAN (RCIP).
- THERE ARE NO EXISTING WELLS ON THE PROPERTY.
- TOPOGRAPHY FLOWN BY INLAND AERIAL SURVEYS, INC.
- SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO COUNTY OF RIVERSIDE ORDINANCE 451 REQUIREMENTS.
- ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
- LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
- LAND IS SUBJECT TO LOU LIQUEFACTION.
- NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
- EXISTING STRUCTURES ON APN 330-100-031 ARE TO BE REMOVED.
- THE PROJECT WILL COMPLY WITH NPDES REQUIREMENTS AS REQUIRED BY NPDES SUPPLEMENT "A".
- FLOOD ZONE AE, AREA OF SPECIAL FLOOD HAZARD PER FEMA PANEL 06065C1440H.
- PROJECT IS WITHIN AIRPORT COMPATIBILITY ZONE E (MARCH AIR FORCE BASE). PROJECT IS WITHIN AIRPORT COMPATIBILITY ZONES A, B1, B2, C, AND D (PERRIS AIRPORT).
- DIMENSIONS IN GOETZ ARE SHOWN TO BOTH THE GOETZ ROAD CENTERLINE AND CONSTRUCTION CENTERLINE USED IN P8-1257.
- ARCHITECTURAL SITE PLAN PROVIDED BY R&A ON 06/14/2023

REVISIONS	DATE	BY	PLN CK REF:	F.B.
BUILDING 1 SHIFTED & BUILDING 2 CHANGED TO TRUCK DOCK DOORS	6/23	ABE		
EASTERN PARKING AREA REMOVED FROM PROPOSED SITE TO BE PROPOSED UNDER SEPARATE CUP CASE	4/23	AG		

