



County Project Specific Water Quality Management Plan

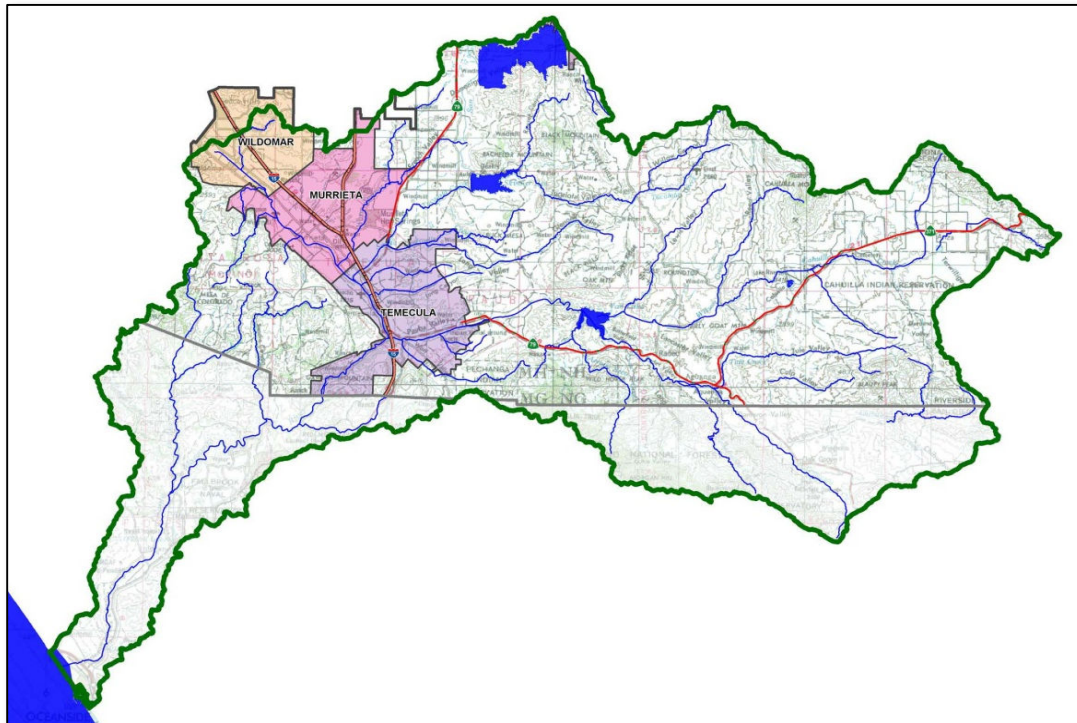
*A Template for preparing Project Specific WQMPs for Priority Development Projects only for use in the unincorporated portions of Riverside County located within the **Santa Margarita Region*** and other watersheds in the jurisdiction of the San Diego Water Quality Control Board.*

Project Title: GALWAY DOWNS

Development No: CUP02303R1

Design Review/Case No: Insert text here

BMP_i (Latitude, Longitude): 33.491636862930804, -117.03246816638718



- ☒ Preliminary
☐ Final

Original Date Prepared: 06/06/2025

Revision Date(s): 05/05/2026

*Based on 2018 WQMP, prepared for Compliance with Regional Board Order No. **R9-2013-0001** as amended by Order No. **R9-2015-0001** and Order No. **R9-2015-0100***
The County updated this template on December 6, 2018

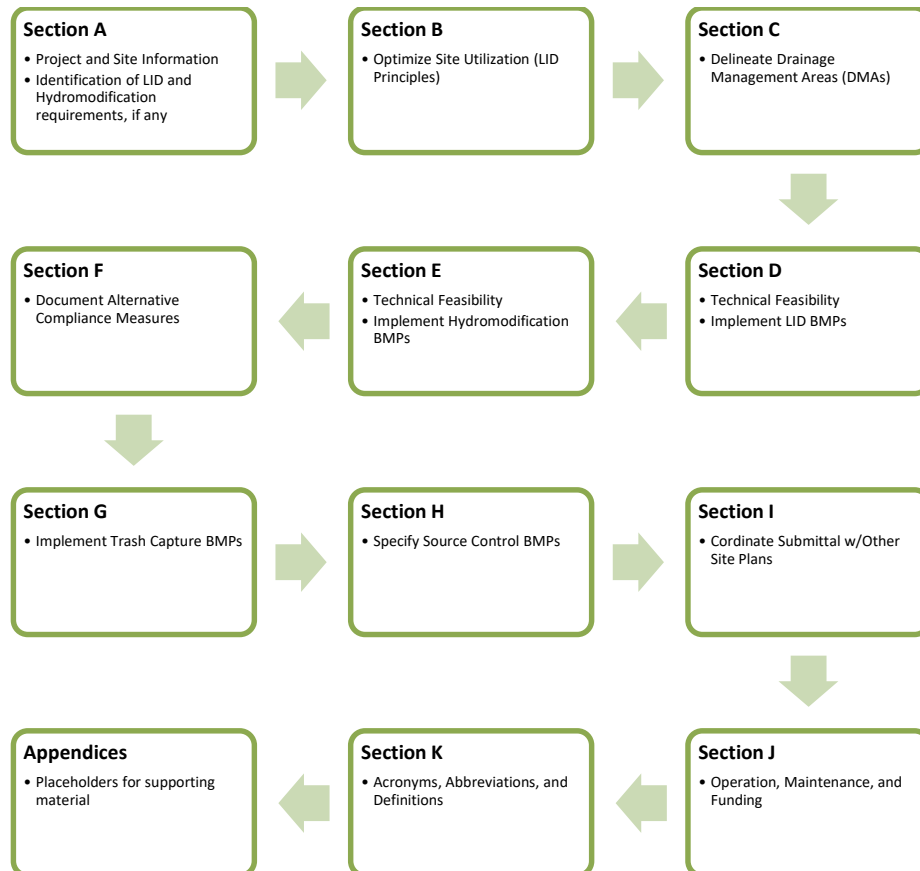
Contact Information

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A Brief Introduction

The Regional Municipal Separate Stormwater Sewer System (MS4) Permit¹ requires that a Project-Specific WQMP be prepared for all development projects within the jurisdiction of the San Diego Regional Water Quality Control Board that meet the 'Priority Development Project' categories and thresholds listed in the Riverside County Water Quality Management Plan (WQMP). This Project-Specific WQMP Template has been prepared to help document compliance and prepare a WQMP submittal. Below is a flowchart for the layout of this Template that will provide the steps required to document compliance.



To ensure compliance with State permanent recordkeeping, the County of Riverside is no longer accepting hard copies of the approved Final or Preliminary WQMPs or Hydrology Reports. Electronic submittals are highly encouraged for submittal reviews, single PDF file submittal on two CD copies, to the Transportation Department (4080 Lemon Street, 8th Floor, Riverside, CA 92501) is preferred.

For Approved Final WQMPs, submit with the single file WQMP on CD:

- A wet-signed and notarized BMP maintenance agreement (See Appendix 9 for details)
- Owner's Certification signed and scanned into the PDF, or wet-signed hard copy, dated after approval.
- Print out of the WQMP site map (11x17") and Coversheet (8.5x11")
- The CD should include a Hydrology report when applicable. The County requires a hydrology report with hydraulics for the design of drainage facilities. Then provide a print out of the Pre- & Post-Hydrology map (11x17") and Report Coversheet (8.5x11")
- For tracts, submit the County EDA approved maintenance exhibit
- Signed Exhibit B.9 - WQMP O&M Cost Sheet.xlsx

¹ Order No. R9-2013-0001 as amended by Order Nos. R9-2015-0001 and R9-2015-0100, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the MS4s Draining the Watersheds within the San Diego Region, California Regional Water Quality Control Board, May 8, 2013.

Signed and scanned into the PDF for Final Approved WQMP, or wet-signed hard copy

OWNER'S CERTIFICATION

This Project-Specific WQMP has been prepared for SFT REALITY GALWAY DOWNS LCC by JOHN H. JOHNSON for the GALWAY DOWNS project.

This WQMP is intended to comply with the requirements of Riverside County for County Ordinance No. 754 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 Best Management Practices 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 Riverside County Water Quality Ordinance (No. 754).

"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

Date

Owner's Printed Name

Owner's Title/Position

PREPARER'S CERTIFICATION

"The selection, sizing and design of stormwater treatment and other stormwater quality and quantity control Best Management Practices in this plan meet the requirements of Regional Water Quality Control Board Order No. **R9-2013-0001** as amended by Order Nos. **R9-2015-0001** and **R9-2015-0100**."



Preparer's Signature

05/05/2025

Date

Preparer's Printed Name

P.E.

Preparer's Title/Position

Preparer's Licensure: RCE 83934



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Section A: Project and Site Information

Use the table below to compile and summarize basic site information that will be important for completing subsequent steps. Subsections A.1 through A.4 provide additional detail on documentation of additional project and site information. The Regional MS4 Permit has effectively removed the ability for a project to be grandfathered from WQMP requirements. Even if a project were able to meet all the requirements stated in Section 1.2 of the WQMP, the 2014 WQMP requirements would apply.

PROJECT INFORMATION	
Type of PDP:	REDEVELOPMENT
Type of Project:	COMMERCIAL
Planning Case Number:	Insert Planning Case number (TR, PM, PP, CUP, etc) if the project is seeking entitlements
Rough Grade Permit No.:	Insert Rough Grade Permit number if the project is entitled or seeking grading permits
Development Name:	GALWAY DOWNS
PROJECT LOCATION	
Latitude & Longitude (DMS):	33.491636862930804, -117.03246816638718
Project Watershed and Sub-Watershed:	TEMECULA CREEK, SANTA MARGARITA RIVER (UPPER), SANTA MARGARITA RIVER (LOWER)
24-Hour 85 th Percentile Storm Depth (inches):	0.763
Is project subject to Hydromodification requirements?	☐ Y ☒ N (Select based on Section A.3)
APN(s):	927-160-001, 927-160-002
Map Book and Page No.:	
PROJECT CHARACTERISTICS	
Proposed or Potential Land Use(s)	Driveway
Proposed or Potential SIC Code(s)	Insert text here
Existing Impervious Area of Project Footprint (SF)	0
Total area of <u>proposed</u> Impervious Surfaces within the Project Limits (SF)/or Replacement	69,488.84
Total Project Area (ac)	3.22
Does the project consist of offsite road improvements?	☒ Y ☐ N
Does the project propose to construct unpaved roads?	☐ Y ☒ N
Is the project part of a larger common plan of development (phased project)?	☐ Y ☒ N
Has preparation of Project-Specific WQMP included coordination with other site plans?	☐ Y ☒ N
EXISTING SITE CHARACTERISTICS	
Is the project located within any Multi-Species Habitat Conservation Plan area (MSHCP Criteria Cell?)	☐ Y ☒ N If "Y" insert Cell Number
Is a Geotechnical Report attached?	☐ Y ☒ N
If no Geotech. Report, list the Natural Resources Conservation Service (NRCS) soils type(s) present on the site (A, B, C and/or D)	A
Provide a brief description of the project: A REDEVELOPMENT PROJECT WITH OFFSITE STREET IMPROVEMENT PROPOSING DRIVEWAY ENTRANCES. WE ARE PROPOSING TO TREAT LOCALIZED AREA AT EACH OTHER MODIFICATION TO EACH EXSITING DRIVEWAY. THE AREA IS MUCH LESS THAN 50%.	

Paver and dirt roads are considered pervious for determining WQMP applicability.

A.1 Maps and Site Plans

When completing your Project-Specific WQMP, include a map of the Project 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:

- Vicinity and location maps
- Parcel Boundary and Project Footprint
- Existing and Proposed Topography
- Drainage Management Areas (DMAs)
- Proposed Structural Best Management Practices (BMPs)
- Drainage Paths
- Drainage infrastructure, inlets, overflows
- Source Control BMPs
- Site Design BMPs
- Buildings, Roof Lines, Downspouts
- Impervious Surfaces
- Pervious Surfaces (i.e. Landscaping)
- Standard Labeling
- Cross Section and Outlet details

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 Copermittee plan reviewer must be able to easily analyze your Project utilizing this template and its associated site plans and maps. Complete the checklists in Appendix 1 to verify that all exhibits and components are included.

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. This map should identify the path of the stormwater discharged from the site all the way to the outlet of the Santa Margarita River to the Pacific Ocean. Use the most recent 303(d) list available from the State Water Resources Control Board Website.

(http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/)

Table A-1 Identification of Receiving Waters

Receiving Waters	USEPA Approved 303(d) List Impairments	Designated Beneficial Uses	Proximity to RARE Beneficial Use
Temecula Creek	Benthic Community Effects, Bifenthrin, Chlorpyrifos, Copper, Cyhalothrin, Lambda, Indicator Bacteria, Iron, Manganese, Mercury, Nitrogen, Oxygen(Dissolved), Phosphorus, Pyrethroids, Toxicity, Turbidity, Sulphates, Total Dissolved Solids	AGR, GWR, IND, MUN, REC1, REC2, PROC, WARM, WILD	N/A
Santa margarita upper	Benthic Community Effects, Bifenthrin, Chlorpyrifos, Cyhalothrin, Lambda, Indicator Bacteria, Iron, Manganese, Nitrogen, Phosphorus, Pyrethroids, Total Dissolved Solids, Toxicity, Turbidity	AGR, COLD, IND, MUN, RARE, REC1, REC2, WILD, WARM	+15 MILES
Santa Margarita Lower	Benthic Community Effects, Chlorpyrifos, Indicator Bacteria, Nitrogen, Phosphorus, Toxicity	AGR, COLD, IND, MUN, RARE, PROC, REC1, REC2, WILD, WARM	+25 MILES

A.3 Drainage System Susceptibility to Hydromodification

Using Table A-2 below, list in order of the point of discharge at the project site down to the Santa Margarita River², each drainage system or receiving water that the project site is tributary to. Continue to fill each row with the material of the drainage system, and any exemption (if applicable). Based on the results, summarize the applicable hydromodification performance standards that will be documented in Section E. Exempted categories of receiving waters include:

- Existing storm drains that discharge directly to water storage reservoirs, lakes, or enclosed embayments, or
- Conveyance channels whose bed and bank are concrete lined all the way from the point of discharge to water storage reservoirs, lakes, enclosed embayments, or the Pacific Ocean.
- Other water bodies identified in an approved WMAA (See Exhibit G to the WQMP)

Include a map exhibiting each drainage system and the associated susceptibility in Appendix 1.

Table A-2 Identification of Susceptibility to Hydromodification

Drainage System	Drainage System Material	Hydromodification Exemption	Hydromodification Exempt
Temecula Creek	River And Stream	None	☐ Y ☒ N
Santa Margarita Upper	River And Stream	None	☐ Y ☒ N
Santa Margarita Lower	River And Stream	None	☐ Y ☒ N
Summary of Performance Standards			
☐ Hydromodification Exempt – Select if “Y” is selected in the Hydromodification Exempt column above, project is exempt from hydromodification requirements.			
☒ Not Exempt -Select if “N” is selected in any row of the Hydromodification Exempt column above. Project is subject to hydrologic control requirements and may be subject to sediment supply requirements.			

A.4 Additional Permits/Approvals required for the Project:

Table A-3 Other Applicable Permits

Agency	Permit Required	
State Department of Fish and Game, 1602 Streambed Alteration Agreement	☐ Y	☒ N
State Water Resources Control Board, Clean Water Act Section 401 Water Quality Certification	☐ Y	☒ N
US Army Corps of Engineers, Clean Water Act Section 404 Permit	☐ Y	☒ N
US Fish and Wildlife, Endangered Species Act Section 7 Biological Opinion	☐ Y	☒ N

² Refer to Exhibit G of the WQMP for a map of exempt and potentially exempt areas. These maps are from the Draft SMR WMAA as of January 5, 2018 and will be replaced upon acceptance of the SMR WMAA.

Statewide Construction General Permit Coverage	☒ Y	☐ N
Statewide Industrial General Permit Coverage	☐ Y	☒ N
Western Riverside MSHCP Consistency Approval (e.g., JPR, DBESP)	☐ Y	☒ N
Other <i>(please list in the space below as required)</i> - County of Riverside Building Permit - County of Riverside Grading Permit - State General Construction Permit Coverage	☒ Y	☐ N

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

Consider these concepts in the Preliminary WQMP, need to be completed for the Final 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 LID 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 Low Impact Development (LID) design and explain your design decisions to others.

Apply the following LID Principles to the layout of the PDP to the extent they are applicable and feasible. Putting thought upfront about how best to organize the various elements of a site can help to significantly reduce the PDP's potential impact on the environment and reduce the number and size of Structural LID BMPs that must be implemented. Integrate opportunities to accommodate the following LID Principles within the preliminary PDP site layout to maximize implementation of LID Principles.

Site Optimization

Complete checklist below to determine applicable Site Design BMPs for your site.

Project- Specific WQMP Site Design BMP Checklist	
The following questions below are based upon Section 3.2 of the SMR WQMP will help you determine how to best optimize your site and subsequently identify opportunities and/or constraints, and document compliance.	
SITE DESIGN REQUIREMENTS	
Answer the following questions below by indicating “Yes,” “No,” or “N/A” (Not Applicable). Justify all “No” and “N/A” answers by inserting a narrative at the end of the section. The narrative should include identification and justification of any constraints that would prevent the use of those categories of LID BMPs. Upon identifying Site Design BMP opportunities, include these on your WQMP Site plan in Appendix 1.	
☐ Yes ☐ No ☒ N/A	Did you identify and preserve existing drainage patterns? Integrating existing drainage patterns into the site plan helps to maintain the time of concentration and infiltration rates of runoff, decreasing peak flows, and may also help preserve the contribution of Critical Coarse Sediment (i.e., Bed Sediment Supply) from the PDP to the Receiving Water. Preserve existing drainage patterns by: - Minimizing unnecessary site grading that would eliminate small depressions, where appropriate add additional “micro” storage throughout the site landscaping. - Where possible conform the PDP site layout along natural landforms, avoid excessive grading and disturbance of vegetation and soils, preserve or replicate the sites natural drainage features and patterns. - Set back PDP improvements from creeks, wetlands, riparian habitats and any other natural water bodies. - Use existing and proposed site drainage patterns as a natural design element, rather than using expensive impervious conveyance systems. Use depressed landscaped areas, vegetated buffers, and bioretention areas as amenities and focal points within the site and landscape design.
Discuss how this was included or provide a discussion/justification for “No” or “N/A” answer.	
☐ Yes ☐ No ☒ N/A	Did you identify and protect existing vegetation? Identify any areas containing dense native vegetation or well-established trees, and try to avoid disturbing these areas. Soils with thick, undisturbed vegetation have a much higher capacity to store and infiltrate runoff than do disturbed soils. Reestablishment of a mature vegetative community may take decades. Sensitive areas, such as streams and floodplains should also be avoided. - Define the development envelope and protected areas, identifying areas that are most suitable for development and areas that should be left undisturbed. - Establish setbacks and buffer zones surrounding sensitive areas. - Preserve significant trees and other natural vegetation where possible.
Discuss how this was included or provide a discussion/justification for “No” or “N/A” answer. <i>The disturbed site area was mostly already barren and the disturbed area is kept as minimum as possible to protect the existing vegetation.</i>	

Project- Specific WQMP Site Design BMP Checklist	
☒ Yes ☐ No ☐ N/A	Did you identify and preserve natural infiltration capacity? A key component of LID is taking advantage of a site's natural infiltration and storage capacity. A site survey and geotechnical investigation can help define areas with high potential for infiltration and surface storage. - Identify opportunities to locate LID Principles and Structural BMPs in highly pervious areas. Doing so will maximize infiltration and limit the amount of runoff generated. - Concentrate development on portions of the site with less permeable soils, and preserve areas that can promote infiltration. Discuss how this was included or provide a discussion/justification for "No" or "N/A" answer. <i>Since the site has adequate infiltration capacity, it is used to its full potential as a means for to treat the water into the soil.</i>
☒ Yes ☐ No ☐ N/A	Did you minimize impervious area? Look for opportunities to limit impervious cover through identification of the smallest possible land area that can be practically impacted or disturbed during site development. - Limit overall coverage of paving and roofs. This can be accomplished by designing compact, taller structures, narrower and shorter streets and sidewalks, clustering buildings and sharing driveways, smaller parking lots (fewer stalls, smaller stalls, and more efficient lanes), and indoor or underground parking. - Inventory planned impervious areas on your preliminary site plan. Identify where permeable pavements, or other permeable materials, such as crushed aggregate, turf block, permeable modular blocks, pervious concrete or pervious asphalt could be substituted for impervious concrete or asphalt paving. This will help reduce the amount of Runoff that may need to be addressed through Structural BMPs. - Examine site layout and circulation patterns and identify areas where landscaping can be substituted for pavement, such as for overflow parking. - Consider green roofs. Green roofs are roofing systems that provide a layer of soil/vegetative cover over a waterproofing membrane. A green roof mimics pre-development conditions by filtering, absorbing, and evapotranspiring precipitation to help manage the effects of an otherwise impervious rooftop. Discuss how this was included or provide a discussion/justification for "No" or "N/A" answer. <i>The impervious area is kept as minimum as possible and is only limited to the proposed asphalt as the part of offsite improvement on the entrance of the driveway.</i>

Project- Specific WQMP Site Design BMP Checklist	
☒ Yes ☐ No ☐ N/A	Did you identify and disperse runoff to adjacent pervious areas or small collection areas? Look for opportunities to direct runoff from impervious areas to adjacent landscaping, other pervious areas, or small collection areas where such runoff may be retained. This is sometimes referred to as reducing Directly Connected Impervious Areas. - Direct roof runoff into landscaped areas such as medians, parking islands, planter boxes, etc., and/or areas of pervious paving. Instead of having landscaped areas raised above the surrounding impervious areas, design them as depressed areas that can receive Runoff from adjacent impervious pavement. For example, a lawn or garden depressed 3"-4" below surrounding walkways or driveways provides a simple but quite functional landscape design element. - Detain and retain runoff throughout the site. On flatter sites, smaller Structural BMPs may be interspersed in landscaped areas among the buildings and paving. - On hillside sites, drainage from upper areas may be collected in conventional catch basins and piped to landscaped areas and LID BMPs and/or Hydrologic Control BMPs in lower areas. Low retaining walls may also be used to create terraces that can accommodate LID BMPs. Wherever possible, direct drainage from landscaped slopes offsite and not to impervious surfaces like parking lots. - Reduce curb maintenance and provide for allowances for curb cuts. - Design landscaped areas or other pervious areas to receive and infiltrate runoff from nearby impervious areas. - Use Tree Wells to intercept, infiltrate, and evapotranspire precipitation and runoff before it reaches structural BMPs. Tree wells can be used to limit the size of Drainage Management Areas that must be treated by structural BMPs. Guidelines for Tree Wells are included in the Tree Well Fact Sheet in the LID BMP Design Handbook. Discuss how this was included or provide a discussion/justification for "No" or "N/A" answer. <i>The runoff was intended to be diverted into the amended soil that helps in infiltration of water into the soil.</i>
☐ Yes ☐ No ☒ N/A	Did you utilize native or drought tolerant species in site landscaping? Wherever possible, use native or drought tolerant species within site landscaping instead of alternatives. These plants are uniquely suited to local soils and climate and can reduce the overall demands for potable water use associated with irrigation. Discuss how this was included or provide a discussion/justification for "No" or "N/A" answer.