SCALE: 1" = 150'
DATE: 2023-09-07
DESIGNED: ABE
CHECKED: SKK
PLN CK REF: F.B.
PLOT DATE: 7-Sep-23

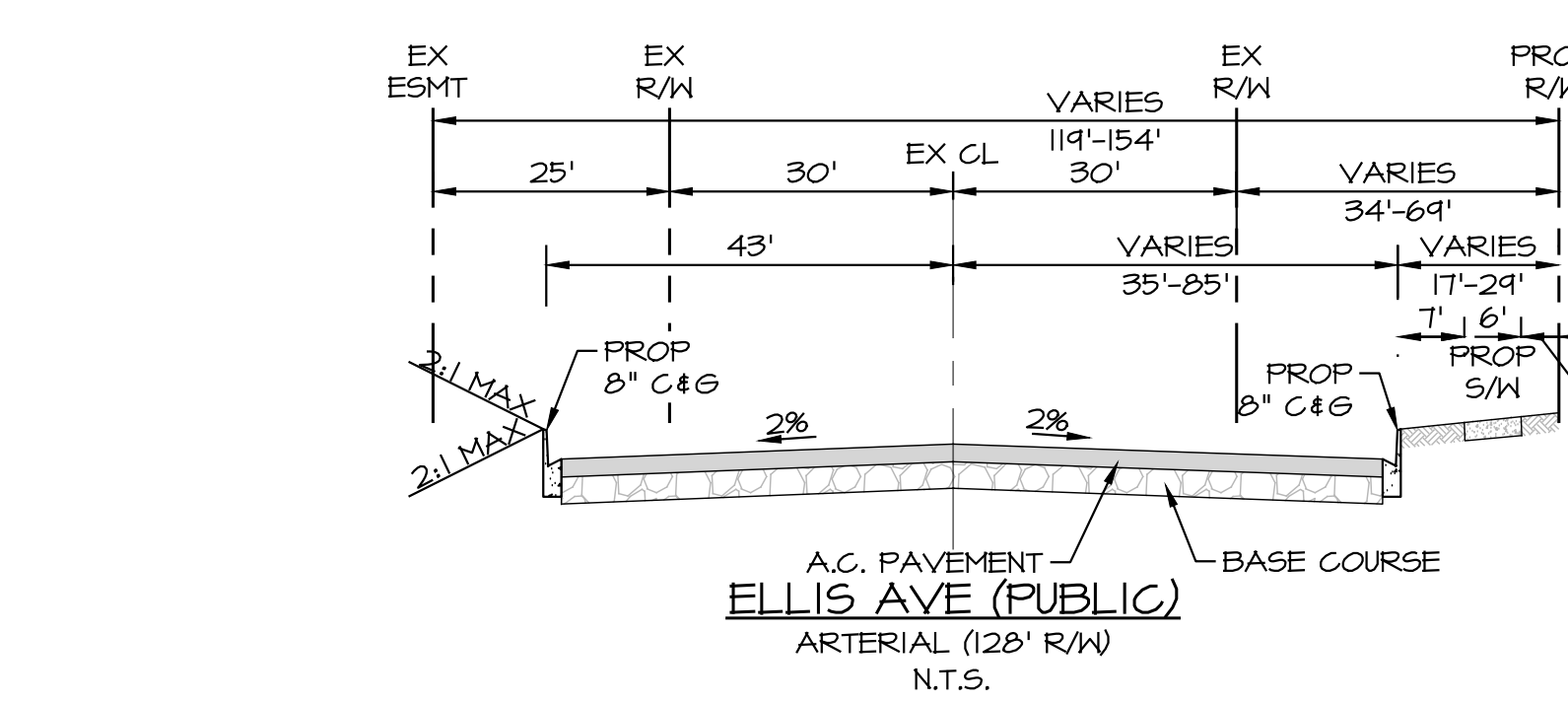
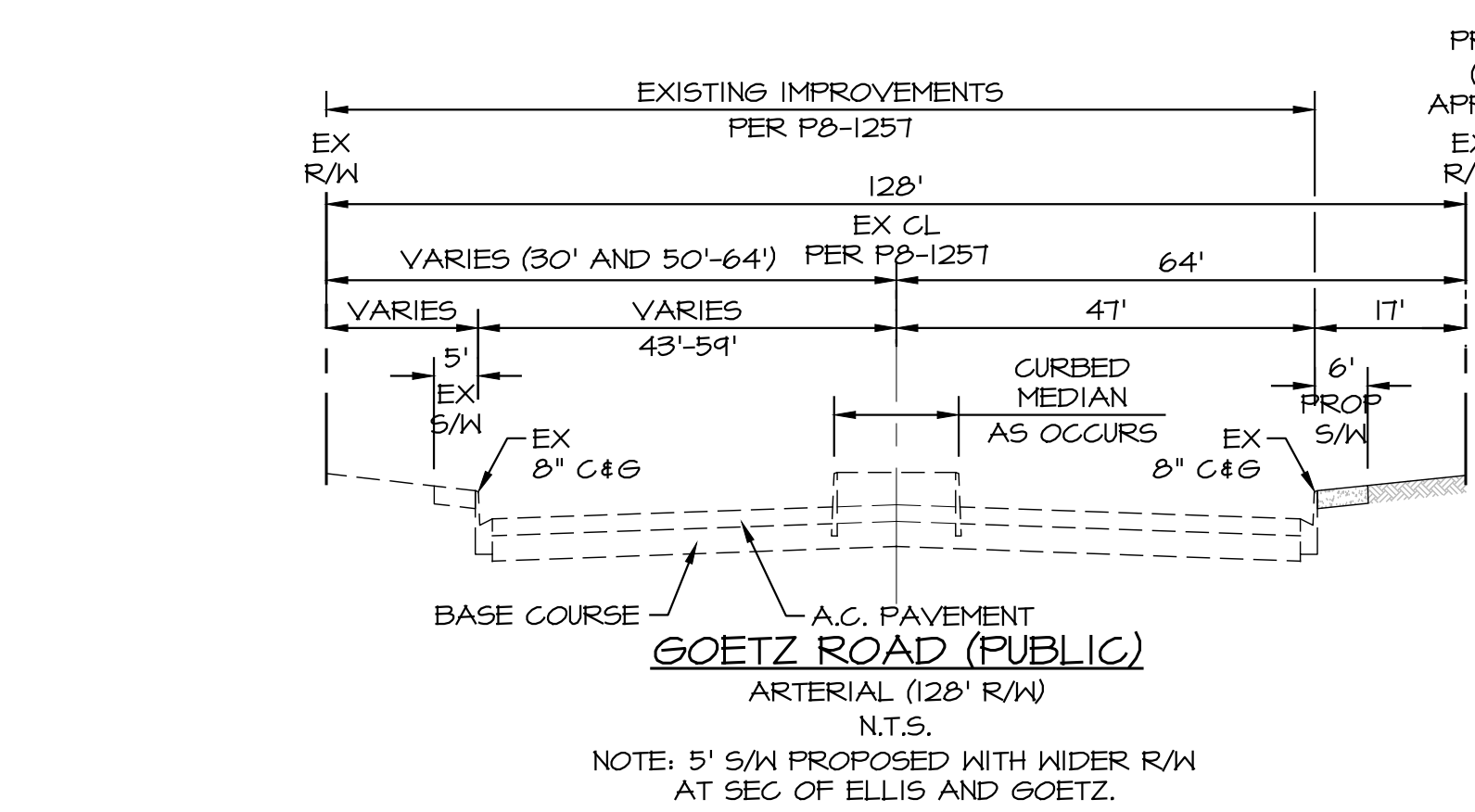
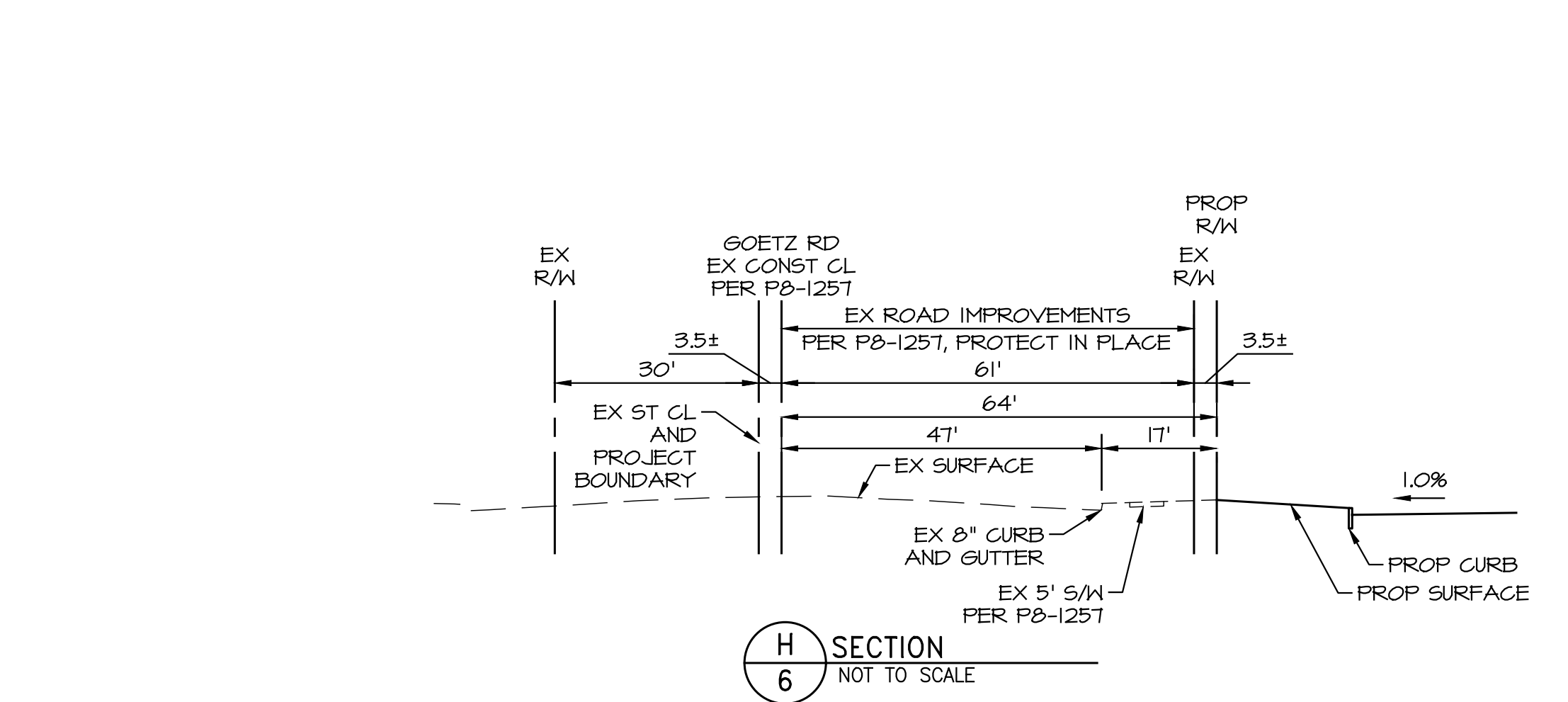
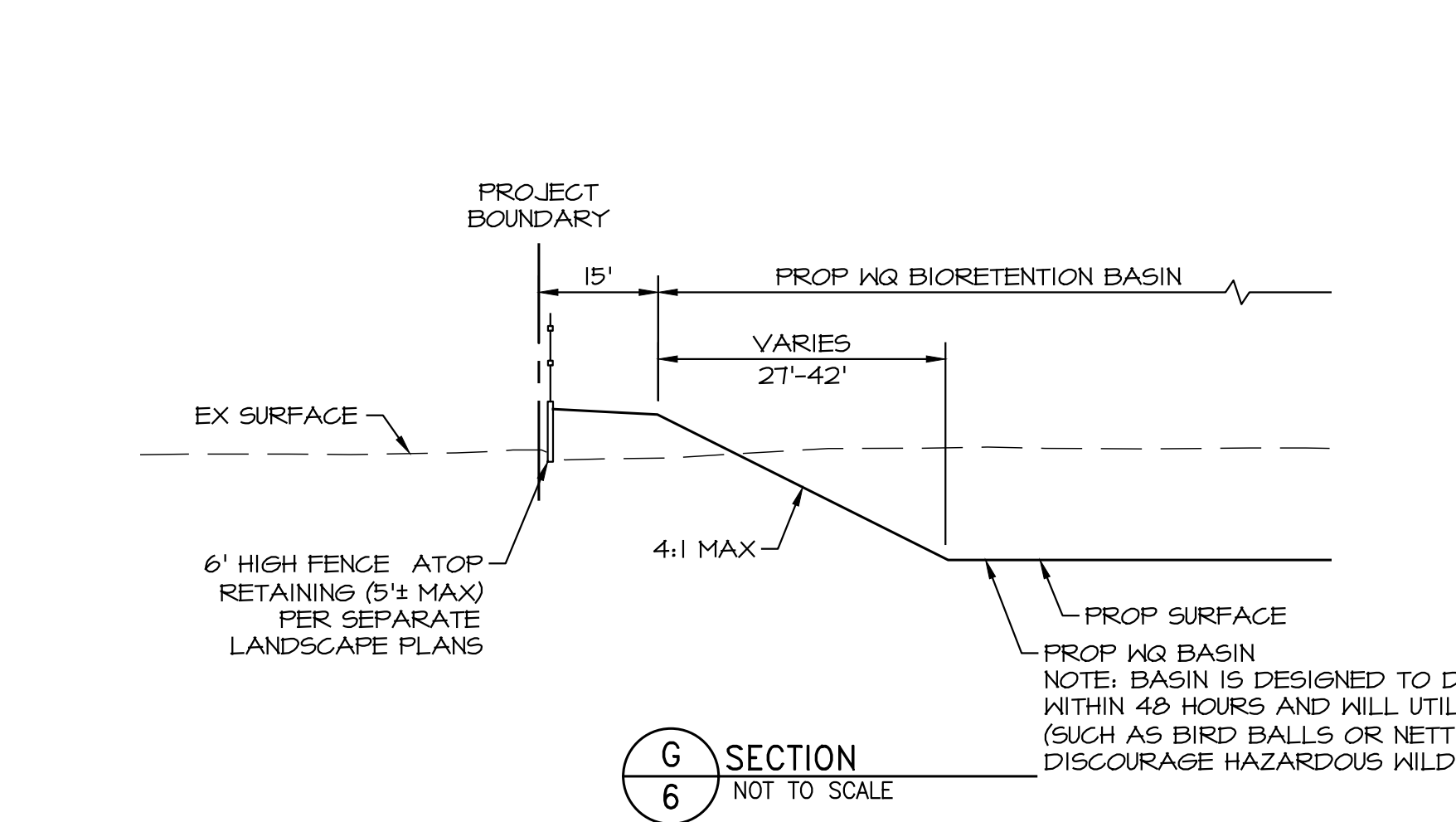
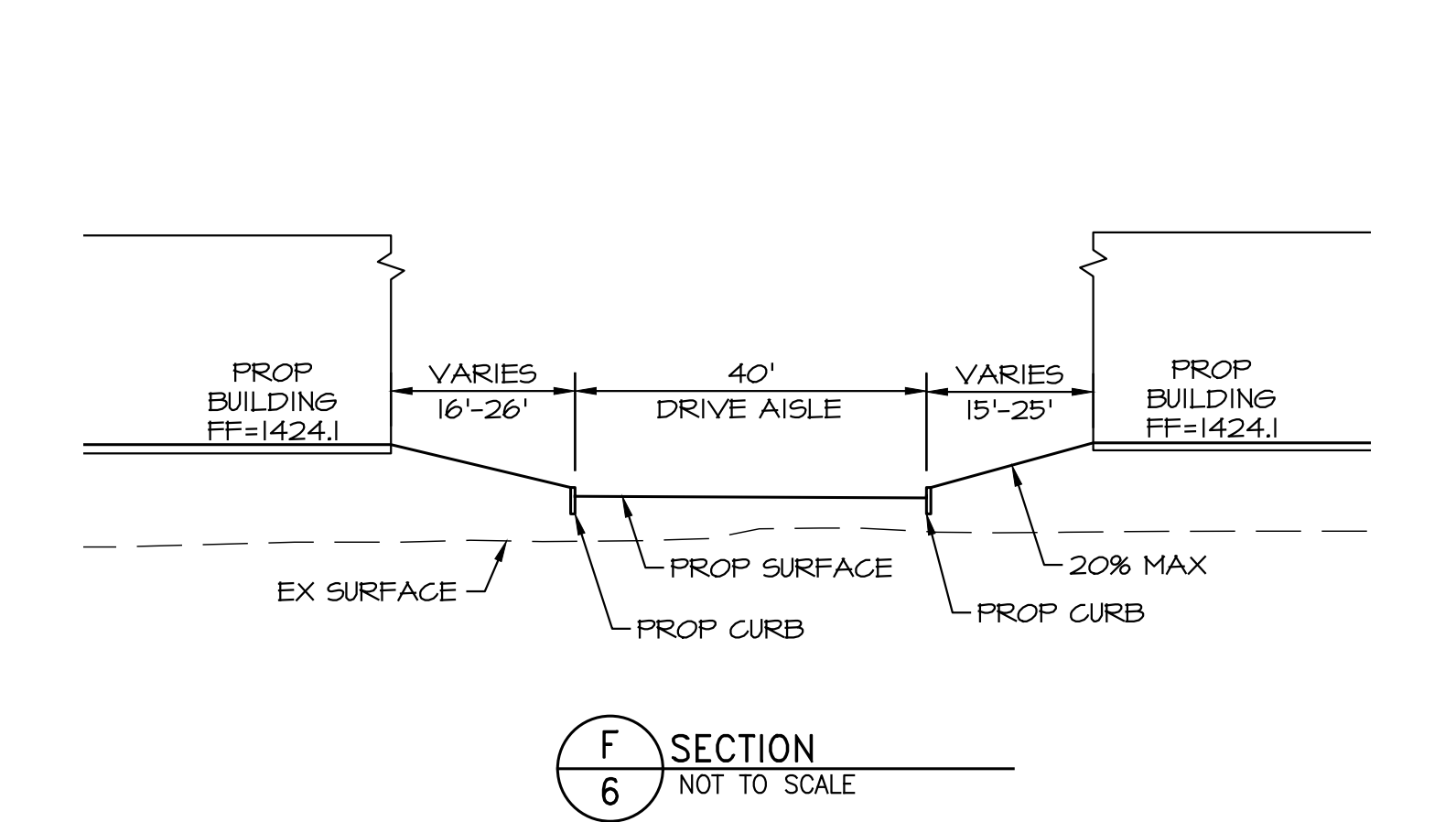