Project- Specific WQMP Site Design BMP Checklist	
☐ Yes ☐ No ☒ N/A	Did implement harvest and use of runoff? Under the Regional MS4 Permit, Harvest and Use BMPs must be employed to reduce runoff on any site where they are applicable and feasible. However, Harvest and Use BMPs are effective for retention of stormwater runoff only when there is adequate demand for non-potable water during the wet season. If demand for non-potable water is not sufficiently large, the actual retention of stormwater runoff will be diminished during larger storms or during back-to-back storms. For the purposes of planning level Harvest and Use BMP feasibility screening, Harvest and Use is only considered to be a feasible if the total average wet season demand for non-potable water is sufficiently large to use the entire DCV within 72 hours. If the average wet season demand for non-potable water is not sufficiently large to use the entire DCV within 72 hours, then Harvest and Use is not considered to be feasible and need not be considered further. The general feasibility and applicability of Harvest and Use BMPs should consider: - Any downstream impacts related to water rights that could arise from capturing stormwater (not common). - Conflicts with recycled water used – where the project is conditioned to use recycled water for irrigation, this should be given priority over stormwater capture as it is a year-round supply of water. - Code Compliance - If a particular use of captured stormwater, and/or available methods for storage of captured stormwater would be contrary to building codes in effect at the time of approval of the preliminary Project-Specific WQMP, then an evaluation of harvesting and use for that use would not be required. - Wet season demand – the applicant shall demonstrate, to the acceptance of the County of Riverside, that there is adequate demand for harvested water during the wet season to drain the system in a reasonable amount of time.
Discuss how this was included or provide a discussion/justification for “No” or “N/A” answer. <i>No harvesting system is implemented</i>	
☐ Yes ☐ No ☒ N/A	Did you keep the runoff from sediment producing pervious area hydrologically separate from developed areas that require treatment? Pervious area that qualify as self-treating areas or off-site open space should be kept separate from drainage to structural BMPs whenever possible. This helps limit the required size of structural BMPs, helps avoid impacts to sediment supply, and helps reduce clogging risk to BMPs.
Discuss how this was included or provide a discussion/justification for “No” or “N/A” answer. <i>The runoff from such area is not dispersed onto any proposed surfaces.</i>	

Section C: Delineate Drainage Management Areas (DMAs) & Green Streets

This section provides streamlined guidance and documentation of the DMA delineation and categorization process, for additional information refer to the procedure in Section 3.3 of the SMR WQMP which discusses the methods of delineating and mapping your project site into individual DMAs. Complete Steps 1 to 4 to successfully delineate and categorize DMAs.

Step 1: Identify Surface Types and Drainage Pathways

Carefully delineate pervious areas and impervious areas (including roofs) throughout site and identify overland flow paths and above ground and below ground conveyances. Also identify common points (such as BMPs) that these areas drain to.

Step 2: DMA Delineation

Use the information in Step 1 to divide the entire PDP site into individual, discrete DMAs. Typically, lines delineating DMAs follow grade breaks and roof ridge lines. Generally each DMA is either a specific LID principal or have a BMP for treatment. Where possible, establish separate DMAs for each surface type (e.g., landscaping, pervious paving, or roofs). Assign each DMA a unique code and determine its size in square feet. The total area of your site should total the sum of all of your DMAs (unless water from outside the project limits comes in with water from inside the project limits, i.e. run-on). Complete Table C-1

Table C-1 DMA Identification

DMA Name or Identification	Surface Type(s) ¹	Area (Sq. Ft.)	DMA Type
RD-I	ASPHALT	5519.56	To be Determined in Step 3
RD-II	ASPHALT	7322.49	
RD-III	ASPHALT	6549.79	
RD-IV	ASPHALT	6102	
SR-I	MIXED	3484.8	
SR-II	MIXED	3716.8	
SR-III	MIXED	3323.5	
SR-IV	MIXED	3571.92	
A1	ROOF	43995	

Add Columns as Needed. Consider a separate DMA for Tree Wells or other LID principals like Self-Retaining areas are used for mitigation.

Step 3: DMA Classification

Determine how drainage from each DMA will be handled by using information from Steps 1 and 2 and by completing Steps 3.A to 3.C. Each DMA will be classified as one of the following four types:

- Type 'A': Self-Treating Areas:
- Type 'B': Self-Retaining Areas
- Type 'C': Areas Draining to Self-Retaining Areas
- Type 'D': Areas Draining to BMPs

Tree wells are considered Type 'B' areas, and their tributary areas limited to a 10:1 ratio are considered Type 'C' areas. If Tree wells are proposed, consider grading or other features to minimize the pervious runoff to the tree wells, to avoid overwhelming the trees. Type 'A', 'B', and 'C' are considered LID Principals that can be used to minimize or potentially eliminate structural LID BMPs.

If Tree wells are proposed, a landscape architect shall be consulted on the tree selection, since compliance will be determined based on the survival of the tree. The tree type should be noted on the WQMP site map.

Step 3.A – Identify Type ‘A’ Self-Treating Area

Indicate if the DMAs meet the following criteria by answering “Yes” or “No”.

- ☐ Yes ☒ No Area is undisturbed from their natural condition OR restored with Native and/or California Friendly vegetative covers.
- ☐ Yes ☒ No Area is irrigated, if at all, with appropriate low water use irrigation systems to prevent irrigation runoff.
- ☐ Yes ☒ No Runoff from the area will not comingle with runoff from the developed portion of the site, or across other landscaped areas that do not meet the above criteria.

If all answers indicate “Yes,” complete Table C-2 to document the DMAs that are classified as Self-Treating Areas.

Table C-2 Type ‘A’, Self-Treating Areas

DMA Name or Identification	Area (Sq. Ft.)	Stabilization Type	Irrigation Type (if any)

Step 3.B – Identify Type ‘B’ Self-Retaining Area and Type ‘C’ Areas Draining to Self-Retaining Areas

Type ‘B’ Self-Retaining Area: A Self-Retaining Area is shallowly depressed 'micro infiltration' areas designed to retain the Design Storm rainfall that reaches the area, without producing any Runoff.

Indicate if the DMAs meet the following criteria by answering “Yes,” “No,” or “N/A”.

- ☐ Yes ☐ No ☒ N/A Inlet elevations of area/overflow drains, if any, should be clearly specified to be three inches or more above the low point to promote ponding.
- ☒ Yes ☐ No ☐ N/A Soils will be freely draining to not create vector or nuisance conditions.
- ☒ Yes ☐ No ☐ N/A Pervious pavements (e.g., crushed stone, porous asphalt, pervious concrete, or permeable pavers) can be self-retaining when constructed with a gravel base course four or more inches deep below any underdrain discharge elevation.

If all answers indicate “Yes,” DMAs may be categorized as Type ‘B’, proceed to identify Type ‘C’ Areas Draining to Self-Retaining Areas.

Type 'C' Areas Draining to Self-Retaining Areas: Runoff from impervious or partially pervious areas can be managed by routing it to Self-Retaining Areas consistent with the LID Principle discussed in SMR WQMP Section 3.2.5 for 'Dispersing Runoff to Adjacent Pervious Areas'.

Indicate if the DMAs meet the following criteria by answering "Yes" or "No".

☒ Yes ☐ No The drainage from the tributary area must be directed to and dispersed within the Self-Retaining Area.

☒ Yes ☐ No The maximum ratio of Tributary Area to Self-Retaining area is $(2 \div \text{Impervious Fraction})$: 1

If all answers indicate "Yes," DMAs may be categorized as Type 'C'.

Complete Table C-3 and Table C-4 to identify Type 'B' Self-Retaining Areas and Type 'C' Areas Draining to Self-Retaining Areas.

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=	Required Retention Depth (inches)
		[A]	[B]		[C]	$[D] = [B] + \frac{[B] \cdot [C]}{[A]}$
SR-I	PERVIOUS	3484.8	0.764	RD-I	5519.56	2.17
SR-II	PERVIOUS	3716.8	0.764	RD-I	7322.5	2.27
SR-III	PERVIOUS	3323.5	0.764	RD-III	6549.8	2.27
SR-IV		3571.92	0.764	RD-IV	6102.0`	2.25

Note: Tree well areas can extend well beyond the drip line. The Tree Well area for open top types would include the shallow depressed area at the soil surface. The Tree Well area for Structural Soil Tree Wells or Suspended Pavement Tree Wells includes the area with open-graded gravel or void space over the structural soil or structural cells. Please specify type in this table and WQMP site map. See LID handbook Tree Well factsheet for additional details.

$$\left(\frac{2}{\text{Impervious Fraction}} \right) : 1$$

(Tributary Area: Self-Retaining Area)

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		Area (square feet)	Ratio
	[A]					[D]	[C]/[D]
RD-I	5519.6	ASPHALT	1	5519.6	SR-I	3484.8	1.58
RD-II	7322.5	ASPHALT	1	7322.5	SR-II	3716.8	1.97
RD-III	6549.8	ASPHALT	1	6549.8	SR-III	3323.5	1.97
RD-IV	6102	ASPHALT	1	6102	SR-IV	3571.92	1.70

Note: (See Section 3.3 of SMR WQMP) Ensure that partially pervious areas draining to a Self-Retaining area do not exceed the following ratio:

Step 3.B.1 – Document the use of Green Street Exemption (see Section 3.11 of the WQMP Guidance)

The Regional MS4 Permit specifies that projects that consist of **retrofitting or redevelopment of existing paved alleys, streets, or roads** may be exempted from classification as PDPs if they are designed and constructed in accordance with USEPA Green Streets Guidance. This does not apply for interior roads for PDP projects. For projects with road frontage improvements, Green Street standards can be used in the frontage road right-of-way. The remainder of the project is subject to full WQMP and Hydromodification requirements. See excerpt from Section 3.11 of the WQMP Guidance below:

3.11.4 BMP Sizing Targets for Applicable Green Streets Projects

Applicable green street projects are not required to meet the same sizing requirements for BMPs as other projects, but should attempt to meet a sizing target to the MEP. The following steps are used to size BMPs for applicable Green Streets projects:

1. Delineate drainage areas tributary to BMP locations and compute imperviousness.
2. Determine sizing goal by referring to sizing criteria presented in Section 2.3.2 (V_{BMP}).
3. Attempt to provide the target BMP sizing according to Step 2.
4. **If the target criteria cannot be achieved, document the constraints that override the application of BMPs, and provide the largest portion of the sizing criteria that can be reasonably provided given constraints.**

Even if BMPs cannot be sized to meet the target sizing criteria, it is still important to design the BMP inlet, energy dissipation, and overflow capacity for the full tributary area to ensure that flooding and scour is avoided. It is strongly recommended that BMPs which are designed to less than their target design volume be designed to bypass peak flows.

Table C-4.1 – Green Streets

DMA Name or ID	Street Name	BMP Sizing Targets Calculations and documenting constraints included in Appendix 6*
		☐ Yes ☐ No
		☐ Yes ☐ No
		☐ Yes ☐ No
		☐ Yes ☐ No
		☐ Yes ☐ No
*WQMP shall not be approved without calculations or documenting constraints for Green Street Exemption.		

Step 3.C – Identify Type ‘D’ Areas Draining to BMPs

Areas draining to BMPs are those that could not be fully managed through LID Principles (DMA Types A through C) and will instead drain to an LID BMP and/or a Conventional Treatment BMP designed to manage water quality impacts from that area, and Hydromodification where necessary.

Complete Table C-5 to document which DMAs are classified as Areas Draining to BMPs

Table C-5 Type ‘D’, Areas Draining to BMPs

DMA Name or ID	BMP Name or ID Receiving Runoff from DMA

Note: More than one DMA may drain to a single LID BMP; however, one DMA may not drain to more than one BMP.

BMP Type (infiltration, Biofiltration, etc.) shall be determined with infiltration test for the Preliminary WQMP, unless the BMP size is based on the largest BMP type size. Provide enough calculations in Appendix 6 to show the BMP is conservatively sized. All preliminary WQMPs shall complete Table D-6, to show infiltration and retention are utilized to the maximum extent practicable, as required by the State Regional Board.

Section D: Implement LID BMPs

The Regional MS4 Permit requires the use of LID BMPs to provide retention or treatment of the DCV and includes a BMP hierarchy which requires Full Retention BMPs (Priority 1) to be considered before Biofiltration BMPs (Priority 2) and Flow-Through Treatment BMPs and Alternative Compliance BMPs (Priority 3). LID BMP selection must be based on technical feasibility and should be considered early in the site planning and design process. Use this section to document the selection of LID BMPs for each DMA. Note that feasibility is based on the DMA scale and may vary between DMAs based on site conditions.

D.1 Full Infiltration Applicability

An assessment of the feasibility of utilizing full infiltration BMPs is required for all projects, *except where it can be shown that site design LID principles fully retain the DCV (i.e., all DMAs are Type A, B, or C), or where Harvest and Use BMPs fully retain the DCV. Check the following box if applicable:*

- ☐ Site design LID principles, Harvest and Reuse, or Tree Wells fully address the DCV and Hydromodification requirements (i.e., all DMAs are Type A, B, or C). **If checked, complete Table D-5, and then proceed to Section E.**

If the above box remains unchecked, perform a site-specific evaluation of the feasibility of Infiltration BMPs using each of the applicable criteria identified in Chapter 2.3.3 of the SMR WQMP and complete the remainder of Section D.

Geotechnical Report

A Geotechnical Report or Phase I Environmental Site Assessment may be required by the Copermittee to confirm present and past site characteristics that may affect the use of Infiltration BMPs. In addition, the Copermittee, at their discretion, may not require a geotechnical report for small projects as described in Chapter 2 of the SMR WQMP. 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.

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 SMR WQMP in Chapter 2.3.3. 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

Downstream Impacts (SMR WQMP Section 2.3.3.a)		
Does the project site...	YES	NO
...have any DMAs where infiltration would negatively impact downstream water rights or other Beneficial Uses ³ ?		X
If Yes, list affected DMAs:		
Groundwater Protection (SMR WQMP Section 2.3.3.b)		
Does the project site...	YES	NO
...have any DMAs with industrial, and other land uses that pose a high threat to water quality, which cannot be treated by Bioretention BMPs? Or have DMAs with active industrial process areas?		X
If Yes, list affected DMAs:		
...have any DMAs with a seasonal high groundwater mark shallower than 10 feet?		X
If Yes, list affected DMAs:		
...have any DMAs located within 100 feet horizontally of a water supply well?		X
If Yes, list affected DMAs:		
...have any DMAs that would restrict BMP locations to within a 2:1 (horizontal: vertical) influence line extending from any septic leach line?		X
If Yes, list affected DMAs:		
...have any DMAs been evaluated by a licensed Geotechnical Engineer, or Environmental Engineer, who has concluded that the soils do not have adequate physical and chemical characteristics for the protection of groundwater, and has treatment provided by amended media layers in Bioretention BMPs been considered in evaluating this factor?		X
If Yes, list affected DMAs:		
Public Safety and Offsite Improvements (SMR WQMP Section 2.3.3.c)		
Does the project site...	YES	NO
...have any areas identified by the geotechnical report as posing a public safety risk where infiltration of stormwater could have a negative impact, such as potential seepage through fill conditions?		X
If Yes, list affected DMAs:		
Infiltration Characteristics For LID BMPs (SMR WQMP Section 2.3.3.d)		
Does the project site...	YES	NO
...have measured infiltration rates of less than 2.4 inches / hour? Riverside County may allow measure rates as low as 0.8in/hr to support infiltration BMPs, if the Engineer believes infiltration is appropriate and sustainable. Mark no, if this is the case.		X
If Yes, list affected DMAs:		
Cut/Fill Conditions (SMR WQMP Section 2.3.3.e)		
Does the project site...	YES	NO
...have significant cut and/or fill conditions that would preclude in-situ testing of infiltration rates at the final infiltration surface?		X
If Yes, list affected DMAs:		
Other Site-Specific Factors (SMR WQMP Section 2.3.3.f)		
Does the project site...	YES	NO
...have DMAs where the geotechnical investigation discovered other site-specific factors that would preclude effective and/or safe infiltration?		X
Describe here:		

If you answered “Yes” to any of the questions above for any DMA, Infiltration BMPs that rely solely on infiltration should not be used for those DMAs and **you should proceed to the assessment for Biofiltration BMPs below**. Biofiltration BMPs that provide partial infiltration may still be feasible and should be assessed in Section D.2. Summarize concerns identified in the Geotechnical Report, if any, that resulted in a “YES” response above in the table below.

³ Such a condition must be substantiated by sufficient modeling to demonstrate an impact and would be subject to County of Riverside discretion. There is not a standardized method for assessing this criterion. Water rights evaluations should be site-specific.

Table D-2 Geotechnical Concerns for Onsite Infiltration

Type of Geotechnical Concern	DMAs Feasible (By Name or ID)	DMAs Infeasible (By Name or ID)
Collapsible Soil		
Expansive Soil		
Slopes		
Liquefaction		
Low Infiltration Rate		
Other		

D.2 Biofiltration Applicability

This section should document the applicability of biofiltration BMPs for Type D DMAs that are not feasible for full infiltration BMPs. The key decisions to be documented in this section include:

1. Are biofiltration BMPs with partial infiltration feasible?
 - a. Biofiltration BMPs must be designed to maximize incidental infiltration via a partial infiltration design unless it is demonstrated that this design is not feasible.
 - b. These designs can be used at sites with low infiltration rates where other feasibility factors do not preclude incidental infiltration.

Document summary in Table D-3.

2. If not, what are the factors that require the use of biofiltration with no infiltration? This may include:
 - a. Geotechnical hazards
 - b. Water rights issues
 - c. Water balance issues
 - d. Soil contamination or groundwater quality issues
 - e. Very low infiltration rates (factored rates < 0.1 in/hr)
 - f. Other factors, demonstrated to the acceptance of the local jurisdiction

If this applies to any DMAs, then rationale must be documented in Table D-3.

3. Are biofiltration BMPs infeasible?
 - a. If yes, then provide 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 with jurisdiction over the Project site to discuss this option. **Proceed below.**

Table D-3 Evaluation of Biofiltration BMP Feasibility

DMA ID	Is Partial/ Incidental Infiltration Allowable? (Y/N)	Basis for Infeasibility of Partial Infiltration (provide summary and include supporting basis if partial infiltration not feasible)
Insert text here		
Insert text here		
Insert text here		
Insert text here		

Proprietary Biofiltration BMP Approval Criteria

Does the Co-Permittee allow Proprietary BMPs as an equivalent to Biofiltration, if specific criteria is met?

☐ Yes or ☐ No, if no skip to Section F to document your alternative compliance measures.

If the project will use proprietary BMPs as biofiltration BMPs, then this section and Appendix 5 shall be completed to document that the proprietary BMPs are selected in accordance with Section 2.3.6 of the SMR WQMP and County requirements. Proprietary Biofiltration BMPs must meet both of the following approval criteria:

1. Demonstrate equivalency to Biofiltration by completing the BMP Design worksheet and Proprietary Biofiltration Criteria, which is found in Appendix 5, including all supporting documentation, and
2. Obtain Co-Permittee concurrence for the long term Operation and Maintenance Plan for the proprietary BMP. The Co-Permittee has the sole discretion to allow or reject Proprietary BMPs, especially if they will be maintained publically through a CFD, CSA, or L&LMD.