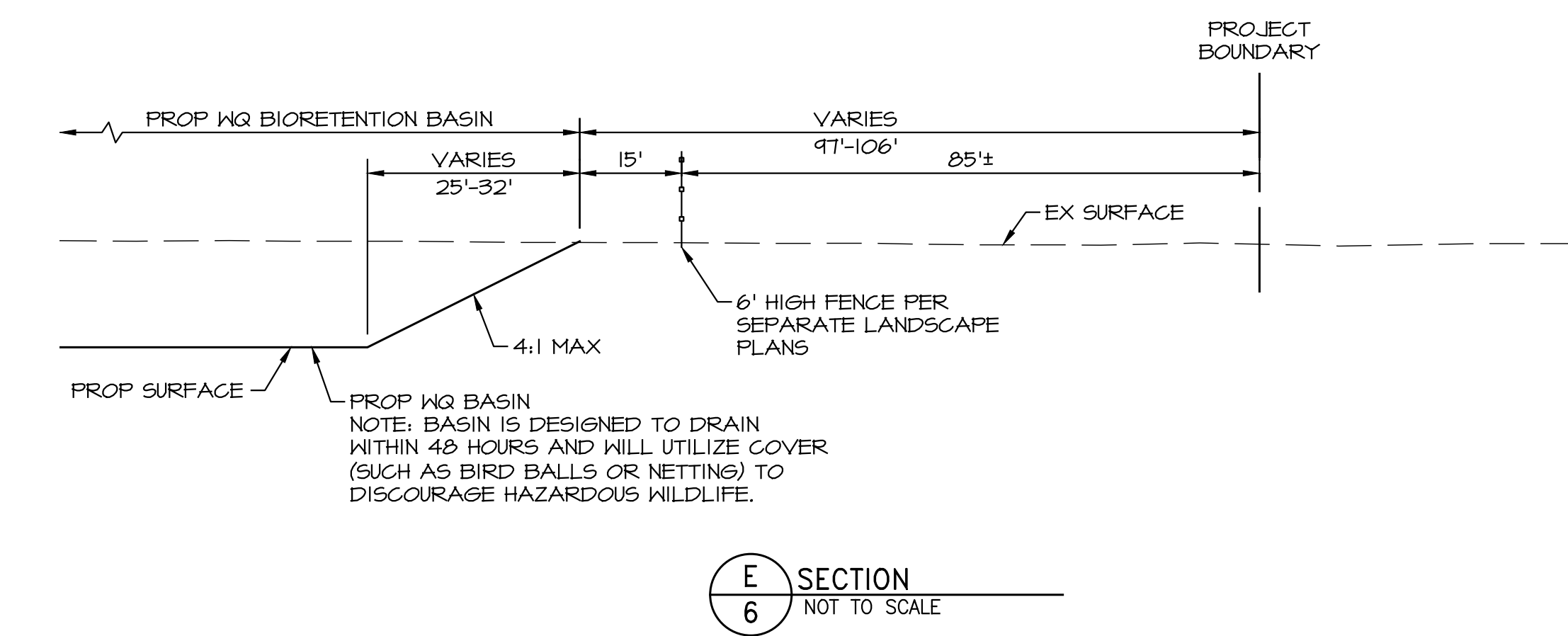
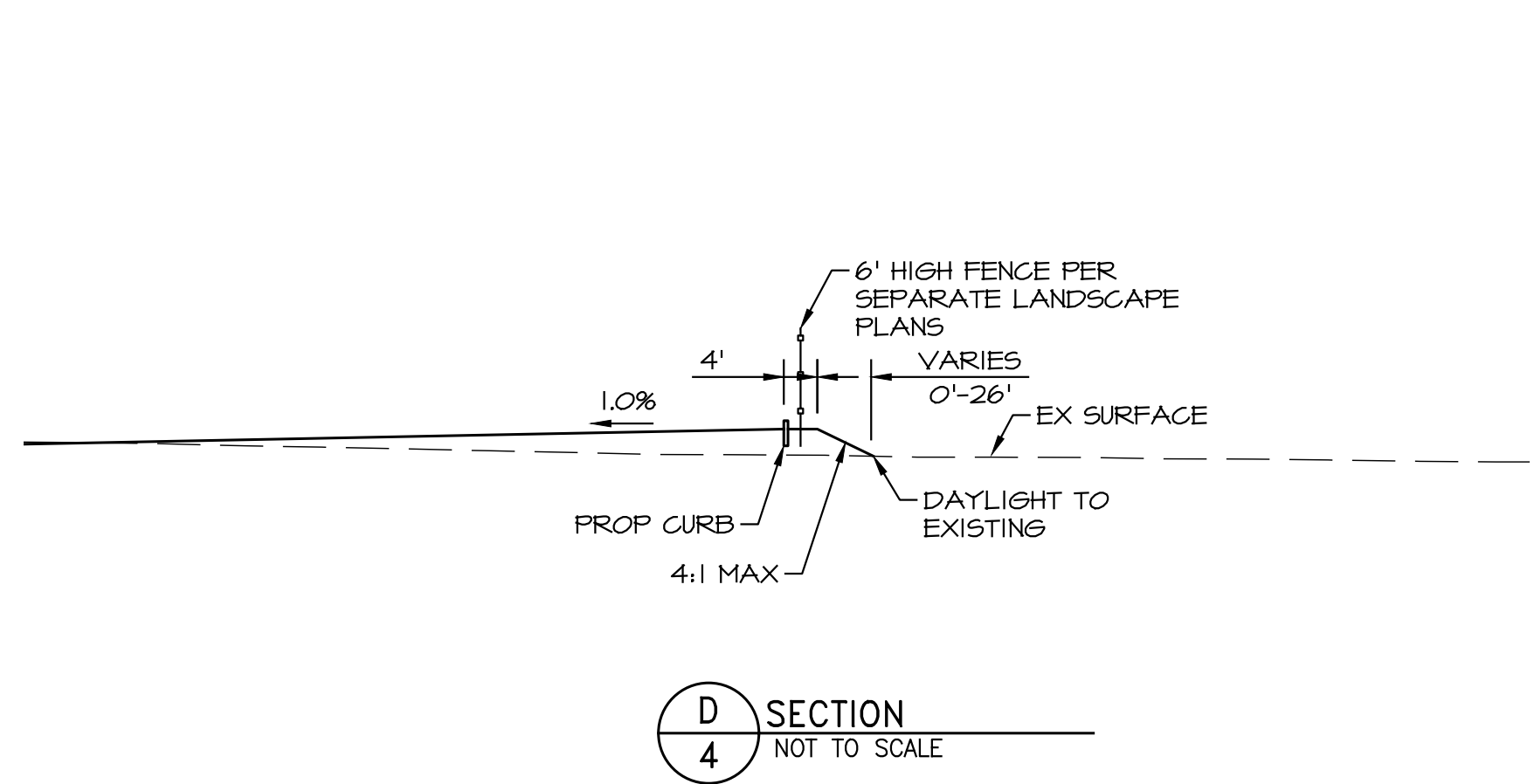
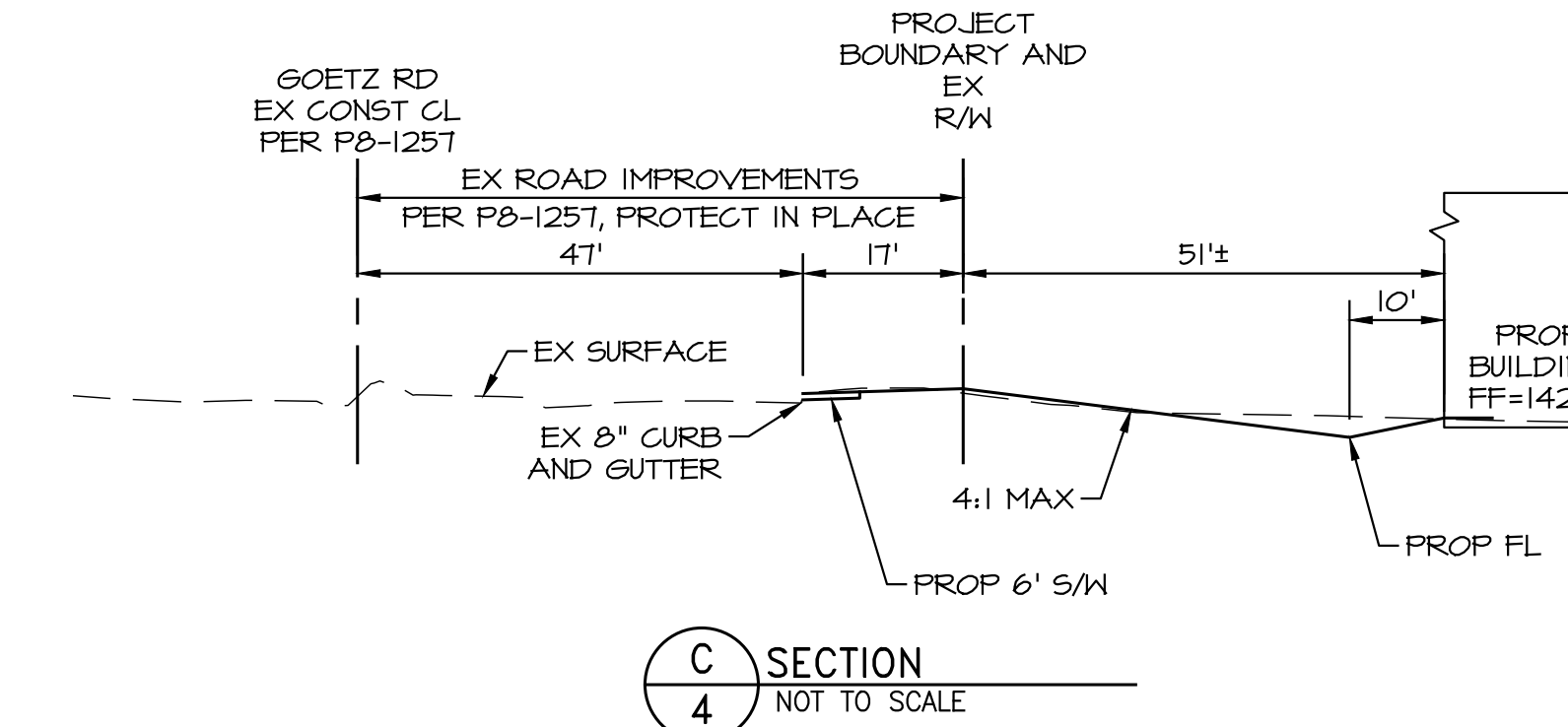
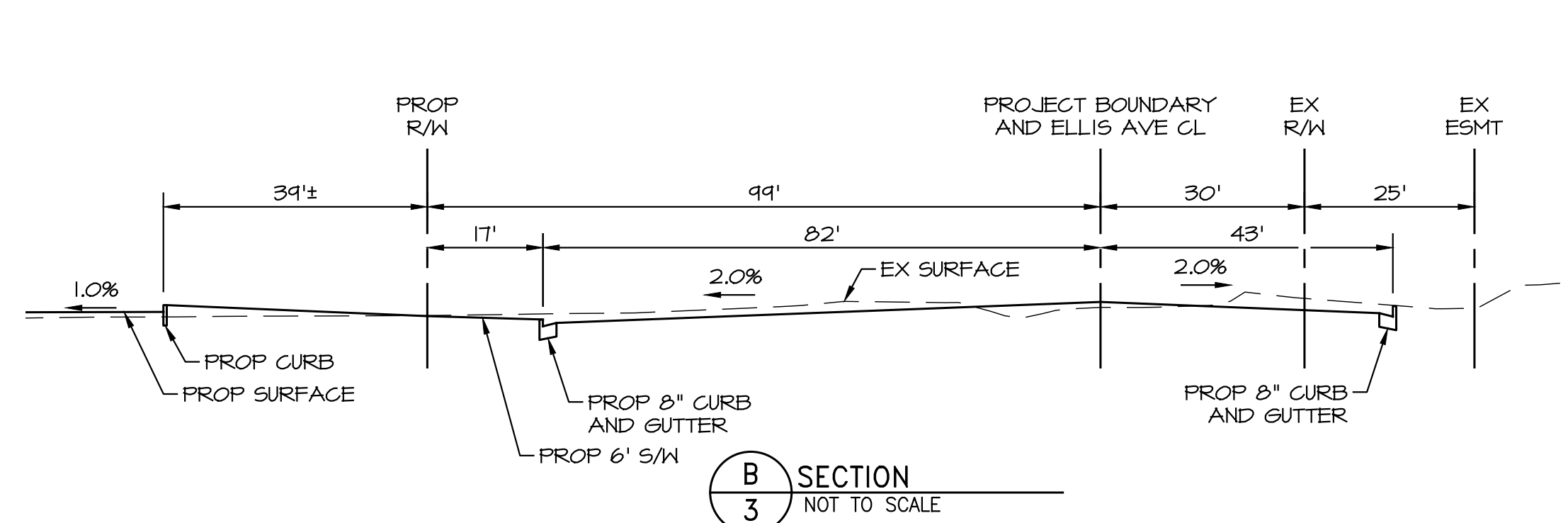
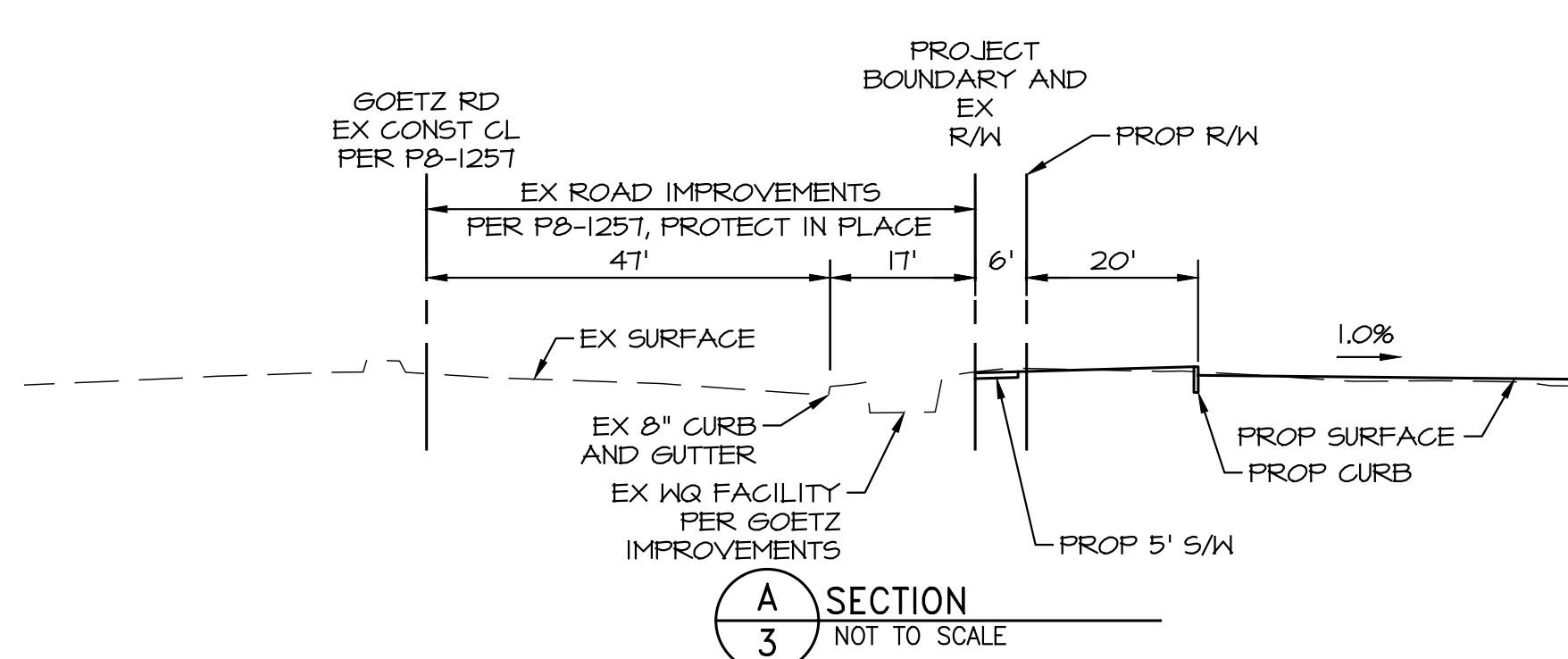
ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 MCGRAY STREET
RIVERSIDE, CA 92506
PH. (951) 686-1070
FAX (951) 788-1256