Add additional rows to Table D-4 to document approval criteria are met for each type of BMP proposed.

Table D-4 Proprietary BMP Approval Requirement Summary

Proposed Proprietary Biofiltration BMP	Approval Criteria	Notes/Comments
Insert BMP Name and Manufacturer Here	BMP Design worksheets and Proprietary Biofiltration Criteria are completed in Appendix 5	☐ Yes or ☐ No Insert text here
	Proposed BMP has an active TAPE GULD Certification for the project pollutants of concern ⁴ or equivalent 3 rd party demonstrated performance.	☐ Yes or ☐ No Insert text here
	Is there any media or cartridge required to maintain the function of the BMP sole-sourced or proprietary in any way? If yes, obtain explicit approval by the Agency. Potentially full replacement costs to a non-proprietary BMP needs to be considered.	☐ Yes or ☐ No If yes, provide the date of concurrence from the Co-Permittee. Insert date here
	☐ The BMP includes biological features including vegetation supported by engineered or other growing media.	Describe features here.

⁴ Use Table F-1, F-2, and F-3 to identify and document the pollutants of concern and include these tables in Appendix 5.

D.3 Feasibility Assessment Summaries

From the Infiltration, Biofiltration with Partial Infiltration and Biofiltration with No Infiltration Sections above, complete Table D-5 below to summarize which LID BMPs are technically feasible, and which are not, based upon the established hierarchy.

Table D-5 LID Prioritization Summary Matrix

DMA Name/ID	LID Principles, Harvest & Reuse, or Tree Wells	LID BMP Hierarchy			No LID (Alternative Compliance)
		1. Infiltration	2. Biofiltration with Partial Infiltration*	3. Biofiltration with No Infiltration*	
SR-I	☒	☐	☐	☐	☐
SR-II	☒	☐	☐	☐	☐
SR-III	☒	☐	☐	☐	☐
SR-IV	☒	☐			
A1	☒	☐	☐	☐	☐

*Includes Proprietary Biofiltration, if accepted by the Co-Permittee.

For those DMAs where LID BMPs are not feasible, provide a narrative in Table D-6 below summarizing why they are not feasible, include your technical infeasibility criteria in Appendix 5, and **proceed to Section F** (and **complete Section E** for Hydromodification and Critical Coarse Sediment) 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.

This is based on the clarification letter titled “San Diego Water Board’s Expectations of Documentation to Support a Determination of Priority Development Project Infiltration Infeasibility” (April 28, 2017, Via email from San Diego Regional Water Quality Control Board to San Diego County Municipal Storm Water Copermitees⁵).

Table D-6 Summary of Infeasibility Documentation

Question	Narrative Summary (include reference to applicable appendix/attachment/report, as applicable)
a) When in the entitlement process did a geotechnical engineer analyze the site for infiltration feasibility?	
b) When in the entitlement process were other investigations conducted (e.g., groundwater quality, water rights) to evaluate infiltration feasibility?	
c) What was the scope and results of testing, if conducted, or rationale for why testing was not needed to reach findings?	

⁵ <http://www.projectcleanwater.org/download/pdp-infiltration-infeasibility/>

d) What public health and safety requirements affected infiltration locations?	
e) What were the conclusions and recommendations of the geotechnical engineer and/or other professional responsible for other investigations?	
f) What was the history of design discussions between the permittee and applicant for the proposed project, resulting in the final design determination related locations feasible for infiltration?	
g) What site design alternatives were considered to achieve infiltration or partial infiltration on site?	
h) What physical impairments (i.e., fire road egress, public safety considerations, utilities) and public safety concerns influenced site layout and infiltration feasibility?	
i) What LID Principles (site design BMPs) were included in the project site design?	

D.4 LID BMP Sizing

Each LID BMP must be designed to ensure that the DCV will be captured by the selected BMPs with no discharge to the storm drain or surface waters during the DCV size storm. Infiltration BMPs must at minimum be sized to capture the DCV to achieve pollutant control requirements.

Biofiltration BMPs must at a minimum be sized to:

- Treat 1.5 times the DCV not reliably retained on site using a volume-base or flow-based sizing method, or
- Include static storage volume, including pore spaces and pre-filter detention volume, at least 0.75 times the portion of the DCV not reliably retained on site.

First, calculate the DCV 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 the methods included in Section 3 of the LID BMP Design Handbook. Utilize the worksheets found in the LID BMP Design Handbook or consult with the Copermittee to assist you in correctly sizing your LID BMPs. Use Table D-7 below to document the DCV 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-7 DCV Calculations for LID BMPs

DMA Type/ID	DMA (square feet)	Post-Project Surface Type	Effective Impervious Fraction, I_f	DMA Runoff Factor	DMA Areas $\times$ Runoff Factor	Enter BMP Name / Identifier Here		
	[A]		[B]	[C]	[A] $\times$ [C]			
A1	43995	ROOF	1.00	0.892	39243	Design Storm Depth (in)	DCV, V_{BMP} (cubic feet)	Proposed Volume on Plans (cubic feet)
	$A_T = 43995$ $\Sigma[A]$				$\Sigma = 39243$ [D]	0.80 [E]	[F] = 2616	2620[G]

[B], [C] is obtained as described in Section 2.6.1.b of the SMR WQMP

[E] is obtained from Exhibit A in the SMR WQMP

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

Complete Table D-8 below to document the Design Capture Volume and the Proposed Volume for each LID BMP. You can add rows to the table as needed. Alternatively, the Santa Margarita Hydrology Model (SMRHM) can be used to size LID BMPs to address the DCV and, if applicable, to size Hydrologic Control BMPs to meet the Hydrologic Performance Standard described in the SMR WQMP, as identified in Section E.

Table D-8 LID BMP Sizing

BMP Name / ID	DMA No.	BMP Type / Description	Design Capture Volume (ft ³)	Proposed Volume (ft ³)
BIORETENTION BASIN 1	A1	BIORETENTION	2616	2620

If bioretention will include a capped underdrain, then include sizing calculations demonstrating that the BMP will meet infiltration sizing requirements with the underdrain capped and also meet biofiltration sizing requirements if the underdrain is uncapped.

Section E: Implement Hydrologic Control BMPs and Sediment Supply BMPs

See Appendix 7 for additional required information.

If a completed Table 1.2 demonstrates that the project is exempt from Hydromodification Performance Standards, specify N/A and **proceed to Section G**. (Hydromodification exemptions have been removed until a HMP monitoring study is approved by the Regional Board).

☐ N/A Project is Exempt from Hydromodification Performance Standards.

If a PDP is not exempt from hydromodification requirements than the PDP must satisfy the requirements of the performance standards for hydrologic control BMPs and Sediment Supply BMPs. The PDP may choose to satisfy hydrologic control requirements using onsite or offsite BMPs (i.e. Alternative Compliance). Sediment supply requirements cannot be met via alternative compliance. If N/A is not selected above, select one of the two options below and complete the applicable sections.

☐ Project is Not Hydromodification Exempt and chooses to implement Hydrologic Control and Sediment Supply BMPs Onsite (complete Section E).

☐ Project is Not Hydromodification Exempt and chooses to implement Hydrologic Control Requirements using Alternative Compliance (complete Section F). Selection of this option must be approved by the Copermittee.

E.1 Hydrologic Control BMP Selection

Capture of the DCV and achievement of the Hydrologic Performance Standard may be met by combined and/or separate structural BMPs. The user should consider the full suite of Hydrologic Control BMPs to manage runoff from the post-development condition and meet the Hydrologic Performance Standard identified in this section.

For the Preliminary WQMP, in lieu of preparing detailed routing calculations, the basin size may be estimated as the difference in volume between the pre-development and post-development hydrograph for the 10-year 24-hour storm event plus the V_{bmp} . This does not relieve the engineer of the responsibility for meeting the full Hydrologic Control requirements during final design.

The Hydrologic Performance Standard consists of matching or reducing the flow duration curve of post-development conditions to that of pre-existing, naturally occurring conditions, for the range of geomorphically significant flows (the low flow threshold runoff event up to the 10-year runoff event). 10% of the 2-year runoff event can be used for the low flow threshold without any justification. Higher low flow thresholds can be used with site-specific analysis, see Section 2.6.2.b of the WQMP guidance document. Select each of the hydrologic control BMP types that are applied to meet the above performance standard on the site.

☐ LID principles as defined in Section 3.2 of the SMR WQMP, including Tree Wells.

- ☐ Structural LID BMPs that may be modified or enlarged, if necessary, beyond the DCV.
- ☐ Structural Hydrologic Control BMPs that are distinct from the LID BMPs above. The LID BMP Design Handbook provides information not only on Hydrologic Control BMP design, but also on BMP design to meet the combined LID requirement and Hydrologic Performance Standard. The Handbook specifies the type of BMPs that can be used to meet the Hydrologic Performance Standard.

E.2 Hydrologic Control BMP Sizing

Hydrologic Control BMPs must be designed to ensure that the flow duration curve of the post-development DMA will not exceed that of the pre-existing, naturally occurring, DMA for the range of geomorphically significant flows. Using SMRHM, (or another acceptable continuous simulation model if approved by the Copermittee) the applicant shall demonstrate that the performance of the Hydrologic Control BMPs complies with the Hydrologic Performance Standard. Complete Table E-1 below and identify, for each DMA, the type of Hydrologic Control BMP, if the SMRHM model confirmed the management (Identified as “passed” in SMRHM), the total volume capacity of the Hydrologic Control BMP, the Hydrologic Control BMP footprint at top floor elevation, and the drawdown time of the Hydrologic Control BMP. SMRHM summary reports should be documented in Appendix 7. Refer to the SMRHM Guidance Document for additional information on SMRHM. You can add rows to the table as needed.

Table E-1 Hydrologic Control BMP Sizing

BMP Name / ID	DMA No.	BMP Type / Description	SMRHM* Passed	BMP Volume (ac-ft)	BMP Footprint (ac)	Drawdown time (hr)
BIORENTENTION BASIN 1	A1	BIORENTENTION	☒	0.04	0.02	7.9
			☐			
			☐			
			☐			

**Or other continuous simulation model, compliant with the WQMP and Permit. If Tree Wells are proposed for some or all of the project, check the box for Tree Wells in Section E.1 and enter each Tree Well DMA in Table E-1 above for the BMP Name/ID, DMA No. and BMP Type/Description. For Tree Wells, leave SMRHM* Passed Column and the columns to the left blank.*

If a bioretention BMP with capped underdrain is used and hydromodification requirements apply, then sizing calculations must demonstrate that the BMP meets flow duration control criteria with the underdrain capped and uncapped. Both calculations must be included.

E.3 Implement Sediment Supply BMPs

The sediment supply performance standard applies to PDPs for which hydromodification applied that have the potential to impact Potential Critical Coarse Sediment Yield Areas. Refer to Exhibit G-1 of the WQMP Guidance Document to determine if there are onsite Potential Critical Coarse Sediment Yield Areas (based on on-going WMAA analysis) or Potential Sediment Source Areas (sites added through the Regional Board review process). Select one of the two options below and include the Potential Critical Coarse Sediment Yield Area Exhibit showing your project location in Appendix 7.

- ☒ There are no mapped Potential Critical Coarse Sediment Yield Areas or Potential Sediment Source Areas on the site. Include a copy of Exhibit G - CCSY & PSS Areas in Appendix 7, with the project location marked. If the project is outside of the “Potential Critical Coarse Sediment Yield Areas and Potential Sediment Source Areas” then check this box. The Sediment Supply Performance Standard is met with no further action is needed.
- ☐ There are mapped Potential Critical Coarse Sediment Yield Areas or Potential Sediment Source Areas on the site, the Sediment Supply Performance Standard will be met through Option 1 (E.3.1), Option 2 (E.3.2), or Option 3 (E.3.3) below. Projects impacting CCSY or PSS areas as defined by Exhibit G-1, may **proceed directly to Option 1** for avoidance, **directly to Option 2** for a Site Specific Analysis, **or directly to Option 3** to show no net impact to receiving waters.

☐ **E.3.1 Option 1: Avoid Potential Critical Coarse Sediment Yield Areas and Potential Sediment Source Areas**

The simplest approach for complying with the Sediment Supply Performance Standard is to avoid impacts to areas identified as Potential Critical Coarse Sediment Yield Areas or Potential Sediment Supply Areas. If a portion of PDP is identified as a Potential Critical Coarse Sediment Yield Area or a Potential Sediment Source Area, that PDP may still achieve compliance with the Sediment Supply Performance Standards if Potential Critical Coarse Sediment Yield Areas and Potential Sediment Supply Areas are avoided, i.e. areas are not developed and thereby delivery of Critical Coarse Sediment to the receiving waters is not impeded by site developments.

Provide a narrative describing how the PDP has avoided impacts to Potential Critical Coarse Sediment Yield Areas and/or Potential Sediment Source Areas below.

Insert narrative description here

If it is feasible to avoid these areas, **directly advance directly to Section G**. If it is not feasible to avoid these areas, **proceed to Option 2** to complete a Site-Specific Critical Coarse Sediment Analysis **or Option 3** to show no net impact to receiving waters.

☐ **E.3.2 Option 2: Site-Specific Critical Coarse Sediment Analysis**

Perform a stepwise assessment to ensure the pre-project source(s) of Critical Coarse Sediment (i.e., Bed Sediment Supply) is maintained:

Step 1: Identify if the site is an actual verified Critical Coarse Sediment Yield Area supplying Bed Sediment Supply to the receiving channel

- ☐ **Step 1.A** – Is the Bed Sediment of onsite streams similar to that of receiving streams?

Rate the similarity: ☐ High
☐ Medium
☐ Low

Results from the geotechnical and sieve analysis to be performed both onsite and in the receiving channel should be documented in Appendix 7. Of particular interest, the results of the sieve analysis, the soil erodibility factor, a description of the topographic relief of the project area, and the lithology of onsite soils should be reported in Appendix 7.

- ☐ **Step 1.B** – Are onsite streams capable of delivering Bed Sediment Supply from the site, if any, to the receiving channel?

Rate the potential: ☐ High
☐ Medium
☐ Low

Results from the analyses of the sediment delivery potential to the receiving channel should be documented in Appendix 7 and identify, at a minimum, the Sediment Source, the distance to the receiving channel, the onsite channel density, the project watershed area, the slope, length, land use, and rainfall intensity.

- ☐ **Step 1.C** – Will the receiving channel adversely respond to a change in Bed Sediment Load?

Rate the need for bed sediment supply:
☐ High
☐ Medium
☐ Low

Results from the in-stream analysis to be performed both onsite should be documented in Appendix 7. The analysis should, at a minimum, quantify the bank stability and the degree of incision, provide a gradation of the Bed Sediment within the receiving channel, and identify if the channel is sediment supply-limited.

- ☐ **Step 1.D** – Summary of Step 1

Summarize in Table E.3 the findings of Step 1 and associate a score (in parenthesis) to each step. The sum of the three individual scores determines if a stream is a significant contributor to the receiving stream.

- Sum is equal to or greater than eight - Site is a significant source of sediment bed material – all on-site streams must be preserved or by-passed within the site plan. The applicant shall proceed to Step 2 for all onsite streams.
- Sum is greater than five but lower than eight. Site is a source of sediment bed material – some of the on-site streams must be preserved (with identified streams noted). The applicant shall proceed to Step 2 for the identified streams only.

Sum is equal to or lower than five. Site is not a significant source of sediment bed material. The applicant may **proceed to Section G** for, unless alternative compliance is proposed for Water Quality or Hydromodification then **proceed to Section F**.

Table E-2 Triad Assessment Summary

Step	Rating			Total Score
1.A	☐ High (3)	☐ Medium (2)	☐ Low (1)	
1.B	☐ High (3)	☐ Medium (2)	☐ Low (1)	
1.C	☐ High (3)	☐ Medium (2)	☐ Low (1)	
Significant Source Rating of Bed Sediment to the receiving channel(s)				

Step 2: Avoid Development of Critical Coarse Sediment Yield Areas, Potential Sediment Sources Areas, and Preserve Pathways for Transport of Bed Sediment Supply to Receiving Waters

Onsite streams identified as a actual verified Critical Coarse Sediment Yield Areas should be avoided in the site design and transport pathways for Critical Coarse Sediment should be preserved

Check those that apply:

- ☐ The site design does avoid all onsite channels identified as actual verified Critical Coarse Sediment Yield Areas **AND**
- ☐ The drainage design bypasses flow and sediment from onsite upstream drainages identified as actual verified Critical Coarse Sediment Yield Areas to maintain Critical Coarse Sediment supply to receiving waters

*(If both are yes, the applicant may disregard subsequent steps of Section E.3 and **directly advance directly to Section G**, unless alternative compliance is proposed for Water Quality or Hydromodification then **proceed to Section F**.)*

Or -

Provide in Appendix 7 a site map that identifies all onsite channels and highlights those onsite channels that were identified as a Significant Source of Bed Sediment. The site map shall demonstrate, if feasible, that the site design avoids those onsite channels identified as a Significant Source of Bed Sediment. In addition, the applicant shall describe the characteristics of each onsite channel identified as a Significant Source of Bed Sediment. If the design plan cannot avoid the onsite channels, please provide a rationale for each channel individually.

The site map shall demonstrate that the drainage design bypasses those onsite channels that supply Critical Coarse Sediment to the receiving channel(s). In addition, the applicant shall describe the characteristics of each onsite channel identified as an actual verified Critical Coarse Sediment Yield Area.

Identified Channel #1 - Insert narrative description here

Identified Channel #2 - Insert narrative description here

- ☐ The site design **does NOT avoid** all onsite channels identified as actual verified Critical Coarse Sediment Yield Areas

OR

- ☐ The project blocks the potential for Critical Coarse Sediment from migrating to receiving waters.

(If either of these are the case, the applicant shall continue completing this section).

☐ **E.3.3 Option 3: No Net Impact to Downstream Receiving Waters**

If impacts to Critical Coarse Sediment Yield Areas cannot be avoided, sediment supply BMPs must be implemented such there is no net impact to receiving waters. Sediment supply BMPs may consist of approaches that permit flux of bed sediment supply from Critical Coarse Sediment Yield Areas within the project boundary. This approach is subject to acceptance by the County of Riverside. Creative solution may include creating berms with critical coarse sediments with sufficient erosion control, to not create significant rills and erosion, but offer a potential replacement source for areas that are impacted.

Appendix H of the San Diego Model BMP Design Manual provides additional information on site-specific investigation of Critical Coarse Sediment Supply areas.

<http://www.projectcleanwater.org/download/2018-model-bmp-design-manual/>

If applicable, insert narrative description here

Documentation of sediment supply BMPs should be detailed in Appendix 7.

Project specific analysis and Regional Board approval would be required for Alternative Compliance. **If no Alternative Compliance is proposed, please skip to Section G.** Theoretically, projects could choose in-stream restoration in-lieu of full on-site treatment. If you're project is considering in-stream restoration, please contact the County to help show the project is re-creating/restoring beneficial uses, and making the receiving waters more resilient to the effects of water quality and hydromodification. Federal and State law requires the treatment of "wastes" from the project before entering Waters of the U.S. or State.

Section F: Alternative Compliance

Alternative Compliance may be used to achieve compliance with pollutant control and/or hydromodification requirements for a given PDP. Alternative Compliance may be used under two scenarios, check the applicable box if the PDP is proposing to use Alternative Compliance to satisfy all or a portion of the Pollutant Control and/or Hydrologic Control requirements (but not sediment supply requirements)

- ☐ If it is not feasible to fully implement Infiltration or Biofiltration BMPs at a PDP site, Flow-Through Treatment Control BMPs may be used to treat pollutants contained in the portion of DCV not reliably retained on site and Alternative Compliance measures must also be implemented to mitigate for those pollutants in the DCV that are not retained or removed on site prior to discharging to a receiving water.
- ☐ Alternative Compliance is selected to comply with either pollutant control or hydromodification flow control requirements even if complying with these requirements is potentially feasible on-site. If such voluntary Alternative Compliance is implemented, Flow-Through Treatment Control BMPs must still be used to treat those pollutants in the portion of the DCV not reliably retained on site prior to discharging to a receiving water.

Refer to Section 2.7 of the SMR WQMP and consult the Local Jurisdiction for currently available Alternative Compliance pathways. Coordinate with the Copermittee if electing to participate in Alternative Compliance and complete the sections below to document implementation of the Flow-Through BMP component of the program.

F.1 Identify Pollutants of Concern

The purpose of this section is to help you appropriately plan for mitigating your Pollutants of Concern in lieu of implementing LID BMPs and to document compliance and.

Utilize Table A-1 from Section A, which noted your project's Receiving Waters, to identify impairments for Receiving Waters (including downstream receiving waters) by completing Table F-1. Table F-1 includes the watersheds identified as impaired in the Approved 2010 303(d) list; check box corresponding with the PDP's receiving water. The most recent 303(d) lists are available from the State Water Resources Control Board website:

https://www.waterboards.ca.gov/water_issues/programs/tmdl/integrated2010.shtml). https://www.waterboards.ca.gov/water_issues/programs/tmdl/integrated2010.shtml.

Table F-1 Summary of Approved 2010 303(d) listed waterbodies and associated pollutants of concern for the Riverside County SMR Region and downstream waterbodies.

Water Body		Nutrients¹	Metals²	Toxicity	Bacteria and Pathogens	Pesticides and Herbicides	Sulfate	Total Dissolved Solids
☐	De Luz Creek	X	X				X	
☐	Long Canyon Creek		X		X	X		
☐	Murrieta Creek	X	X	X		X		
☐	Redhawk Channel	X	X		X	X		X
☐	Santa Gertudis Creek	X	X		X	X		
☒	Santa Margarita Estuary	X						
☒	Santa Margarita River (Lower)	X			X			
☒	Santa Margarita River (Upper)	X		X				
☒	Temecula Creek	X	X	X		X		X
☐	Warm Springs Creek	X	X		X	X		

¹ Nutrients include nitrogen, phosphorus and eutrophic conditions caused by excess nutrients.

² Metals includes copper, iron, and manganese.S

Use Table F-2 to identify the pollutants identified with the project site. Indicate the applicable PDP Categories and/or Project Features by checking the boxes that apply. If the identified General Pollutant Categories are the same as those listed for your Receiving Waters, then these will be your Pollutants of Concern; check the appropriate box or boxes in the last row.

Table F-2 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	Total Dissolved Solids	Sulfate
☐	Detached Residential Development	P	N	P	P	N	P	P	P	N	N
☐	Attached Residential Development	P	N	P	P	N	P	P	P ⁽²⁾	N	N
☐	Commercial/Industrial Development	P ⁽³⁾	P ⁽⁷⁾	P ⁽¹⁾	P ⁽¹⁾	P	P ⁽¹⁾	P	P	N	N
☐	Automotive Repair Shops	N	P	N	N	P ^(4, 5)	N	P	P	N	N
☐	Restaurants (>5,000 ft ²)	P	N	N	P ⁽¹⁾	N	N	P	P	N	N
☐	Hillside Development (>5,000 ft ²)	P	N	P	P	N	P	P	P	N	N
☐	Parking Lots (>5,000 ft ²)	P ⁽⁶⁾	P ⁽⁷⁾	P ⁽¹⁾	P ⁽¹⁾	P ⁽⁴⁾	P	P	P	N	N
☐	Streets, Highways, and Freeways	P ⁽⁶⁾	P ⁽⁷⁾	P ⁽¹⁾	P ⁽¹⁾	P ⁽⁴⁾	P	P	P	N	N
☐	Retail Gasoline Outlets	N	P ⁽⁷⁾	N	N	P ⁽⁴⁾	N	P	P	N	N
Project Priority Pollutant(s) of Concern		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

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 products; otherwise not expected

⁽⁴⁾ Including petroleum hydrocarbons

⁽⁵⁾ Including solvents

⁽⁶⁾ Bacterial indicators are routinely detected in pavement runoff

⁽⁷⁾ A potential source of metals, primarily copper and zinc. Iron, magnesium, and aluminum are commonly found in the environment and are commonly associated with soils, but are not primarily of anthropogenic stormwater origin in the municipal environment.

F.2 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 be selected to address the Project Priority Pollutants of Concern (identified above) and meet the acceptance criteria described in Section 2.3.7 of the SMR WQMP. Documentation of acceptance criteria 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 F-3 Treatment Control BMP Selection

Selected Treatment Control BMP Name or ID ¹	Priority Pollutant(s) of Concern to Mitigate ²	Removal Efficiency Percentage ³

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 Copermittee Approved Study and provided in Appendix 6.

F.3 Sizing Criteria

Utilize Table F-4 below to appropriately size flow-through BMPs to the DCV, or Design Flow Rate, as applicable. Please reference Chapter 3.5.1 of the SMR WQMP for further information.

Table F-4 Treatment Control BMP Sizing

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Impervious Fraction, I _f	DMA Runoff Factor	DMA Areas x Runoff Factor	Enter BMP Name / Identifier Here	
	[A]		[B]	[C]	[A] x [C]		
						Design Storm (in)	Design Flow Rate (cfs)
	A _T = Σ[A]				Σ= [D]	[E]	[F] = $\frac{[D] \times [E]}{[G]}$

[B], [C] is obtained as described in Section 2.6.1.b from the SMR WQMP

[E] either 0.2 inches or 2 times the 85th percentile hourly rainfall intensity

[G] = 43,560,.

F.4 Hydrologic Performance Standard – Alternative Compliance Approach

Alternative compliance options are only available if the governing Copermittee has acknowledged the infeasibility of onsite Hydrologic Control BMPs and approved an alternative compliance approach. See Section 3.5 and 3.6 of the SMR WQMP.

Select the pursued alternative and describe the specifics of the alternative:

- ☐ Offsite Hydrologic Control Management within the same channel system

Insert narrative description here

- ☐ In-Stream Restoration Project

Insert narrative description here

For Offsite Hydrologic Control BMP Option

Each Hydrologic Control BMP must be designed to ensure that the flow duration curve of the post-development DMA will not exceed that of the pre-existing, naturally occurring, DMA by more than ten percent over a one-year period. Using SMRHM, the applicant shall demonstrate that the performance of each designed Hydrologic Control BMP is equivalent with the Hydrologic Performance Standard for onsite conditions. Complete Table F-5 below and identify, for each Hydrologic Control BMP, the equivalent DMA the Hydrologic Control BMP mitigates, that the SMRHM model passed, the total volume capacity of the BMP, the BMP footprint at top floor elevation, and the drawdown time of the BMP. SMRHM summary reports for the alternative approach should be documented in Appendix 7. Refer to the SMRHM Guidance Document for additional information on SMRHM. You can add rows to the table as needed.

Table F-5 Offsite Hydrologic Control BMP Sizing

BMP Name / Type	Equivalent DMA (ac)	SMRHM Passed	BMP Volume (ac-ft)	BMP Footprint (ac)	Drawdown time (hr)
		☐			
		☐			
		☐			
		☐			

For Instream Restoration Option

Attach to Appendix 7 the technical report detailing the condition of the receiving channel subject to the proposed hydrologic and sediment regimes. Provide the full design plans for the in-stream restoration project that have been approved by the Copermittee. Utilize the San Diego Regional Water Quality Equivalency Guidance Document.

Section G: Implement Trash Capture BMPs

The Santa Margarita Regional Board has required Full Trash Capture compliance thru Order No. R9-2017-007. To comply the County is requiring Track 1 full trash capture compliance for projects proposing the following uses as part of their development after **December 3, 2018**.

- High-density residential: all land uses with at least ten (10) developed dwelling units/acre.
- Industrial: land uses where the primary activities on the developed parcels involve product manufacture, storage, or distribution (e.g., manufacturing businesses, warehouses, equipment storage lots, junkyards, wholesale businesses, distribution centers, or building material sales yards).
- Commercial: land uses where the primary activities on the developed parcels involve the sale or transfer of goods or services to consumers (e.g., business or professional buildings, shops, restaurants, theaters, vehicle repair shops, etc.).
- Mixed urban: land uses where high-density residential, industrial, and/or commercial land uses predominate collectively (i.e., are intermixed).
- Public transportation stations: facilities or sites where public transit agencies' vehicles load or unload passengers or goods (e.g., bus stations and stops).

Any certified full capture device or multi-benefit BMP must be sized and maintained to trap trash 5 mm or greater from a continuous⁶ flowrate of Q_{TRASH} of 1-year 1-hour storm to comply with Track 1. So the device should be oversized to account for trash accumulation between maintenance activities. Utilize

Table G-1 to size Trash Capture BMP if your project is one of the land use types above. Refer to Table G-2 to determine the Trash Capture Design Storm Intensity (E).

In the Public Right-of-Way:

Riverside County Maintenance is generally supportive of United Storm Water – Connector Pipe Screens or equivalent. Equivalent systems or alternative designs shall be on the State of California Approved Trash Capture Device List and specifically approved by the Transportation Department for maintenance. Riverside County is developing Trash Capture Device Standards. Until the Trash Capture Device Standards are available, the project shall complete the following tables and specify the full trash capture device(s) on all applicable improvement plans, covering the entire project.

On Private Property:

The proposed full trash capture device(s) shall address the entire project area and shall be on the State Approved list, or equivalent design approved by the County. Complete the following table and specify device on all applicable improvement plans. See,

https://www.waterboards.ca.gov/water_issues/programs/stormwater/trash_implementation.html.

⁶ Large events are allowed to bypass treatment upstream or flow over the Full Trash Capture Screen, but the device must be addressing the 1-year 1-hour event at all times for at least a portion of the screen. Please consider conservatively designing the overflow height to account for delays in maintenance. A fully clogged screen or a sump/retention condition would not comply with Track 1, because it would not be able to process the Q_{TRASH} at all times. In a sump or retention condition, consider a properly sized inlet or catch basin upstream of the BMP with a State Approved Trash Capture Device.

Table G-1 Sizing Trash Capture BMPs

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>Enter BMP Name / Identifier Here</i>	
	[A]		[B]	[C]	[A] x [C]		
A1	43995	PERVIOUS	1.00	0.892	39243	<i>Trash Capture Design Storm Intensity (in)</i>	<i>Trash Capture Design Flow Rate (cubic feet or cfs)</i>
	$\Lambda_T = \Sigma[A]$				$\Sigma=39243$ [D]	0.50[E]	[F] = 0.45

[B], [C] is obtained as described in Section 2.6.1.b from the SMR WQMP
[G] = 43,560

Table G-2 Approximate precipitation depth/intensity values for calculation of the Trash Capture Design Storm

City	1-year 1-hour Precipitation Depth/Intensity (inches/hr)
Murrieta	0.47
Temecula	0.50
Wildomar	0.37

The full trash capture device shall be able to address the Q_{TRASH} flowrate from a 1-year 1-hour rainfall event continuously. The device should be oversized to account for trash accumulation between maintenance activities. In a sump or retention condition, consider a properly sized inlet or catch basin upstream of the BMP with a State Approved Trash Capture Device.

Use Table G-3 to summarize and document the selection and sizing of Trash Capture BMPs.

Table G-3 Trash Capture BMPs

BMP Name / ID	DMA No(s)	BMP Type / Description	Required Trash Capture Flowrate (cfs)	Provided Trash Capture Flowrate (cfs) ¹
BIORETENTION BAIN 1	A1	BIORETENTION	0.45	0.45

¹ **Backup calculations are required.** For connector pipe screens, the Trash Capture Flowrate shall be based on a fully clogged condition for the screen, where the water level is at the top of the screen. Then determined the Flowrate based on weir equation ($Q_{weir} = C \times L \times H^{(2/3)}$), where $C = 3.4$). The height used to calculate the weir flow rate shall maintain a 6" freeboard to the invert of the catch basin opening at the road. This analysis is meant to replicate the hydraulic analysis used in the County's Full Trash Capture Device Standards.

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 Maximum Extent Practicable (MEP) standard typically requires both types of BMPs. In general, Operational Source Control BMPs cannot be substituted for a feasible and effective Structural Source Control BMP. Complete checklist below to determine applicable Source Control BMPs for your site.

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	Drain" or similar. Catch Basin Markers may be available from the Riverside County Flood Control and Water Conservation District, call 951.955.1200 to verify.	• Provide stormwater pollution prevention information to new siteowners, lessees, or operators. • See applicable operational BMPs inFact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality handbooks at www.cabmphandbooks.com Include the following in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."
Landscape/ Outdoor Pesticide Use	State that final landscape plans will accomplish all of the following. • Preserve existing native trees,shrubs, and ground cover to the maximum extent possible. • Design landscaping 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 insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	• Maintain landscaping using minimum • See applicable operational BMPs in "What you should know for Landscape and Gardening" at: http://www.rcwatershed.org/about/materials-library/#1450469138595-hb76dd39-d810 • Provide IPM information to new owners, lessees and operators.

Section I: Coordinate Submittal with Other Site Plans

For Final WQMPs, populate Table I-1 below to assist the plan checker in an expeditious review of your project. During construction and at completion, County of Riverside inspectors will verify the installation of BMPs against the approved plans. 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 I-1 Construction Plan Cross-reference

BMP No. or ID	BMP Identifier and Description	Corresponding Plan Sheet(s)
Bioretention Basin 1	Bioretention Basin 1	Precise Grading Plan Sheet 2
SR-I	SR-I	Precise Grading Plan Sheet 2
SR-II	SR-II	Precise Grading Plan Sheet 2.
SR-III	SR-III	Precise Grading Plan Sheet 2.
SR-IV	SR-IV	Precise Grading Plan Sheet 2.

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. The Copermittee with jurisdiction over the Project site can advise you regarding the process required to propose changes to the approved Project-Specific WQMP.

Use Table I-2 to identify other applicable permits that may impact design of the site. If yes is answered to any of the items below, the Copermittee may require proof of approval/coverage from those agencies as applicable including documentation of any associated requirements that may affect this Project-Specific WQMP.

Table I-2 Other Applicable Permits

Agency	Permit Required	
State Department of Fish and Game, 1602 Streambed Alteration Agreement	☐ Y	☒ N
State Water Resources Control Board, Clean Water Act Section 401 Water Quality Certification	☐ Y	☒ N
US Army Corps of Engineers, Clean Water Act Section 404 Permit	☐ Y	☒ N
US Fish and Wildlife, Endangered Species Act Section 7 Biological Opinion	☐ Y	☒ N
Statewide Construction General Permit Coverage	☒ Y	☐ N
Statewide Industrial General Permit Coverage	☐ Y	☒ N
Western Riverside MSHCP Consistency Approval (e.g., JPR, DBESP)	☐ Y	☒ N
Other (please list in the space below as required)	☐ Y	☒ N

Section J: Operation, Maintenance and Funding

Tract projects seeking CFD, CSA, or other form of Public maintenance of BMPs in the unincorporated portions of the County **shall obtain approval from Riverside County Transportation Department** from an Operations and Maintenance perspective. The BMPs for non-tract projects are generally privately maintained.

Applicant is required to state the intended responsible party for BMP Operation, Maintenance and Funding at the Preliminary WQMP phase. The remaining requirements as outlined above are required for Final WQMP only.

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

1. A means to finance and implement maintenance of BMPs 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 Operations and Maintenance or inspections but will require typical landscape maintenance as noted in Chapter 5, in the SMR WQMP. Include a brief description of typical landscape maintenance for these areas.

The Copermittee with jurisdiction over the Project site will also require that you prepare and submit a detailed BMP Operation and Maintenance Plan that sets forth a maintenance schedule for each of the 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 BMP Operation and Maintenance Plan are in Chapter 5 of the SMR WQMP.

Maintenance Mechanism: Owner Maintained

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

☐ Y ☒ N

Include your Operation and Maintenance Plan and Maintenance Mechanism in Appendix 9, **see Appendix 9 for additional instructions**. 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.

Section K: Acronyms, Abbreviations and Definitions

Regional MS4 Permit	Order No. R9-2013-0001 as amended by Order No. R9-2015-0001 and Order No. R9-2015-0100 an NPDES Permit issued by the San Diego Regional Water Quality Control Board.
Applicant	Public or private entity seeking the discretionary approval of new or replaced improvements from the Copermittee with jurisdiction over the project site. The Applicant has overall responsibility for the implementation and the approval of a Priority Development Project. The WQMP uses consistently the term “user” to refer to the applicant such as developer or project proponent. The WQMP employs also the designation “user” to identify the Registered Professional Civil Engineer responsible for submitting the Project-Specific WQMP, and designing the required BMPs.
Best Management Practice (BMP)	Defined in 40 CFR 122.2 as schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. BMPs also include treatment requirements, operating procedures and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage. In the case of municipal storm water permits, BMPs are typically used in place of numeric effluent limits.
BMP Fact Sheets	BMP Fact Sheets are available in the LID BMP Design Handbook. Individual BMP Fact Sheets include siting considerations, and design and sizing guidelines for seven types of structural BMPs (infiltration basin, infiltration trench, permeable pavement, harvest-and-use, bioretention, extended detention basin, and sand filter).
California Stormwater Quality Association (CASQA)	Publisher of the California Stormwater Best Management Practices Handbooks, available at www.cabmphandbooks.com .
Conventional Treatment Control BMP	A type of BMP that provides treatment of stormwater runoff. Conventional treatment control BMPs, while designed to treat particular Pollutants, typically do not provide the same level of volume reduction as LID BMPs, and commonly require more specialized maintenance than LID BMPs. As such, the Regional MS4 Permit and this WQMP require the use of LID BMPs wherever feasible, before Conventional Treatment BMPs can be considered or implemented.
Copermittees	The Regional MS4 Permit identifies the Cities of Murrieta, Temecula, and Wildomar, the County, and the District, as Copermittees for the SMR.

County	The abbreviation refers to the County of Riverside in this document.
CEQA	California Environmental Quality Act - a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible.
CIMIS	California Irrigation Management Information System - an integrated network of 118 automated active weather stations all over California managed by the California Department of Water Resources.
CWA	Clean Water Act - is the primary federal law governing water pollution. Passed in 1972, the CWA established the goals of eliminating releases of high amounts of toxic substances into water, eliminating additional water pollution by 1985, and ensuring that surface waters would meet standards necessary for human sports and recreation by 1983. CWA Section 402(p) is the federal statute requiring NPDES permits for discharges from MS4s.
CWA Section 303(d) Waterbody	Impaired water in which water quality does not meet applicable water quality standards and/or is not expected to meet water quality standards, even after the application of technology based pollution controls required by the CWA. The discharge of urban runoff to these water bodies by the Copermittees is significant because these discharges can cause or contribute to violations of applicable water quality standards.
Design Storm	The Regional MS4 Permit has established the 85th percentile, 24-hour storm event as the "Design Storm". The applicant may refer to Exhibit A to identify the applicable Design Storm Depth (D85) to the project.
DCV	Design Capture Volume (DCV) is the volume of runoff produced from the Design Storm to be mitigated through LID Retention BMPs, Other LID BMPs and Volume Based Conventional Treatment BMPs, as appropriate.
Design Flow Rate	The design flow rate represents the minimum flow rate capacity that flow-based conventional treatment control BMPs should treat to the MEP, when considered.
DCIA	Directly Connected Impervious Areas - those impervious areas that are hydraulically connected to the MS4 (i.e. street curbs, catch basins, storm drains, etc.) and thence to the structural BMP without flowing over pervious areas.
Discretionary Approval	A decision in which a Copermittee uses its judgment in deciding whether and how to carry out or approve a project.
District	Riverside County Flood Control and Water Conservation District.

DMA	A Drainage Management Area - a delineated portion of a project site that is hydraulically connected to a common structural BMP or conveyance point. The Applicant may refer to Section 3.3 for further guidelines on how to delineate DMAs.
Drawdown Time	Refers to the amount of time the design volume takes to pass through the BMP. The specified or incorporated drawdown times are to ensure that adequate contact or detention time has occurred for treatment, while not creating vector or other nuisance issues. It is important to abide by the drawdown time requirements stated in the fact sheet for each specific BMP.
Effective Area	Area which 1) is suitable for a BMP (for example, if infiltration is potentially feasible for the site based on infeasibility criteria, infiltration must be allowed over this area) and 2) receives runoff from impervious areas.
ESA	An Environmental Sensitive Area (ESA) designates an area "in which plants or animals life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would be easily disturbed or degraded by human activities and developments". (Reference: California Public Resources Code § 30107.5).
ET	Evapotranspiration (ET) is the loss of water to the atmosphere by the combined processes of evaporation (from soil and plant surfaces) and transpiration (from plant tissues). It is also an indicator of how much water crops, lawn, garden, and trees need for healthy growth and productivity
FAR	The Floor Area Ratio (FAR) is the total square feet of a building divided by the total square feet of the lot the building is located on.
Flow-Based BMP	Flow-based BMPs are conventional treatment control BMPs that are sized to treat the design flow rate.
FPPP	Facility Pollution Prevention Plan
HCOC	Hydrologic Condition of Concern - Exists when the alteration of a site's hydrologic regime caused by development would cause significant impacts on downstream channels and aquatic habitats, alone or in conjunction with impacts of other projects.
HMP	Hydromodification Management Plan - Plan defining Performance Standards for PDPs to manage increases in runoff discharge rates and durations.
Hydrologic Control BMP	BMP to mitigate the increases in runoff discharge rates and durations and meet the Performance Standards set forth in the HMP.
HSG	Hydrologic Soil Groups - soil classification to indicate the minimum rate of infiltration obtained for bare soil after prolonged wetting. The HSGs are A (very low runoff potential/high infiltration rate), B, C, and D (high runoff potential/very low infiltration rate)

Hydromodification	The Regional MS4 Permit identifies that increased volume, velocity, frequency and discharge duration of storm water runoff from developed areas has the potential to greatly accelerate downstream erosion, impair stream habitat in natural drainages, and negatively impact beneficial uses.
JRMP	A separate Jurisdictional Runoff Management Plan (JRMP) has been developed by each Copermittee and identifies the local programs and activities that the Copermittee is implementing to meet the Regional MS4 Permit requirements.
LID	Low Impact Development (LID) is a site design strategy with a goal of maintaining or replicating the pre-development hydrologic regime through the use of design techniques. LID site design BMPs help preserve and restore the natural hydrologic cycle of the site, allowing for filtration and infiltration which can greatly reduce the volume, peak flow rate, velocity, and pollutant loads of storm water runoff.
LID BMP	A type of stormwater BMP that is based upon Low Impact Development concepts. LID BMPs not only provide highly effective treatment of stormwater runoff, but also yield potentially significant reductions in runoff volume – helping to mimic the pre-project hydrologic regime, and also require less ongoing maintenance than Treatment Control BMPs. The applicant may refer to Chapter 2.
LID BMP Design Handbook	The LID BMP Design Handbook was developed by the Copermittees to provide guidance for the planning, design and maintenance of LID BMPs which may be used to mitigate the water quality impacts of PDPs within the County.
LID Bioretention BMP	LID Bioretention BMPs are bioretention areas are vegetated (i.e., landscaped) shallow depressions that provide storage, infiltration, and evapotranspiration, and provide for pollutant removal (e.g., filtration, adsorption, nutrient uptake) by filtering stormwater through the vegetation and soils. In bioretention areas, pore spaces and organic material in the soils help to retain water in the form of soil moisture and to promote the adsorption of pollutants (e.g., dissolved metals and petroleum hydrocarbons) into the soil matrix. Plants use soil moisture and promote the drying of the soil through transpiration. The Regional MS4 Permit defines “retain” as to keep or hold in a particular place, condition, or position without discharge to surface waters.
LID Biofiltration BMP	BMPs that reduce stormwater pollutant discharges by intercepting rainfall on vegetative canopy, and through incidental infiltration and/or evapotranspiration, and filtration, and other biological and chemical processes. As stormwater passes down through the planting soil, pollutants are filtered, adsorbed, biodegraded, and sequestered by the soil and plants, and collected through an underdrain.