DEVELOPMENT PLAN DPR 22-00005
CITY OF PERRIS
CH REALTY IX-MC | RIVERSIDE PERRIS AIRPORT CENTER, L.P.

W.O. 21-0235
SHEET 1
OF 9 SHEETS
DWG. NO.

PRELIMINARY

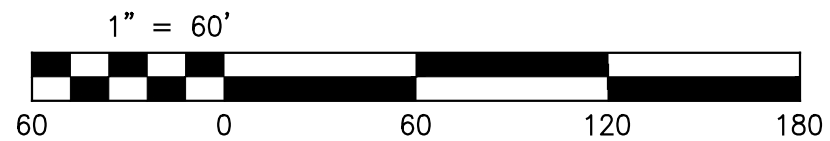
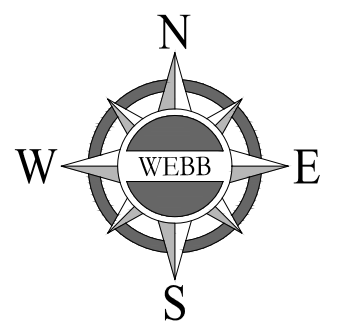
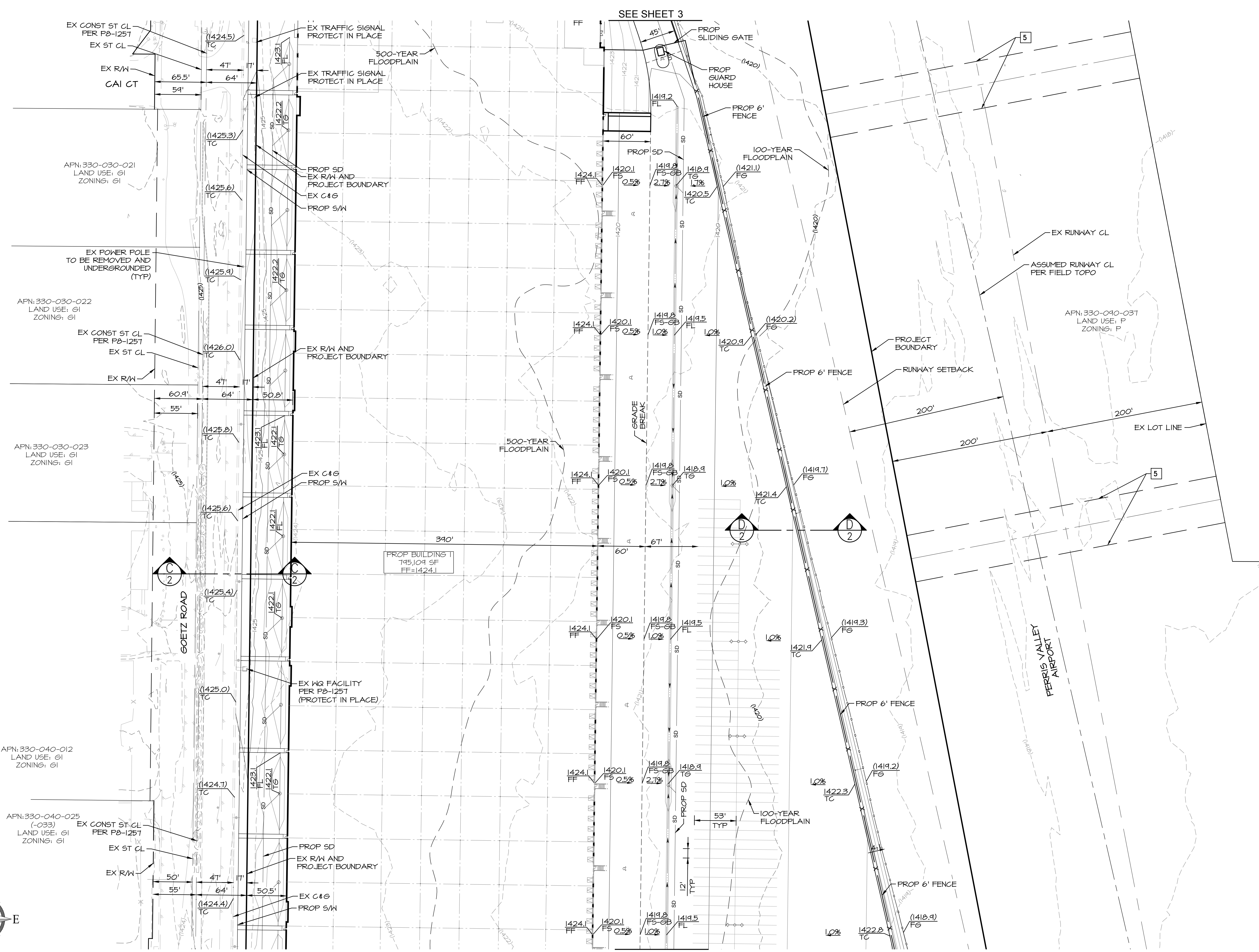
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REVISIONS DATE BY		PLOT DATE: 7-Sep-23	DEVELOPMENT PLAN DPR 22-00005 CITY OF PERRIS CH REALTY IX-MC RIVERSIDE PERRIS AIRPORT CENTER, L.P.