LID Harvest and Reuse BMP	BMPs used to facilitate capturing Stormwater Runoff for later use without negatively impacting downstream water rights or other Beneficial Uses.
LID Infiltration BMP	BMPs to reduce stormwater runoff by capturing and infiltrating the runoff into in-situ soils or amended onsite soils. Typical LID Infiltration BMPs include infiltration basins, infiltration trenches and pervious pavements.
LID Retention BMP	BMPs to ensure full onsite retention without runoff of the DCV such as infiltration basins, bioretention, chambers, trenches, permeable pavement and pavers, harvest and reuse.
LID Principles	Site design concepts that prevent or minimize the causes (or drivers) of post-construction impacts, and help mimic the pre-development hydrologic regime.
MEP	Maximum Extent Practicable - standard established by the 1987 amendments to the CWA for the reduction of Pollutant discharges from MS4s. Refer to Attachment C of the Regional MS4 Permit for a complete definition of MEP.
MF	Multi-family - zoning classification for parcels having 2 or more living residential units.
MS4	Municipal Separate Storm Sewer System (MS4) is a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains): (i) Owned or operated by a State, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, storm water, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or designated and approved management agency under section 208 of the CWA that discharges to waters of the United States; (ii) Designated or used for collecting or conveying storm water; (iii) Which is not a combined sewer; (iv) Which is not part of the Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.26.
New Development Project	Defined by the Regional MS4 Permit as 'Priority Development Projects' if the project, or a component of the project meets the categories and thresholds described in Section 1.1.1.
NPDES	National Pollution Discharge Elimination System - Federal program for issuing, modifying, revoking and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment requirements, under Sections 307, 318, 402, and 405 of the CWA.
NRCS	Natural Resources Conservation Service

PDP	Priority Development Project - Includes New Development and Redevelopment project categories listed in Provision E.3.b of the Regional MS4 Permit.
Priority Pollutants of Concern	Pollutants expected to be present on the project site and for which a downstream water body is also listed as Impaired under the CWA Section 303(d) list or by a TMDL.
Project-Specific WQMP	A plan specifying and documenting permanent LID Principles and Stormwater BMPs to control post-construction Pollutants and stormwater runoff for the life of the PDP, and the plans for operation and maintenance of those BMPs for the life of the project.
Receiving Waters	Waters of the United States.
Redevelopment Project	The creation, addition, and or replacement of impervious surface on an already developed site. Examples include the expansion of a building footprint, road widening, the addition to or replacement of a structure, and creation or addition of impervious surfaces. Replacement of impervious surfaces includes any activity that is not part of a routine maintenance activity where impervious material(s) are removed, exposing underlying soil during construction. Redevelopment does not include trenching and resurfacing associated with utility work; resurfacing existing roadways; new sidewalk construction, pedestrian ramps, or bike lane on existing roads; and routine replacement of damaged pavement, such as pothole repair. Project that meets the criteria described in Section 1.
Runoff Fund	Runoff Funds have not been established by the Copermittees and are not available to the Applicant. If established, a Runoff Fund will develop regional mitigation projects where PDPs will be able to buy mitigation credits if it is determined that implementing onsite controls is infeasible.
San Diego Regional Board	San Diego Regional Water Quality Control Board - The term "Regional Board", as defined in Water Code section 13050(b), is intended to refer to the California Regional Water Quality Control Board for the San Diego Region as specified in Water Code Section 13200. State agency responsible for managing and regulating water quality in the SMR.
SCCWRP	Southern California Coastal Water Research Project
Site Design BMP	Site design BMPs prevent or minimize the causes (or drivers) of post-construction impacts, and help mimic the pre-development hydrologic regime.
SF	Parcels with a zoning classification for a single residential unit.
SMC	Southern California Stormwater Monitoring Coalition
SMR	The Santa Margarita Region (SMR) represents the portion of the Santa Margarita Watershed that is included within the County of Riverside.

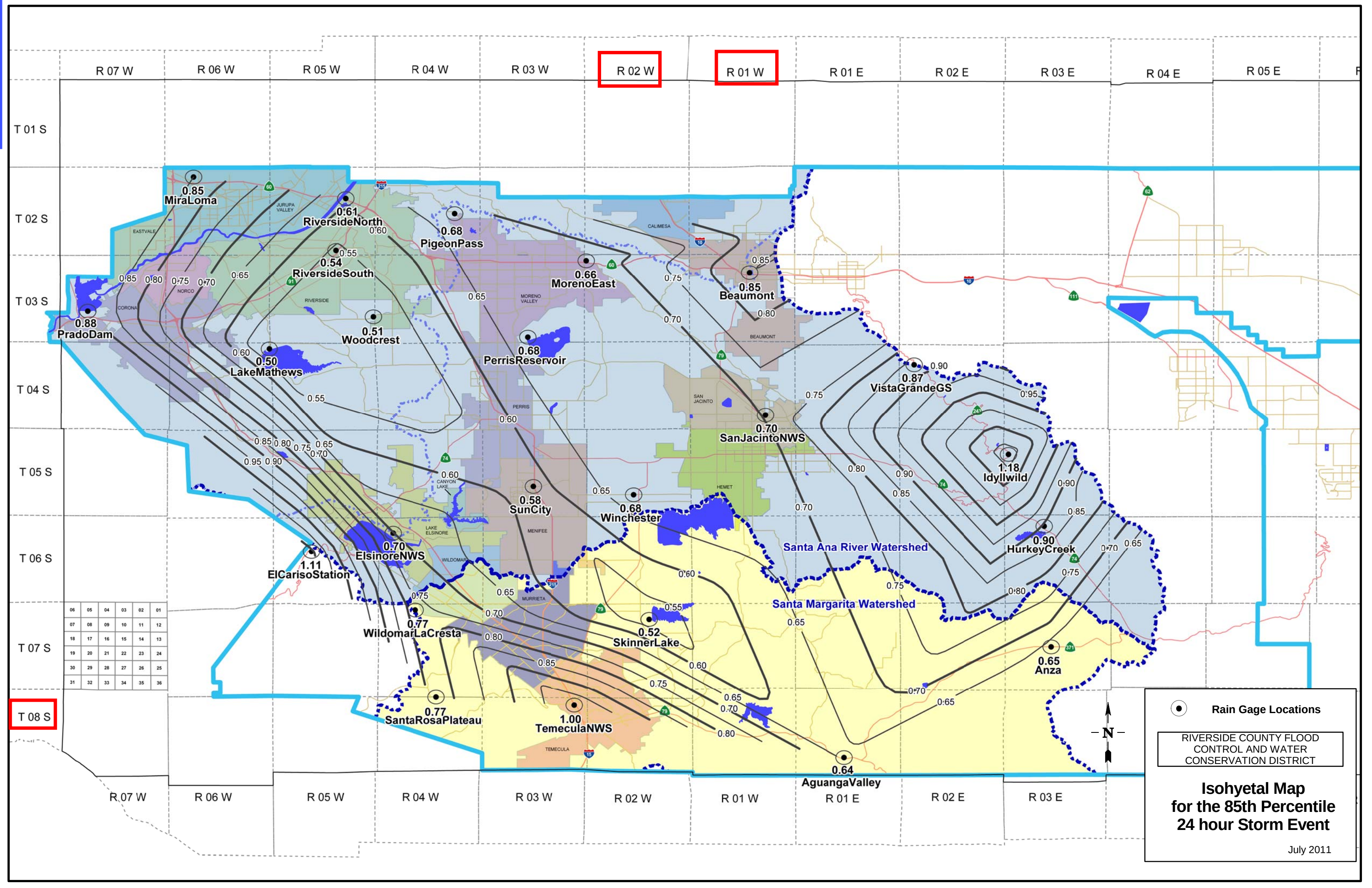
Source Control BMP	Source Control BMPs land use or site planning practices, or structural or nonstructural measures that aim to prevent runoff pollution by reducing the potential for contamination at the source of pollution. Source control BMPs minimize the contact between Pollutants and runoff.
Structural BMP	Structures designed to remove pollutants from stormwater runoff and mitigate hydromodification impacts.
SWPPP	Storm Water Pollution Prevention Plan
Tentative Tract Map	Tentative Tract Maps are required for all subdivision creating five (5) or more parcels, five (5) or more condominiums as defined in Section 783 of the California Civil Code, a community apartment project containing five (5) or more parcels, or for the conversion of a dwelling to a stock cooperative containing five (5) or more dwelling units.
TMDL	Total Maximum Daily Load - the maximum amount of a Pollutant that can be discharged into a waterbody from all sources (point and non-point) and still maintain Water Quality Standards. Under CWA Section 303(d), TMDLs must be developed for all waterbodies that do not meet Water Quality Standards after application of technology-based controls.
USEPA	United States Environmental Protection Agency
Volume-Based BMP	Volume-Based BMPs applies to BMPs where the primary mode of pollutant removal depends upon the volumetric capacity such as detention, retention, and infiltration systems.
WQMP	Water Quality Management Plan
Wet Season	The Regional MS4 Permit defines the wet season from October 1 through April 30.

Appendix 1: Maps and Site Plans

Location Map, WQMP Site Plan and Receiving Waters Map

Complete the checklist below to verify all exhibits and components are included in the Project-Specific WQMP. Refer Section 4 of the SMR WQMP and Section D of this Template.

Map and Site Plan Checklist	
Indicate all Maps and Site Plans are included in your Project-Specific WQMP by checking the boxes below.	
☒	Vicinity and Location Map
☒	Existing Site Map (unless exiting conditions are included in WQMP Site Plan)
☒	WQMP Site Plan
☒	Parcel Boundary and Project Footprint
☒	Existing and Proposed Topography & Drainage Management Areas (DMAs)
☒	Proposed Structural Best Management Practices (BMPs), with cross sections
☒	Drainage Paths
☒	Drainage infrastructure, inlets, overflows
☒	Source Control & Site Design BMPs (notes can be used for BMPs that can't be depicted)
☒	Buildings, Roof Lines, Downspouts
☒	Impervious Surfaces
☒	Pervious Surfaces (i.e. Landscaping)
☒	Standardized Labeling
☐	Use Riverside County Flood Control CB-110 for outlet structure with block outs for a trash screen out the outside, and an orifice/weir plate(s) on the inside of the structure or other design that is as easy to maintain. The screen should be as large as possible to minimize clogging.
☐	If BMPs are in the road R/W (only with CFD/CSA maintenance or LID Principals) add "BMP" paddle markers at the start and end of each BMPs and LID principals
☐	When underdrain are proposed, gravel shall be clean washed gravel, AASHTO #57 stone preferred. Underdrains shall be Schedule 40 PVC, with a minimum slope of 0.005, with cleanouts equal in diameter of the subdrain that extends 6 inches above the media with a lockable screw cap, spaced every 50 feet, at the collector drain line connection, and at any bends.
☒	When BSM is proposed, BSM shall consist of 60-80% clean sand, up to 20% clean topsoil, and 20% of a nutrient-stabilized organic amendment. BSM shall be placed on top of 3-inches of Choker Sand placed on top of 3-inches of ASTM No. 8 stone (1/4 to 1/2-inch pea gravel), and placed on top of 12 to 24-inches of a clean, open-graded drain rock layer.
☐	For Tracts, the Regional Board requires <u>fully functioning</u> WQMP BMPs for opening model home complexes, sales offices, or use of roads (i.e. prior to occupancy or intended use of any portion of the project). The County encourages phasing post-construction BMPs, small structural BMPs (e.g. specifically for sales offices), or self-retaining areas. This phasing can be shown on the WQMP site map and sequencing shall be included on the Grading plans, so that a fully functioning WQMP BMP is addressing any portion of the project that has been granted occupancy or granted the intended use.



R 02 W

R 01 W

T 01 S

T 02 S

T 03 S

T 04 S

T 05 S

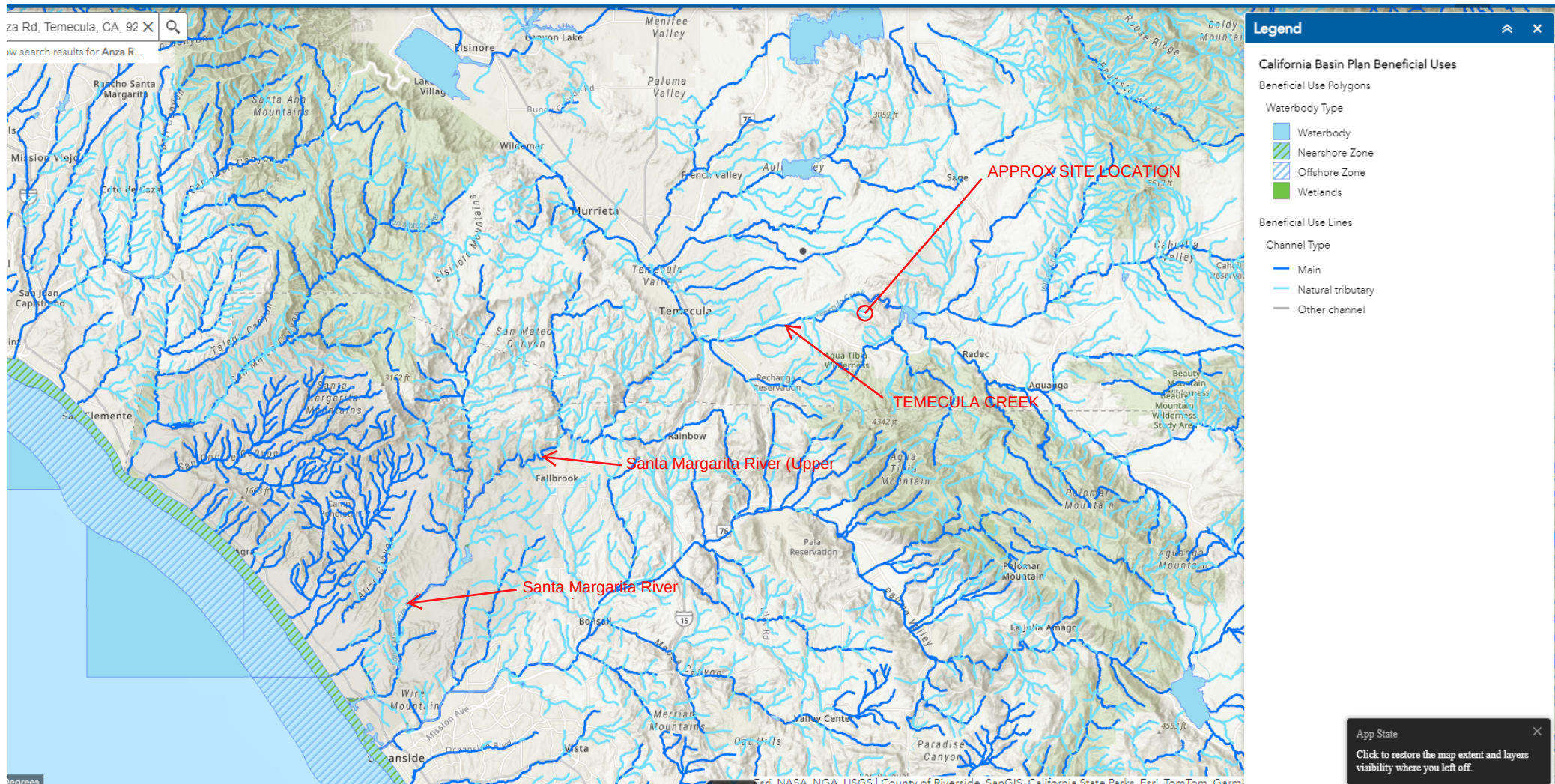
T 06 S

T 07 S

T 08 S

06	05	04	03	02	01
07	08	09	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

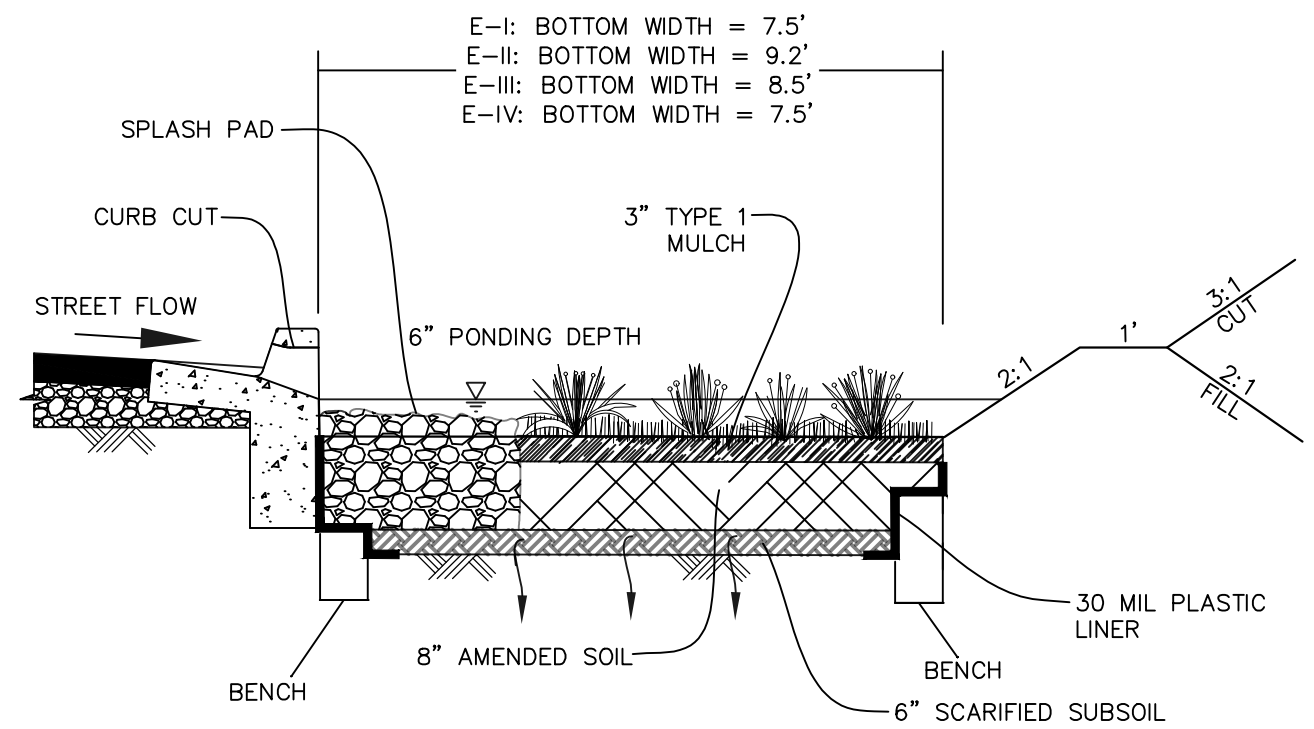
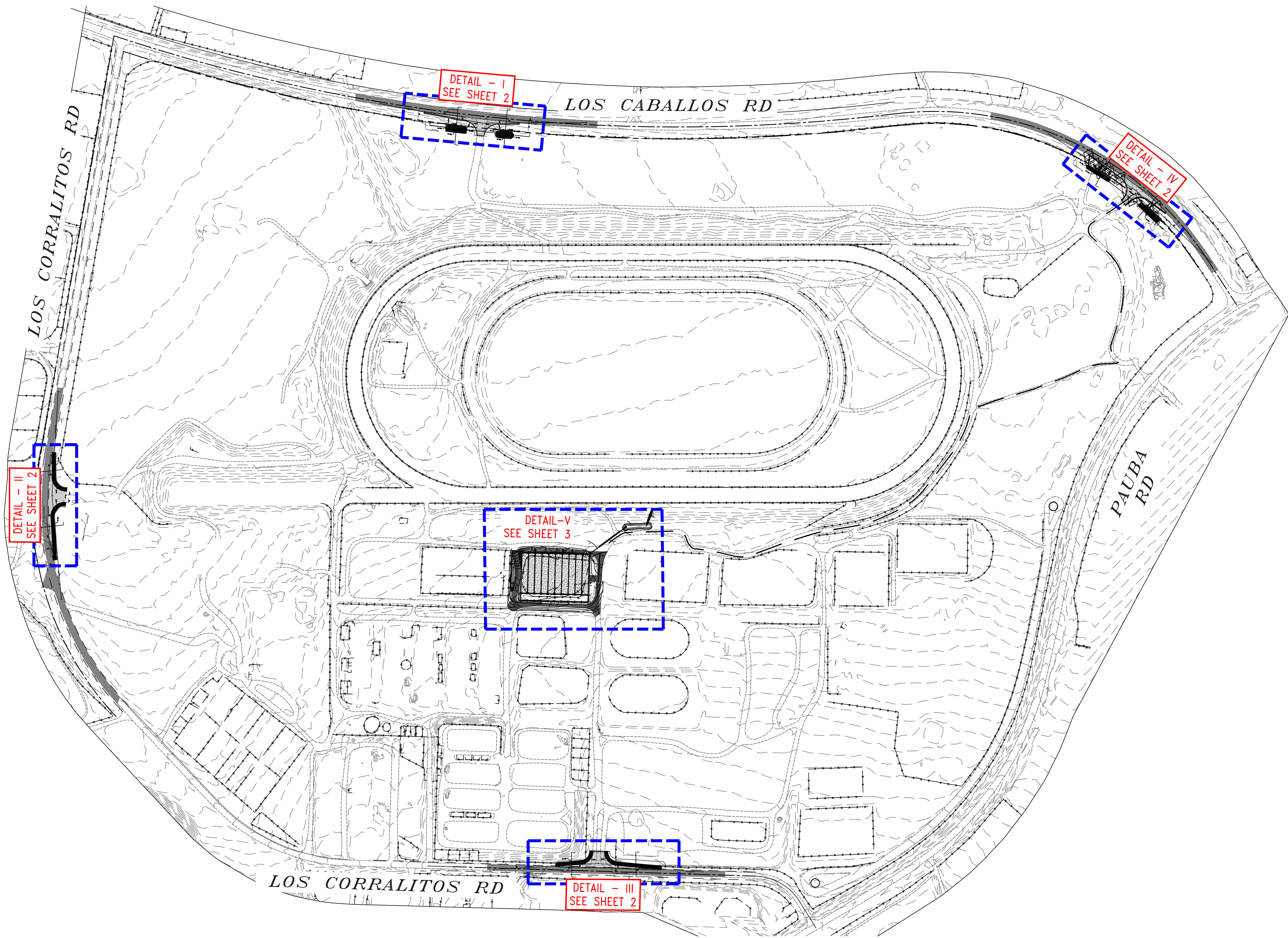
RECEIVING WATERS MAP



IN THE COUNTY OF RIVERSIDE

WQMP EXHIBIT OVERALL SITE PLAN

38801 LOS CORRALITOS RD, TEMECULA, CA 92592, USA



AMENDED SOIL (SELF RETAINING FACILITY)
N.T.S.

FOR REFERENCE ONLY

OWNER:

SFT REALTY GALWAY DOWNS LCC
38801 LOS CORRALITOS ROAD,
TEMECULA, CA 92592

SHEET INDEX

SHEET 1: WQMP EXHIBIT OVERALL SITE PLAN
SHEET 2-3: WQMP EXHIBIT ENLARGED SITE PLAN

LEGAL DESCRIPTION

112.33 ACRES M/L IN POR SEC 7 T8S
R1W1T8S AND 129.30 ACRES M/L IN POR
SEC 1 T8S R2W AN
927-160-001, 927-160-002

ASSESSOR'S PARCEL NO.

927-160-001 AND 927-160-002

APPLICANT:

JOHN JOHNSON
KOLIBRIEN CORP.
41197 GOLDEN GATE CIR., STE 103
MURRIETA, CA 92562
PHONE: 951-252-1034
Email: john@kolibrien.biz

SITE ADDRESS:

38801 LOS CORRALITOS RD.,
TEMECULA, CA 92592

LAND USE:

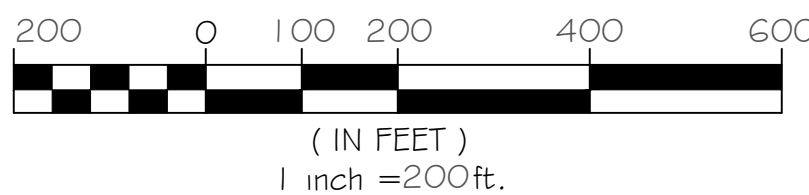
AGRICULTURAL

IMPERVIOUS AREA

PROPOSED IMPERVIOUS AREA = 25493.84 SF, 0.59 ACRES

DISTURBED AREA

TOTAL DISTURBED AREA = 52910.58 SF, 1.22 ACRES



SEAL:



KOLIBRIEN
CIVIL / STRUCTURAL / SURVEYING
42690 RIO NEDO RD, TEMECULA, CA 92590
PHONE / FAX: (951) 252-1034 WEB: WWW.KOLIBRIEN.BIZ

John H. Johnson, P.E., P.L.S.

DATE:
MAY 05, 2026

IN THE COUNTY OF RIVERSIDE

WQMP EXHIBIT OVERALL SITE PLAN

38801 LOS CORRALITOS RD, TEMECULA

APNS: 927-160-001 & 927-160-002

FOR: GALWAY DOWNS

SHEET NUMBER:

1
OF 3 SHEETS

.DWG FILE:

LAYOUT:

JOB NUMBER:

WQMP EXHIBIT - ENLARGED PLANS
38801 LOS CORRALITOS RD, TEMECULA, CA 92592, USA



 AREA ID
 AREA IN ACRES
 DMA BOUNDARY
 AREA DRAINING TO SELF RETAINING AREA
 PROPOSED SELF RETAINING AREA - AMENDED SOIL AS PER DETAIL SHOWN ON SHEET 1
 DRAINAGE FLOW DIRECTION



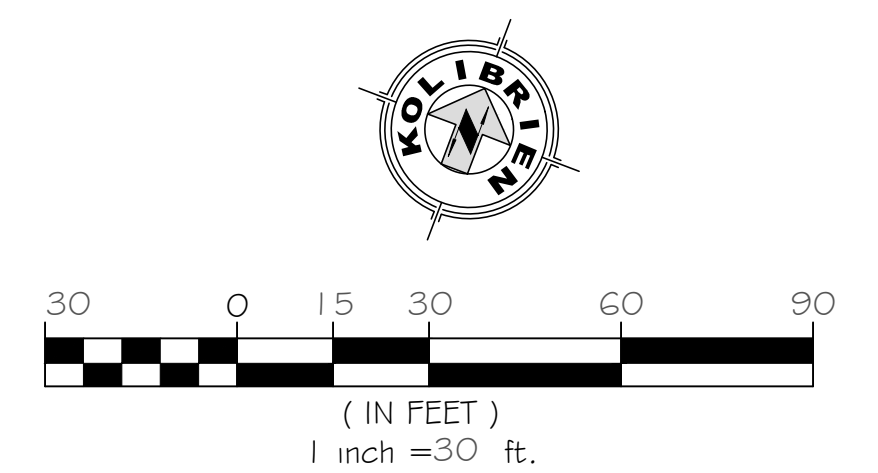
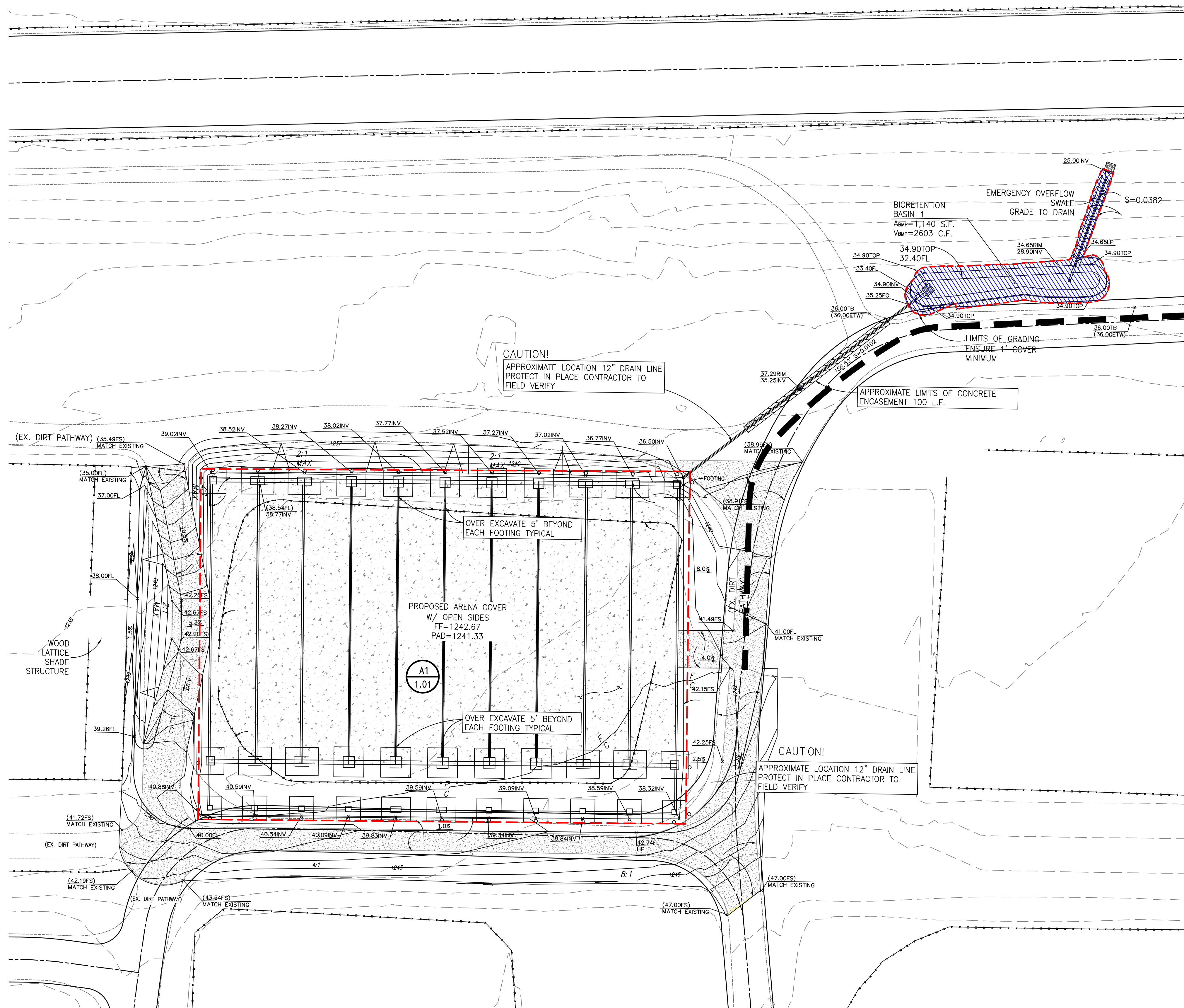
John H. Johnson, P.E., P.L.S.

DATE:
MAY 05, 2026

IN THE COUNTY OF RIVERSIDE	
WQMP EXHIBIT - ENLARGED PLANS	
38801 LOS CORRALITOS RD, TEMECULA	
APNS: 927-160-001 & 927-160-002	
FOR:	GALWAY DOWNS

SHEET NUMBER:
2
3 SHEETS
DWG FILE:
LAYOUT:
JOB NUMBER:

WQMP EXHIBIT - ENLARGED PLANS
38801 LOS CORRALITOS RD, TEMECULA, CA 92592, USA



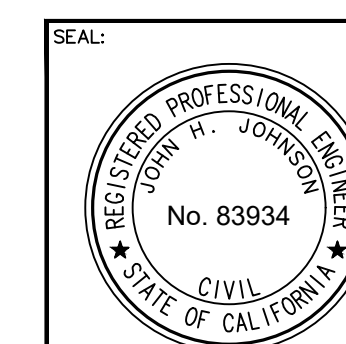
 AREA ID
 AREA IN ACRES

 DMA BOUNDARY

 AREA DRAINING TO SELF RETAINING AREA

 PROPOSED SELF RETAINING AREA – AMENDED SOIL AS PER DETAIL SHOWN ON SHEET 1

 DRAINAGE FLOW DIRECTION



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John H. Johnson, P.E., P.L.S.

DATE:
MAY 05, 2026

IN THE COUNTY OF RIVERSIDE
WQMP EXHIBIT - ENLARGED PLANS
38801 LOS CORRALITOS RD, TEMECULA
APNS: 927-160-001 & 927-160-002

FOR: *GALWAY DOWNS*

SHEET NUMBER:
3
3 SHEETS
DWG FILE:
LAYOUT:
JOB NUMBER:

WQMP Report

County of Riverside Stormwater Project

Santa Ana River Watershed Geodatabase

Report generated: Fri Jun 06 2025 01:25:13 GMT+0545 (Nepal Time)

Note: The information provided in this report and on the Stormwater Geodatabase for the County of Riverside Stormwater Program is intended to provide basic guidance in the preparation of the applicant's Water Quality Management Plan (WQMP) and should not be relied upon without independent verification. All searches will include any data found within 200 feet of the provided coordinates unless otherwise noted.

Center Point	33.48824187477635, -117.0318876136148
Map	 Esri, NASA, NGA, USGS, FEMA Powered by Esri
Parcel Number(s)	927690005 , 927690017 , 927160001 , 927690010 , 927160043 , 927140012 , 927690009 , 927160021 , 927160054 , 927160055 , 927170018 , 927170017 ,

	927690008, 927140011, 927690007, 927160005, 927690011, 927160002, 927170006, 927690018, 927170015, 927160042, 927170002, 927170016, 927160031											
Site Acreage	237.89											
Watershed(s)	SANTA MARGARITA											
Cities (within 1 mile)	TEMECULA											
Hydrologic Units	<table border="1"> <tr> <th>HUC Number</th><th>HUC Name</th></tr> <tr> <td>180703020302</td><td>Pechanga Creek-Temecula Creek</td></tr> </table>		HUC Number	HUC Name	180703020302	Pechanga Creek-Temecula Creek						
HUC Number	HUC Name											
180703020302	Pechanga Creek-Temecula Creek											
The HUCs Contribute stormwater to the following 303d listed water bodies and TMDLs which may include drainage from your proposed Project Site	<table border="1"> <tr> <th>WBID Number</th><th>WBID Name</th></tr> <tr> <td>CAR9021100019980911161346</td><td>Santa Margarita River (Lower)</td></tr> <tr> <td>CAR9025100020080904171327</td><td>Redhawk Channel</td></tr> <tr> <td>CAR9022200020011001141050</td><td>Santa Margarita River (Upper)</td></tr> <tr> <td>CAR9025100020011025111323</td><td>Temecula Creek</td></tr> </table>		WBID Number	WBID Name	CAR9021100019980911161346	Santa Margarita River (Lower)	CAR9025100020080904171327	Redhawk Channel	CAR9022200020011001141050	Santa Margarita River (Upper)	CAR9025100020011025111323	Temecula Creek
WBID Number	WBID Name											
CAR9021100019980911161346	Santa Margarita River (Lower)											
CAR9025100020080904171327	Redhawk Channel											
CAR9022200020011001141050	Santa Margarita River (Upper)											
CAR9025100020011025111323	Temecula Creek											
These 303d listed water bodies and TMDLs have the following Pollutants of Concern (POC)	<table border="1"> <tr> <th>Category</th><th>Pollutants</th></tr> <tr> <td>Bacterial Indicators</td><td>Enterococcus</td></tr> <tr> <td>Bacterial Indicators</td><td>Escherichia coli (E. coli)</td></tr> </table>		Category	Pollutants	Bacterial Indicators	Enterococcus	Bacterial Indicators	Escherichia coli (E. coli)				
Category	Pollutants											
Bacterial Indicators	Enterococcus											
Bacterial Indicators	Escherichia coli (E. coli)											

Category	Pollutants
Bacterial Indicators	Fecal Coliform
Metals/Metalloids	Copper
Metals/Metalloids	Iron
Metals/Metalloids	Manganese
Nutrients	Nitrogen
Nutrients	Phosphorus
Nutrients	Total Nitrogen as N
Pesticides	Chlorpyrifos
Pesticides	Diazinon
Salinity	Total Dissolved Solids
Toxicity	Toxicity

Is the Project Site subject to Hydromodification?

YES

Limitations of Infiltration

Onsite Soils Group(s)

A

A/D

NO DATA

B/D

C

Known Groundwater Contamination Plumes (within 1000 ft)

NO

Adjacent Water Wells

YES - Applicant needs to

		contact the local groundwater authority (Water Master, Water District) to determine if their site requires any additional restrictions from infiltration.
	Local Supplier	EASTERN MUNICIPAL W.D. RANCHO CALIFORNIA W.D.
	Wholesale Supplier	METROPOLITAN WATER DISTRICT
Environmentally Sensitive Areas within 200 feet	Fish and Wildlife Habitat/Species	• None found
	CVMSHCP	• None found
	WRMSHCP	• Burrowing Owl Survey Required Area
Groundwater Elevation from Mean Sea Level	No data	
85th Percentile Design Storm Depth	0.763 in.	
Groundwater Basin	TEMECULA VALLEY	
MSHCP / CVMSHCP Criteria Cell(s)	MSHCP	

Retention Ordinance Information	<table><tr><th>City</th><th>Ordinance</th><th>Description</th><th>Storm Event (Required Design Capture Volume)</th></tr><tr><td colspan="4">No ordinances found</td></tr></table>				City	Ordinance	Description	Storm Event (Required Design Capture Volume)	No ordinances found			
	City	Ordinance	Description	Storm Event (Required Design Capture Volume)								
No ordinances found												
Related Studies and Reports	• IBI Scores - Southern Cal.pdf • bulletin118_4-sc.pdf • WaterFacts2022.pdf • SMRWM Annual Report_2020-21.pdf • SMR Annual Report_2020-21.pdf											

Appendix 2: Construction Plans

*The latest set of Grading, Drainage Plans, and Street Improvement plans **shall be included***

Bioretention/Biofiltration BMPs construction notes (Santa Margarita Region only). For Bioretention and Biofiltration facilities, the **following construction notes shall be shown on the Grading and/or Drainage plans**:

1. *The Engineer shall furnish to the County a copy of the source testing and a signed certification that the fully blended Bioretention/Biofiltration Soil Media (BSM) material meets all of the WQMP requirements before material is imported or if the material is mixed onsite prior to installation.*
2. *As BSM material is being installed, Quality Assurance (QA) tests shall be conducted or for every 1,200 tons or 800 cubic yards mixed on-site from a completely mixed stockpile or windrow, with a minimum of three tests. For imported material from a supplier with a quality control program the QA tests shall be conducted 2,400 tons or 1,600 cubic yards from the supplier.*
3. *The Engineer conducting the Quality Control testing shall furnish to the County copy of the QA testing and a certification that the BSM for the project meets all of the following requirements. Certified mitigation plans can be used for exceedances, as long as all requirements are designed to be met.*
 - a. *BSM shall not be compacted. BSM shall consist of 60-80% clean sand, up to 20% clean topsoil, and 20% of a nutrient-stabilized organic amendment. The initial infiltration rate shall be greater than 8 inches per hour per laboratory test.*
 - b. *pH: 6.0 – 8.5; Salinity: 0.5 to 3.0 mmho/cm as electrical conductivity; Sodium absorption ratio: < 6.0; Chloride: < 800 ppm in saturated extract; Cation Exchange Capacity (CEC): > 10 meq/100 g; Organic Matter: 2 to 5-percent on a dry weight basis; Carbon: Nitrogen Ratio: 12 to 40, preferably 15 to 40; Gravel larger than 2mm: 0 to 25-percent of the total sample; Clay smaller than 0.005mm: 0 to 5 percent of the non-gravel fraction.*
 - c. *BSM shall be tested to limit the leaching of potential inherent pollutants. BSM used in Biofiltration BMPs shall conform to the following limits for pollutant concentrations in saturated extract: Phosphorus: < 1 mg/L; Nitrate < 3 mg/L, Copper < 0.025 mg/L. These pollutant limits are for the amount that is leached from the sample, not from the soil sample itself. Testing may be performed after laboratory rinsing of media with up to 15 pore volumes of water. Equivalent test results will be accepted if certified by a laboratory or appropriate testing facility.*
 - d. *Low nutrient compost used in BSM shall be sourced from a facility permitted through CalRecycle, preferably through USCC STA program. Compost shall conform to the following requirements: Physical contaminants <1% by dry weight; Carbon:Nitrogen ratio: 12:1 to 40:1; Maturity/Stability shall conform to either: Solvita Maturity Index: ≥ 5.5, CO2 Evolution: < 2.5 mg CO2-C per g compost organic matter per day, or < 5 mg CO2-C per g compost C per day; Select Pathogens and Trace metals shall pass US EPA Class A Standard. Testing shall be no more than 6 months old and representative of current stockpiles.*
 - e. *Coconut coir pith used in BSM shall be thoroughly rinsed with freshwater and screened to remove coarse fibers as part of production and aged > 6 months. Peat used in BSM shall be sphagnum peat.*

Please notify the County if additional sources and laboratories can be added to this list. The Potential Sources and Laboratories are not part of the construction note - **Potential BSM sources may include:** Gail Materials (Temescal Valley), Agriservice (Oceanside), and Greatsoils (Escondido). Earthworks (Riverside); **Potential Laboratories may include:** Fruit Growers Laboratory, Inc. (Santa Paula, <http://www.fglinc.com/>) Wallace Laboratories (El Segundo, <http://us.wlabs.com/>). Control Labs (Watsonville, <http://www.controllabs.com>) and A&L Western Laboratories (Modesto, <http://www.al-labs-west.com/>).