PRELIMINARY

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PRELIMINARY

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ZONING: GI

APN: 330-040-025
(-033)
LAND USE: GI
ZONING: GI

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(-033)
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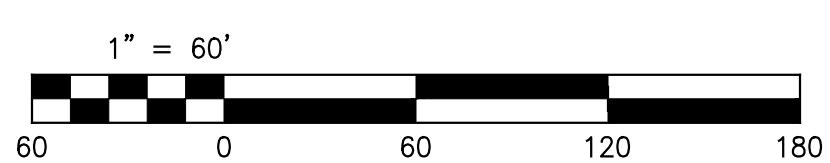
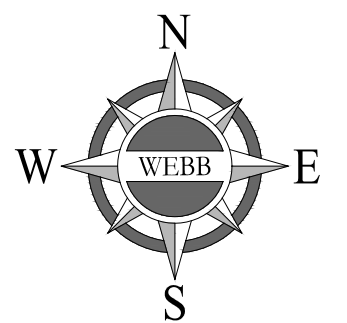
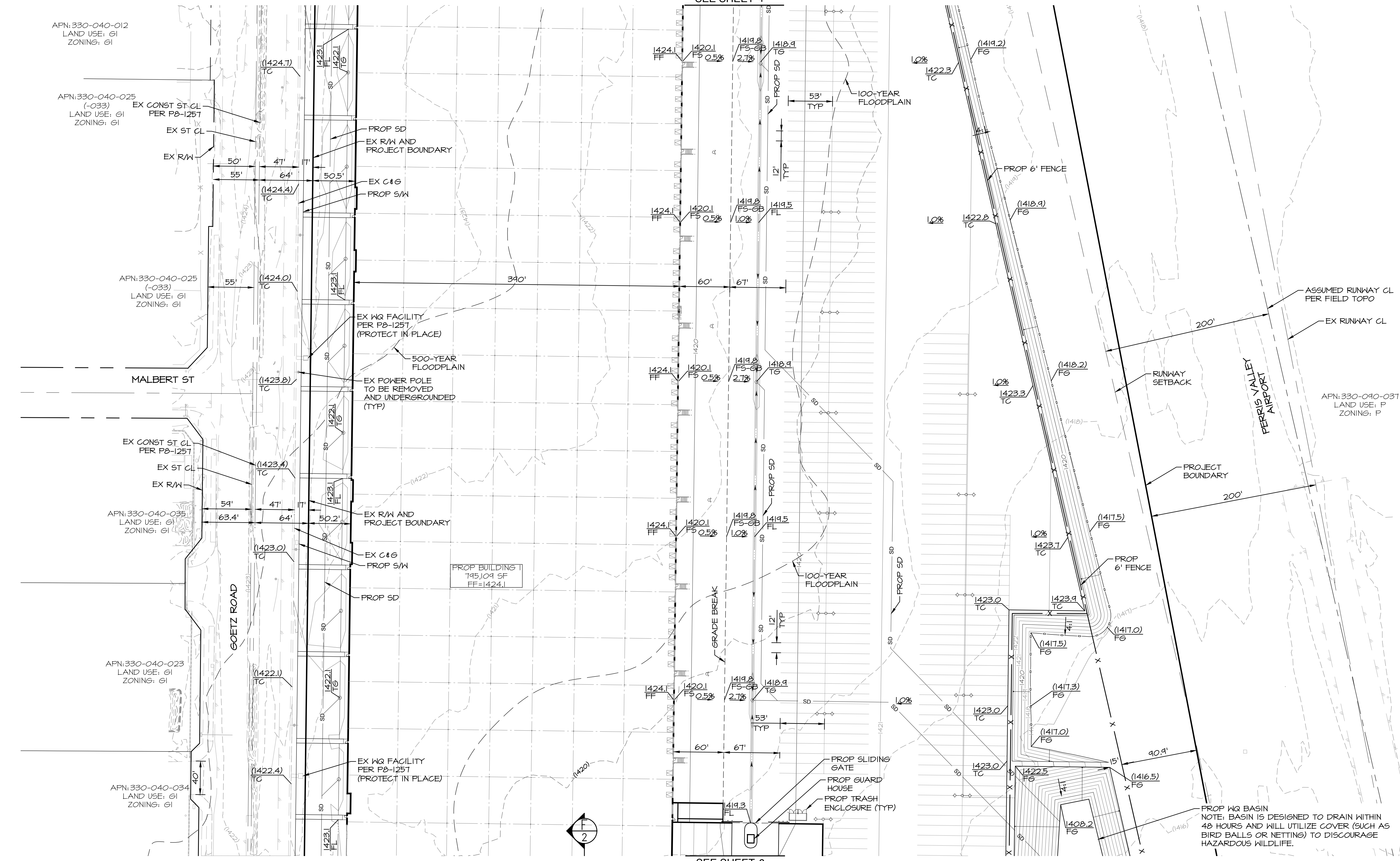
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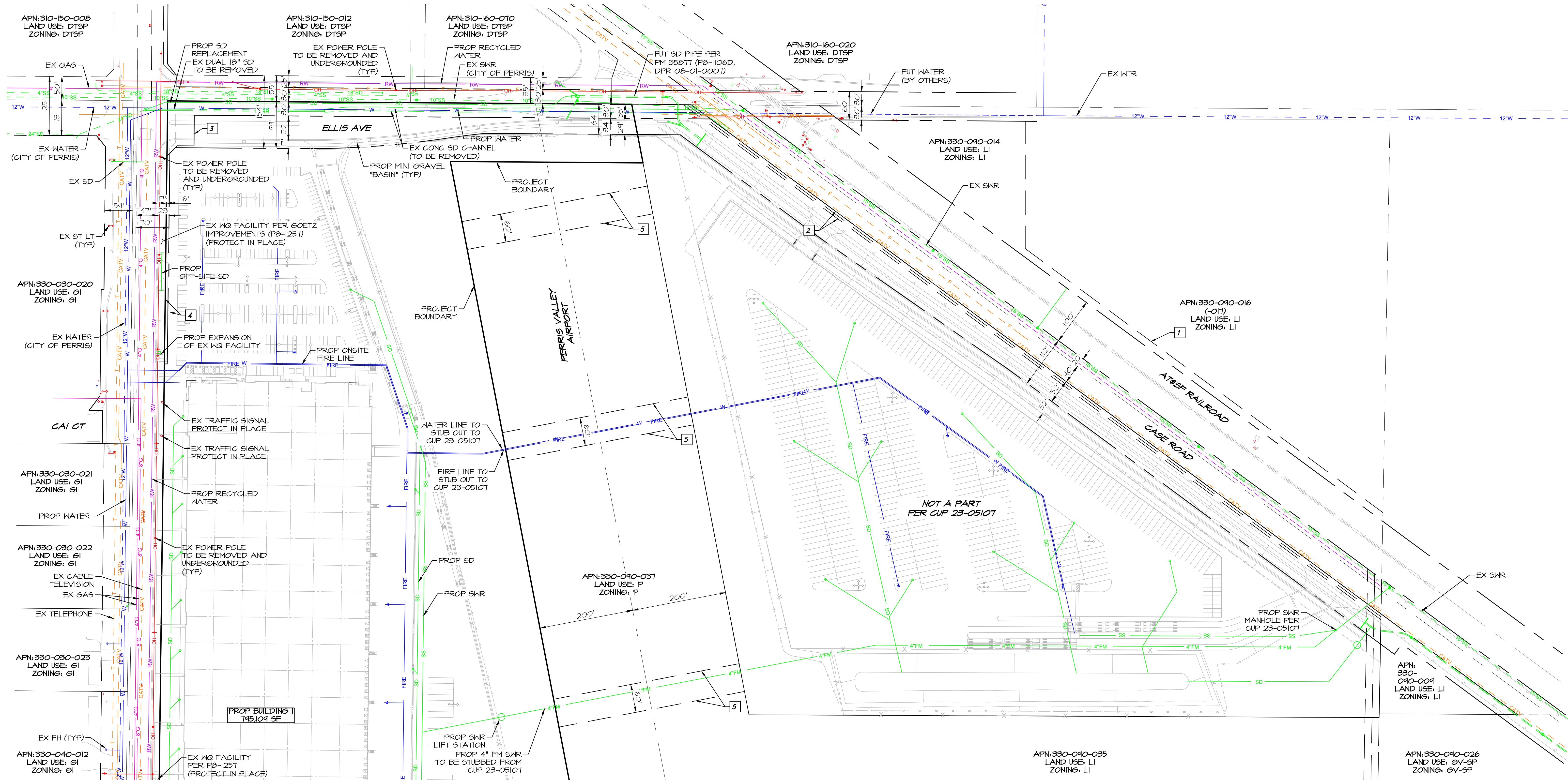
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SEE SHEET 6