GENERAL:

- ALL GRADING SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE CHAPTER 17, 18 & APPENDIX-J AS AMENDED BY ORDINANCE 457.
- ALL PROPERTY CORNERS, GRADING BOUNDARIES AND ALL CONSERVATION AREAS/LEAST SENSITIVE AREA (LSA) DETERMINED BY THE ENVIRONMENTAL PROGRAMS DEPARTMENT (EPD) SHALL BE CLEARLY DELINEATED AND STAKED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
- ALL WORK UNDER THIS PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. ALL WORK WITHIN THE ROAD RIGHT-OF- WAY WILL REQUIRE SEPARATE PLANS AND A SEPARATE REVIEW-APPROVAL (PERMIT) FROM THE TRANSPORTATION DEPARTMENT.
- ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION PREPARED BY EARTH STRATA GEOTECHNICAL SERVICES DATED 06/14/2024.
- COMPACTED FILL TO SUPPORT ANY STRUCTURES SHALL COMPLY WITH SECTION 1803.5.8. PROJECTS WITHOUT A PRELIMINARY SOILS REPORT SHALL INCLUDE DETAILED SPECIFICATIONS IN ACCORDANCE WITH SECTIONS 1803.2 AND 1803.5 PREPARED BY THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST 24 HOURS IN ADVANCE TO REQUEST FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT 1-800-422-4133.
- PRIOR TO GRADING, A MEETING SHALL BE SCHEDULED WITH A RIVERSIDE COUNTY ENVIRONMENTAL COMPLIANCE INSPECTOR PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.

CUT/FILL

- MAXIMUM CUT AND FILL SLOPE = 3:1 (HORIZONTAL TO VERTICAL).
- NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, TOPSOIL AND OTHER DELETERIOUS MATERIAL. FILLS SHOULD BE PLACED IN THIN LIFTS (8-INCH MAX OR AS RECOMMENDED IN THE SOILS REPORT), COMPACTED AND TESTED THROUGHOUT THE GRADING PROCESS UNTIL FINAL GRADES ARE ATTAINED. ALL FILLS ON SLOPES STEEPER THAN 5 TO 1 (HORIZONTAL TO VERTICAL) AND A HEIGHT GREATER THAN 5 FEET SHALL BE KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. THE BENCH UNDER THE TOE MUST BE 10 FEET WIDE MINIMUM.
- THE SLOPE STABILITY FOR CUT AND FILL SLOPES OVER 30 FEET IN VERTICAL HEIGHT, OR CUT SLOPES STEEPER THAN 2:1 HAVE BEEN VERIFIED WITH A FACTOR OF SAFETY OF AT LEAST 1.5.
- NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS CLOSER THAN 10 FEET TO THE FINISHED GRADE.

DRAINAGE, EROSION / DUST CONTROL

- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. EROSION OF THE GROUND IN THE AREA OF DISCHARGE SHALL BE PREVENTED BY INSTALLATION OF NON-EROSIVE DOWN DRAINS OR OTHER DEVICES.
- PROVIDE A PAVED SLOPE INTERCEPTOR DRAIN ALONG THE TOP OF CUT SLOPES WHERE THE DRAINAGE PATH IS GREATER THAN 40 FEET TOWARDS THE CUT SLOPE.
- PROVIDE 5' WIDE BY 1' HIGH BERM ALONG THE TOP OF ALL FILL SLOPES STEEPER THAN 3:1 (HORIZONTAL TO VERTICAL).
- THE GROUND SURFACE IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE FOUNDATION.
- NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED.
- DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPS) SHALL BE PROVIDED TO PREVENT PONDING WATER AND DRAINAGE TO ADJACENT PROPERTIES.
- DUST CONTROL SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
- FUGITIVE DUST CONTROL: CONSTRUCTION SITES SUBJECT TO PM10 FUGITIVE DUST MITIGATION SHALL COMPLY WITH AQMD RULE 403.1.
- ALL EXISTING DRAINAGE COURSES AND STORM DRAIN FACILITIES SHALL CONTINUE TO FUNCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
- FOR ALL SLOPES STEEPER THAN 4 TO 1 (H/V): ALL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT ARE REQUIRED TO BE PLANTED WITH AN APPROVED DROUGHT-TOLERANT GROUND COVER AT A MINIMUM SPACING OF 12" ON CENTER OR AS APPROVED BY THE ENGINEER OF RECORD OR THE REGISTERED LANDSCAPE ARCHITECT AND DROUGHT-TOLERANT SHRUBS SPACED AT NO MORE THAN 10' ON CENTER. SLOPES EXCEEDING 15' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED SHRUBS NOT TO EXCEED 10' ON CENTER, OR TREES SPACED NOT TO EXCEED 20' ON CENTER, OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 15' IN ADDITION TO THE GRASS OR GROUND COVER. SLOPES THAT REQUIRE PLANTING SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM EQUIPPED WITH AN APPROPRIATE BACKFLOW DEVICE PER C.P.C. CHAPTER 6. THE SLOPE PLANTING AND IRRIGATION SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE UPON COMPLETION OF ROUGH GRADING. ALL PERMANENT SLOPE PLANTING SHALL BE ESTABLISHED AND IN GOOD CONDITION PRIOR TO SCHEDULING PRECISE GRADE INSPECTION.

COMPLETION OF WORK

ROUGH GRADE

- A REGISTERED CIVIL ENGINEER SHALL PREPARE FINAL COMPACTION REPORT/GRADING REPORT AND IT SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY FOR REVIEW AND APPROVAL. THE REPORT SHALL INCLUDE BUILDING FOUNDATION DESIGN PARAMETERS (ALLOWABLE SOIL PRESSURES, ETC.), EXPANSION INDEX (AND DESIGN ALTERNATIVES IF EI > 20), WATER SOLUBLE SULFATE CONTENT, CORROSIVITY AND REMEDIAL MEASURES IF NECESSARY.
- EXCEPT FOR NON-TRACT SINGLE RESIDENTIAL LO GRADING, THE COMPACTION REPORT SHALL INCLUDE THE SPECIAL INSPECTION VERIFICATIONS LISTED ON TABLE 1705.6 OF 2022 CBC.
- THE COUNTY OF RIVERSIDE REQUIRES A LICENSED PROFESSIONAL ENGINEER TO SUBMIT A WET SIGNED AND STAMPED ROUGH GRADING CERTIFICATION WHICH INCLUDES PAD ELEVATIONS PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF THE BUILDING PERMIT.
- ROUGH GRADE ONLY PERMITS: IN ADDITION TO OBTAINING ALL REQUIRED INSPECTIONS AND APPROVAL OF ALL FINAL REPORTS, ALL SITES PERMITTED FOR ROUGH GRADE ONLY SHALL PROVIDE VEGETATIVE COVERAGE (100 PERCENT) OR OTHER MEANS OF SITE STABILIZATION APPROVED BY ENVIRONMENTAL COMPLIANCE DIVISION, PRIOR TO RECEIVING A ROUGH GRADE PERMIT FINAL.

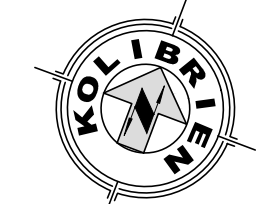
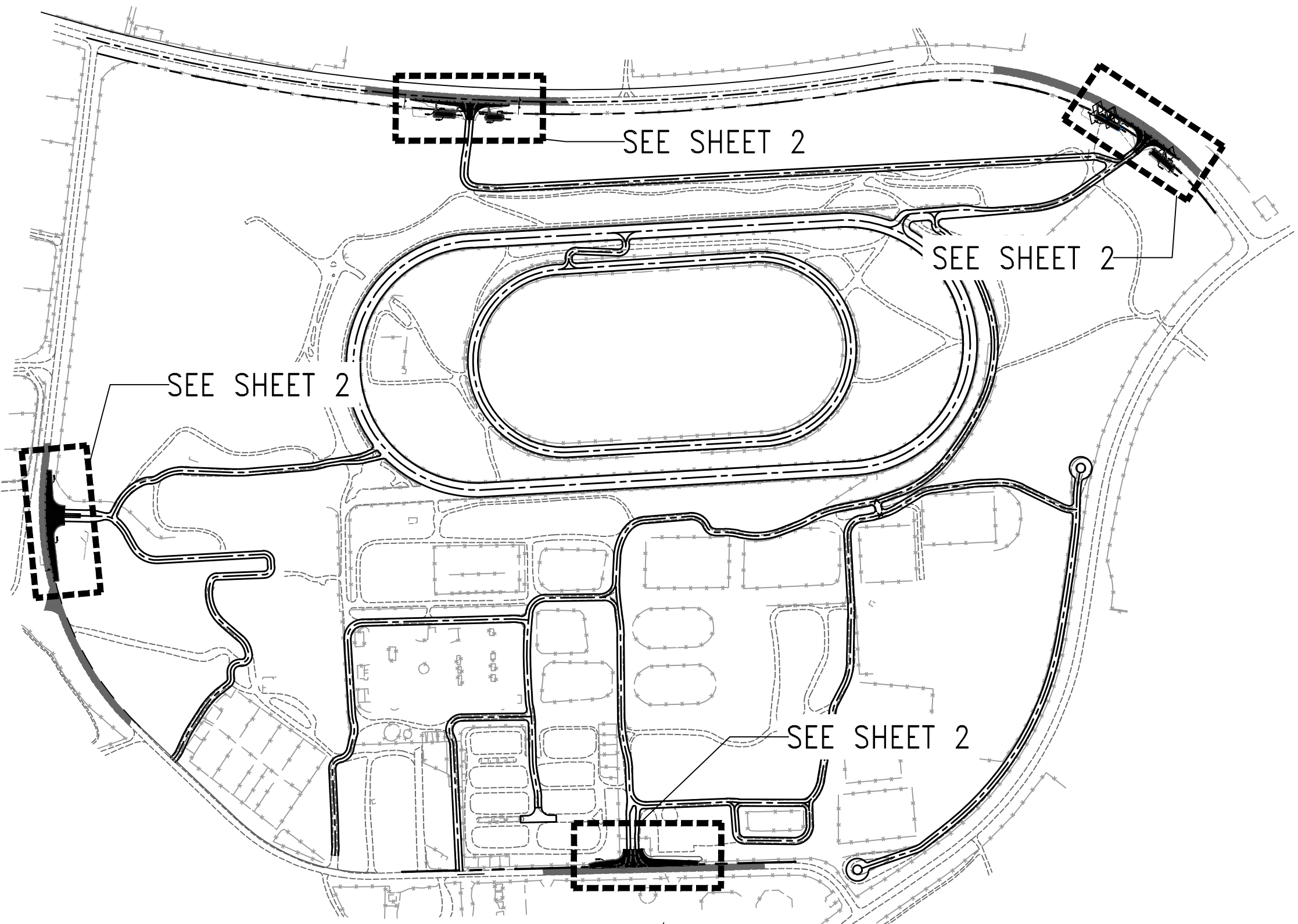
PRECISE GRADE

- A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN FINAL CERTIFICATION OF COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO THE REQUEST OF PRECISE GRADING INSPECTION.

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CONCEPTUAL GRADING PLANS

GALWAY DOWNS



INDEX MAP

SCALE: 1" = 400'

GRAPHIC SCALE



SCALE: 1" = 400

LAND SURVEYOR

JOHN JOHNSON, PE, PLS
KOLIBRIEN CORP.
42690 RIO NEDO, STE. G, TEMECULA, CA
PHONE: 951-252-1034
EMAIL: JOHN@KOLIBRIEN.BIZ

CIVIL/STRUCTURAL ENGINEER:

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42690 RIO NEDO, STE. G, TEMECULA, CA
PHONE: 951-252-1034
EMAIL: JOHN@KOLIBRIEN.BIZ

GEOTECHNICAL ENGINEER:

OWNER:

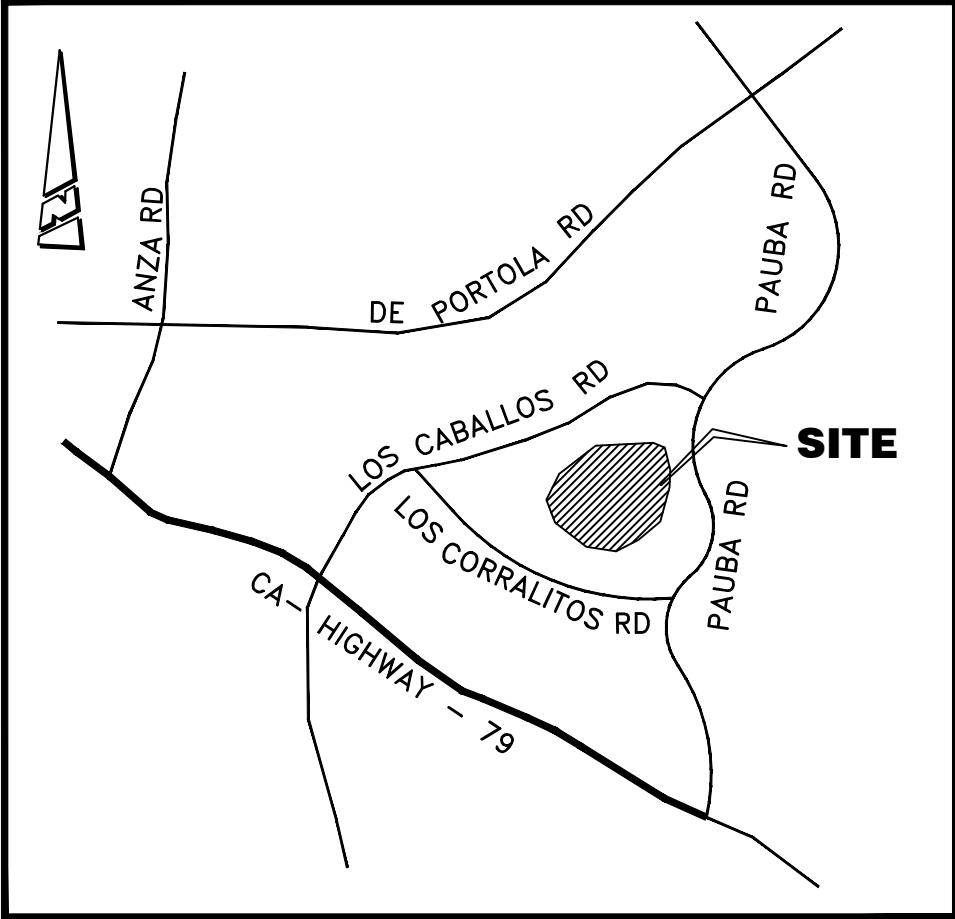
SFT REALTY GALWAY DOWNS LLC
38801 LOS CORRALITOS RD.
TEMECULA, CA 92592

APPLICANT:

JOHN JOHNSON
KOLIBRIEN CORP.
42690 RIO NEDO, STE.G, TEMECULA, CA
PHONE: 951-252-1034
Email: john@kolibrien.biz

ZONE/USE:

R-R



VICINITY MAP

NOT TO SCALE

SITE ADDRESS:

38801 LOS CORRALITOS RD
TEMECULA, CA 92592, USA

ASSESSOR'S PARCEL NO.

927-160-001, 927-160-002

LEGAL DESCRIPTION

01 & 02 LOT 2 BKL 1 MB 133/91-92

BASIS OF BEARINGS:

THE BASIS OF BEARING IS THE CENTERLINE OF LOS CORRALITOS RD LOCATED WEST OF LOT 2 AS PER THE RECORDED MAP M.B. 133/91-92 BEING, N16°19'41"W

NOTIFICATIONS:

NOTE: THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES A MINIMUM OF TWO WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION.

WATER	WESTERN MUNICIPAL WATER DISTRICT
SEWER	WESTERN MUNICIPAL WATER DISTRICT
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
GAS	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	FRONTIER COMMUNICATIONS/TIME WARNER
CABLE	FRONTIER COMMUNICATIONS/TIME WARNER

TOPOGRAPHIC SURVEY PERFORMED 04/05/2024 BY KOLIBRIEN CORP.
CIVIL & STRUCTURAL ENGINEERING BY KOLIBRIEN CORP.
SOILS ENGINEERING BY EARTH STRATA

APPROXIMATE EARTHWORK QUANTITIES:

PROP. CUT (RAW): 890 C.Y.
PROP. FILL (RAW): 890 C.Y.

IMPORT: 0 C.Y.
EXPORT: 0 C.Y.

THE ABOVE QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR TO VERIFY QUANTITIES PRIOR TO GRADING AND ACCOUNT FOR SHRINKAGE AND SUBSIDANCE.

IMPERVIOUS AREA

PROP. IMPERVIOUS AREA = 15,311 SQ. FT.

DISTURBED AREA

EXISTING TOTAL DISTURBED AREA = 20,068 SF, 0.46 ACRES

NOTICE:

ALL INFORMATION ASSOCIATED WITH BUILDINGS (INCLUDING SETBACKS AND ELEVATIONS) IS FOR REFERENCE ONLY AND THE APPROVAL OF THIS GRADING PLAN DOES NOT INCLUDE ANY PROVISIONS ASSOCIATED WITH BUILDINGS. BUILDING PLANS, ONSITE FIRE WATER PLANS, ELECTRICAL PLANS, ETC. SHALL BE PER SEPARATE COVER.

SHEET INDEX

SHEET NO. DESCRIPTION

1	TITLE SHEET
2	GRADING PLAN
3	SECTIONS AND DETAILS
4	SECTIONS AND DETAILS

ABBREVIATIONS

CENTER LINE
PARCEL MAP
FLOW LINE
HIGH POINT
TOP OF CURB
ASPHALTIC CONCRETE
PARCEL
INVERT
TOP OF GRATE ELVATION
FINISHED SURFACE
FINISH GRADE
TOP OF PAVEMENT
PAD ELEVATION
FINISHED FLOOR
EDGE OF PAVEMENT
PROPERTY LINE
RIGHT-OF-WAY
TOP OF FOOTING
TOP OF WALL
ASSESSORS PARCEL NO.

CL
PM
FL
HP
TC
AC
PAR
INV
TOG
FS
FG
TP
PE
FF
EP
PL
ROW
TF
TW
APN

LEGEND:

----- EX. LOT LINE
----- CENTERLINE
----- EX. RIGHT OF WAY
----- EX. EASEMENT
----- EX. EDGE OF PAVEMENT
X X X EX. CHAINLINK FENCE
(1200) EXISTING ELEVATION
---(1200)--- EXISTING CONTOUR MAJOR
1202 PROP. CONTOUR MAJOR
--->--- FLOWLINE
 PROP. ROCK SWALE
 PROP. DRIVEWAY SURFACE

CONSTRUCTION NOTES

- CONSTRUCT RETAINING CURB AS PER DETAIL4/SHEET 4 692 LF
- INSTALL CURB OUTLET AS PER DETAILS/SHEET 4 14 EA
- CONSTRUCT AMENDED SOIL AS PER DETAILS&6/SHEET 4 14545 SF
- CONSTRUCT 0.45' AC PAVING OVER 0.5' CLASS II AGGREGATE BASE OVER COMPACTED SUBGRADE (90% MIN. COMPACTION) AS PER DETAILS/SHEET 4 25681 SF
- INSTALL TRENCH DRAIN AS PER DETAIL1/SHEET 4 92 LF
- CONSTRUCT 3' WIDE ROCK SWALE AS PER DETAIL7/SHEET 4 522 SF

QTY.

7) INSTALL 4" SD PIPE @0.5% MIN SLOPE 122 LF
8) **KOLIBRIEN** CIVIL / STRUCTURAL / SURVEYING
42690 RIO NEDO, STE. G, TEMECULA, CA
PHONE / FAX: (951) 252-1034 WEB: WWW.KOLIBRIEN.BIZ

PREPARED BY:
JOHN H. JOHNSON

R.C.E. NO. 83934
DATE 11/17/2025

NOTE:

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MARK BY DATE
ENGINEER

REVISIONS

APPR. DATE
COUNTY

SEAL-ENGINEER:



PREPARED BY:
JOHN H. JOHNSON

R.C.E. NO. 83934
DATE 11/17/2025

BENCHMARK:
DESIGNATION= SD 614
PID = DX5504
ELEVATION=1170.45'
PER NAVD 88'

SCALE: H: N.A. V: N.A.

FOR:

W.O.

COUNTY
FILE NO.

COUNTY OF RIVERSIDE

GALWAY DOWNS
TITLE SHEET

SHEET NO.