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REVISIONS DATE BY	PLOT DATE: 7-Sep-23	PRELIMINARY		

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SEE SHEET 8

LEGEND

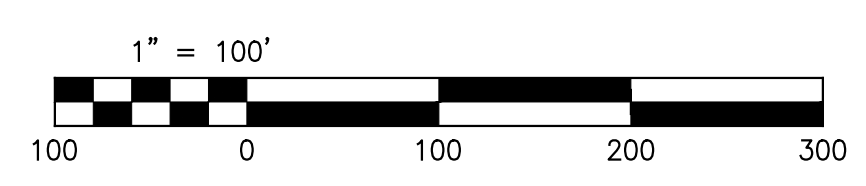
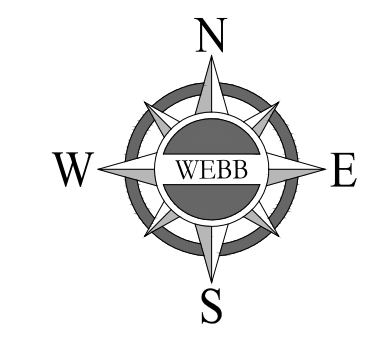
---	R/W
---	EX ROAD CL
---	EX ESMT LINE
---	PROP SD
---	EX SD
---	EX GAS
---	EX WATER
---	PROP WATER
---	EX WATER
---	FUT WATER (BY OTHERS)
---	PROP SEWER
---	EX SEWER
---	PROP RECYCLED WATER
---	FUT RECYCLED WATER (BY OTHERS)
---	PROP ONSITE FIRE LINE
---	EX F.O.
---	EX CATV
---	EX T
---	EX FH (TYP)
---	EX POWER POLE

ABBREVIATIONS

CL	CENTER LINE
CONC	CONCRETE
EX	EXISTING
ESMT	EASEMENT
F.O.	FIBER OPTICS
FH	FIRE HYDRANT
FM	FORGED MAIN
FUT	FUTURE
LT	LIGHT
PROP	PROPOSED
R/W	RIGHT OF WAY
SD	STORM DRAIN
ST LT	STREET LIGHT
SWR	SEWER
TYP	TYPICAL
WATR	WATER
WQ	WATER QUALITY

UTILITY PROVIDERS

WATER	EASTERN MUNICIPAL WATER DISTRICT
SEWER	EASTERN MUNICIPAL WATER DISTRICT
ELECTRICAL	SOUTHERN CALIFORNIA EDISON
GAS	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	FRONTIER COMMUNICATIONS
CABLE T.V.	CHARTER COMMUNICATIONS



REVISIONS DATE BY	SCALE: 1" = 100' DATE: 2023-09-07 DESIGNED: SKK CHECKED: ABE PLN CK REF: F.B.	ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS 3788 MCCRAY STREET RIVERSIDE CA, 92506 PH. (951) 686-1070 FAX (951) 788-1256	DEVELOPMENT PLAN DPR 22-00005 CITY OF PERRIS CH REALTY IX-MC RIVERSIDE PERRIS AIRPORT CENTER, L.P.	W.O. 21-0235 SHEET 7 OF 9 SHEETS DWG. NO.
	PLOT DATE: 07/09/2023		PRELIMINARY	

H:\2024\21-0235\DRAWINGS\ENTITLEMENT\21-0235-PP-CONCEPTUAL UTILITY.DWG 8/22/2023 10:23:37 AM Allison