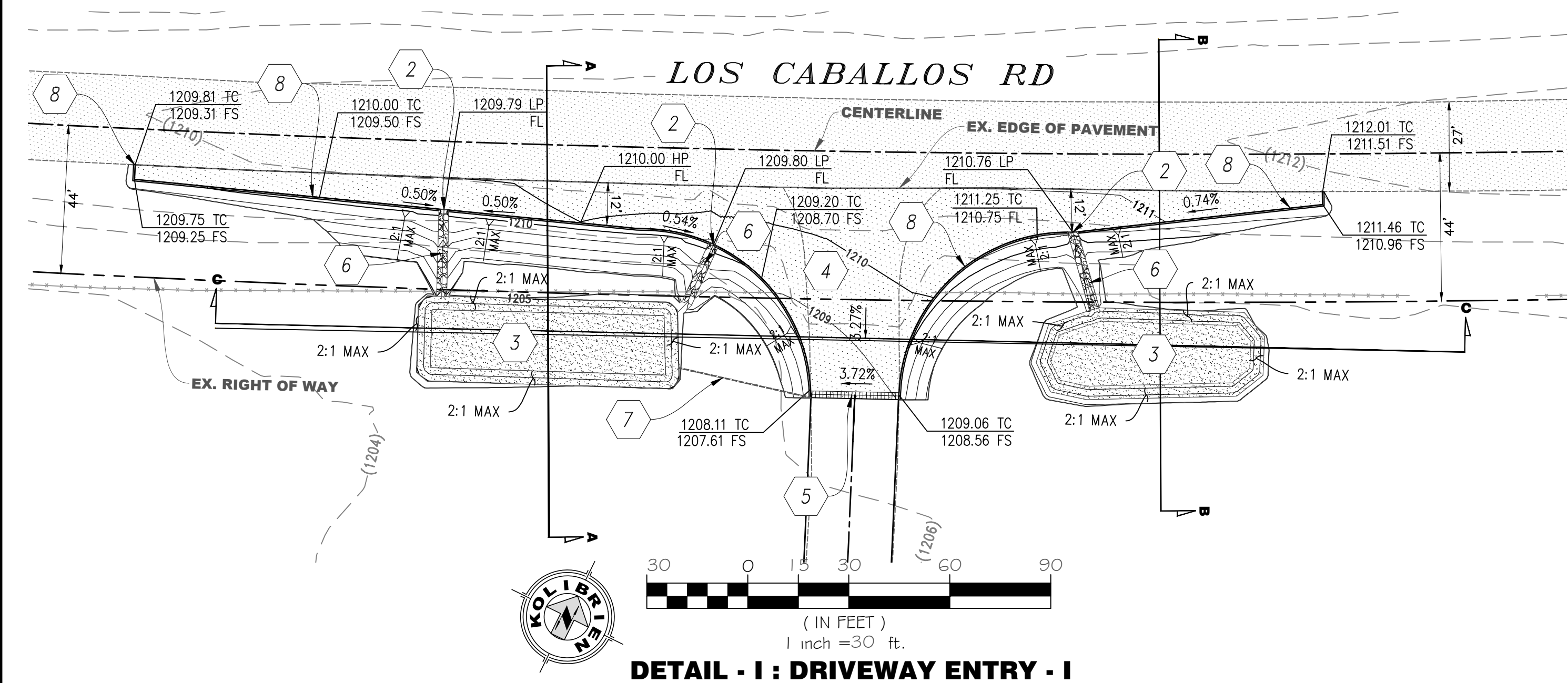
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1 of 4 SHTS

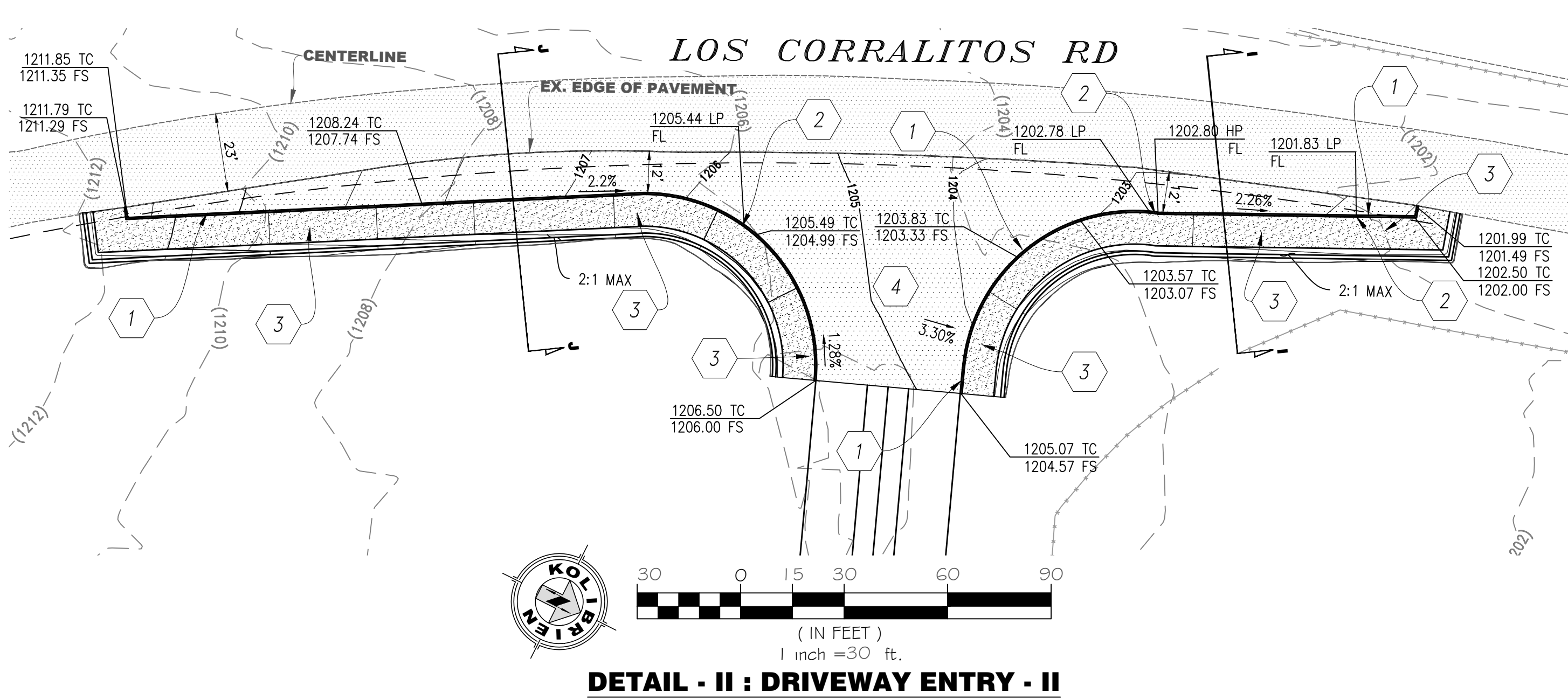


Know what's below.
Call before you dig.

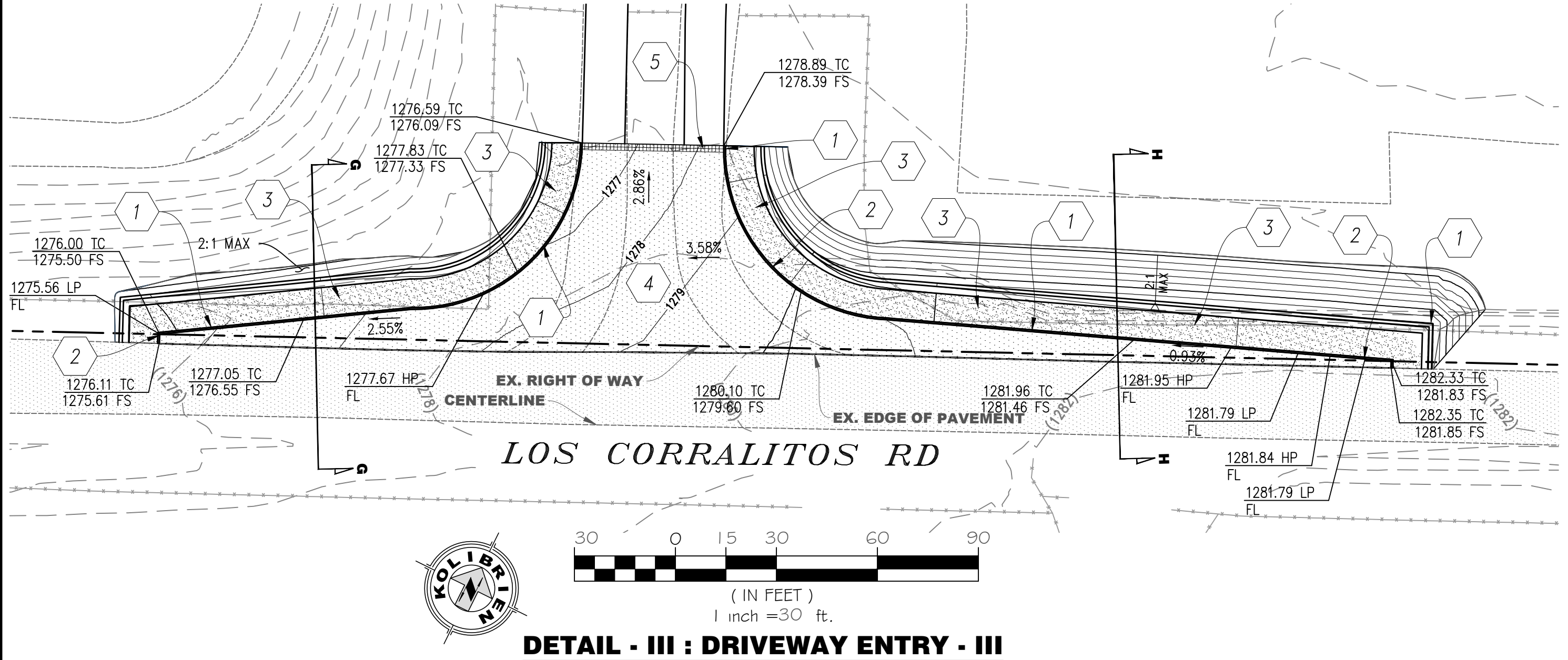
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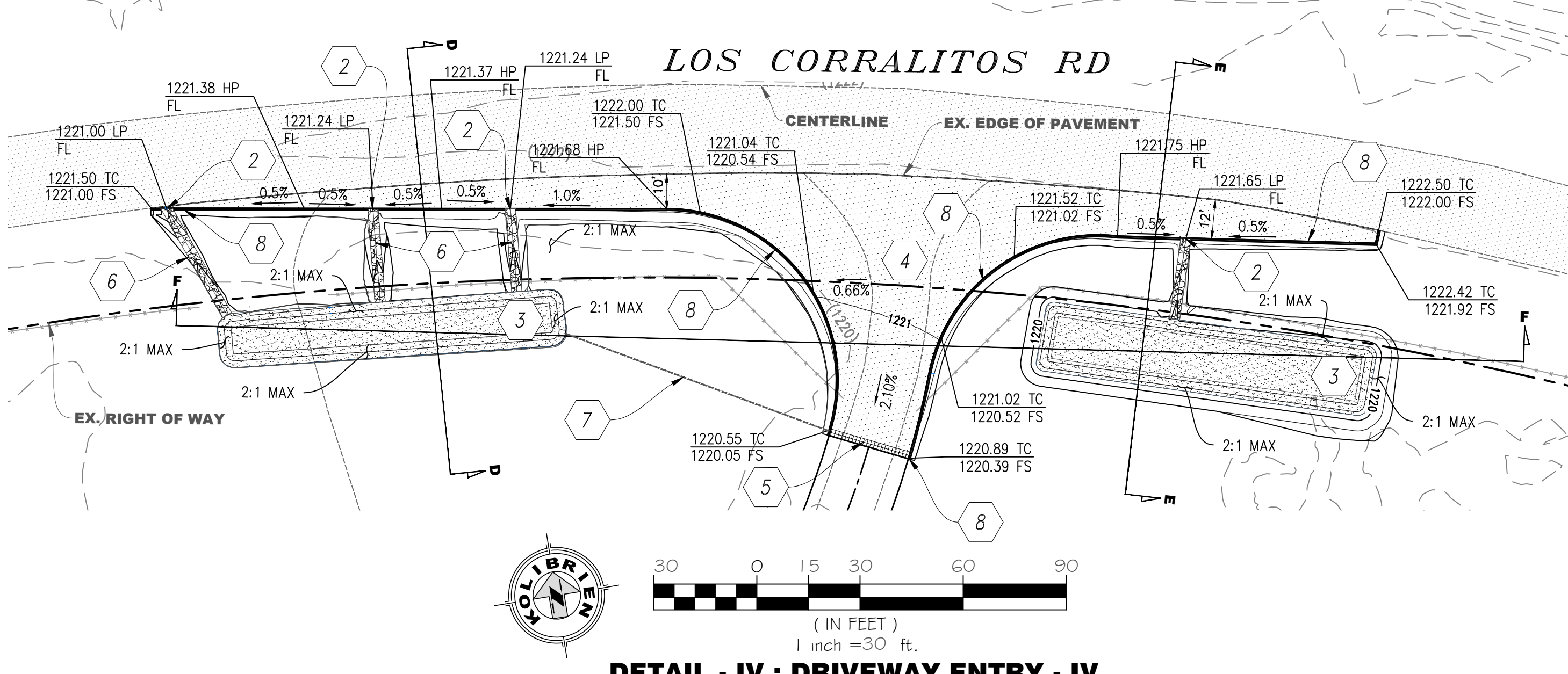
DETAIL - I : DRIVEWAY ENTRY - I



DETAIL - II : DRIVEWAY ENTRY - II



DETAIL - III : DRIVEWAY ENTRY - III



DETAIL - IV : DRIVEWAY ENTRY - IV

- LEGEND:**
- EX. LOT LINE
 - CENTERLINE
 - EX. RIGHT OF WAY
 - EX. EASEMENT
 - EX. EDGE OF PAVEMENT
 - EXISTING ELEVATION
 - EXISTING CONTOUR MAJOR
 - PROP. CONTOUR MAJOR
 - FLOWLINE
 - PROPOSED CURB
 - EX.ASPHALT SURFACE
 - PROP. ASPHALT SURFACE

OWNER:
SFT REALITY GALWAY DOWNS LLC
38801 LOS CORRALITOS RD.
TEMECULA,CA 92592

APPLICANT:
JOHN JOHNSON
KOLIBRIEN CORP.
41197 GOLDEN GATE CIR., STE 103
MURRIETA, CA 92562
PHONE: 951-252-1034
Email: john@kolibrien.biz

ZONE/USE:
R-R

LAND SURVEYOR
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① CONSTRUCT RETAINING CURB AS PER DETAIL4/SHEET 4	692 LF
② INSTALL CURB OUTLET AS PER DETAIL8/SHEET 4	14 EA
③ CONSTRUCT AMENDED SOIL AS PER DETAIL5&6/SHEET 4	14545 SF
④ CONSTRUCT 0.45' AC PAVING OVER 0.5' CLASS II AGGREGATE BASE OVER COMPACTED SUBGRADE (90% MIN. COMPACTION) AS PER DETAIL3/SHEET 4	25681 SF
⑤ INSTALL TRENCH DRAIN AS PER DETAIL1/SHEET 4	92 LF
⑥ CONSTRUCT 3' WIDE ROCK SWALE AS PER DETAIL7/SHEET 4	522 SF
⑦ INSTALL 4" SD PIPE @0.5% MIN SLOPE	122 LF
⑧ CONSTRUCT 6" TYPE D-6 CURB PER CITY STD. 204A	795 LF



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CIVIL / STRUCTURAL / SURVEYING
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COUNTY OF RIVERSIDE

GALWAY DOWNS
GRADING PLANS

FOR:

W.O.

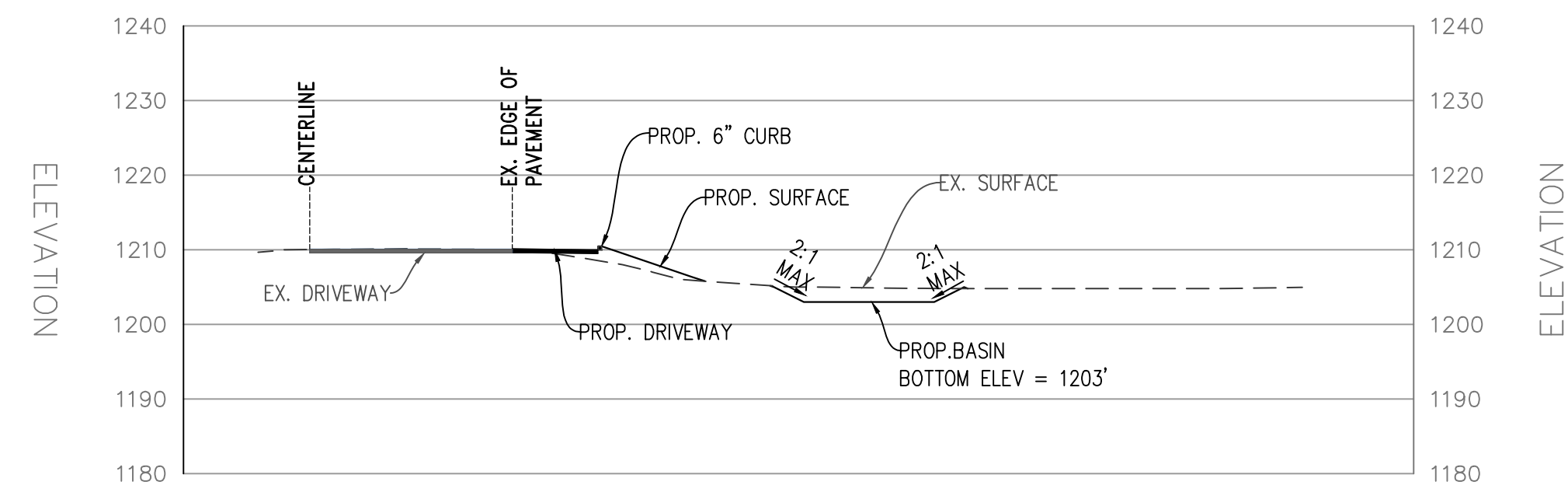
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FILE NO.

SHEET NO.

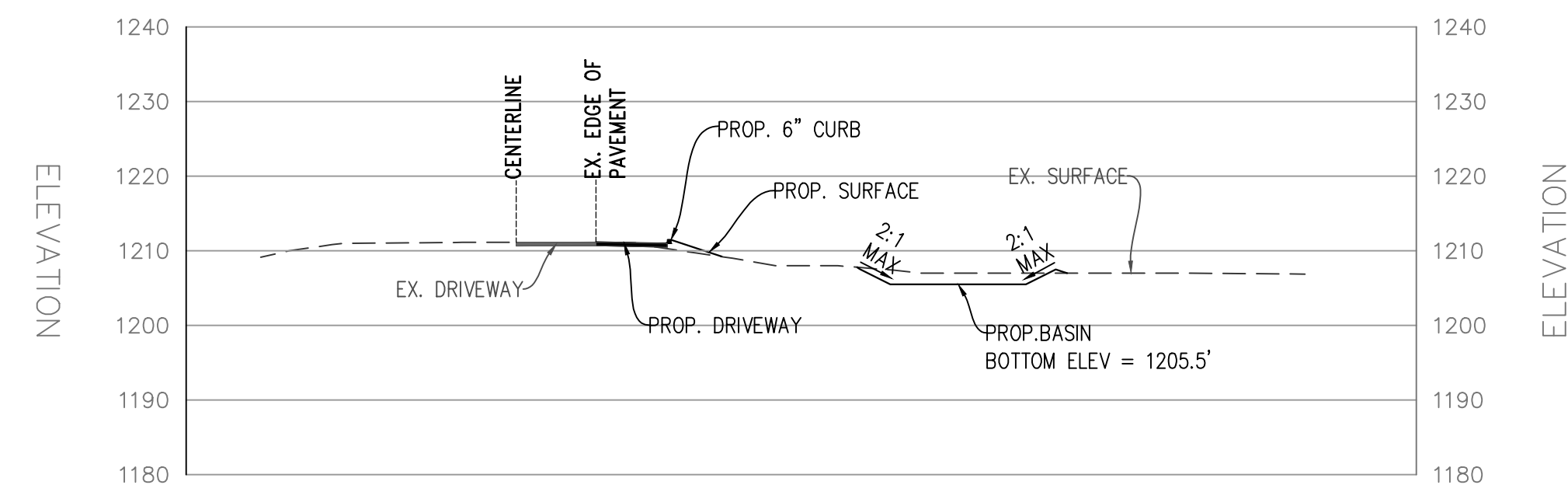
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2 of 4 SHTS

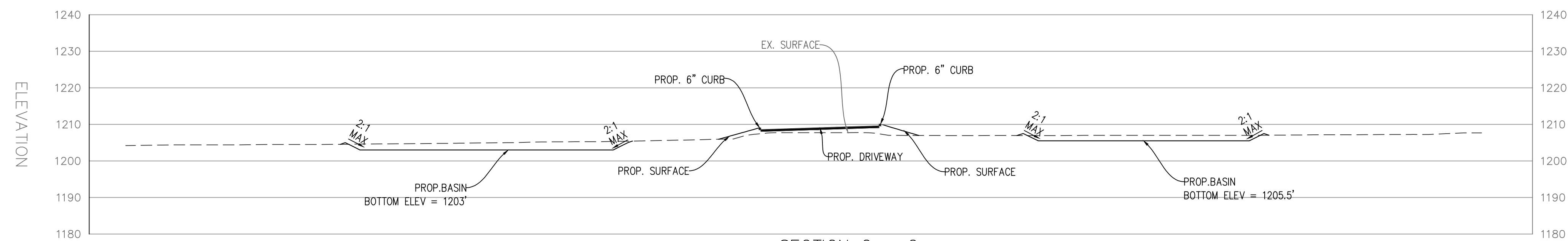
SECTIONS AND DETAILS



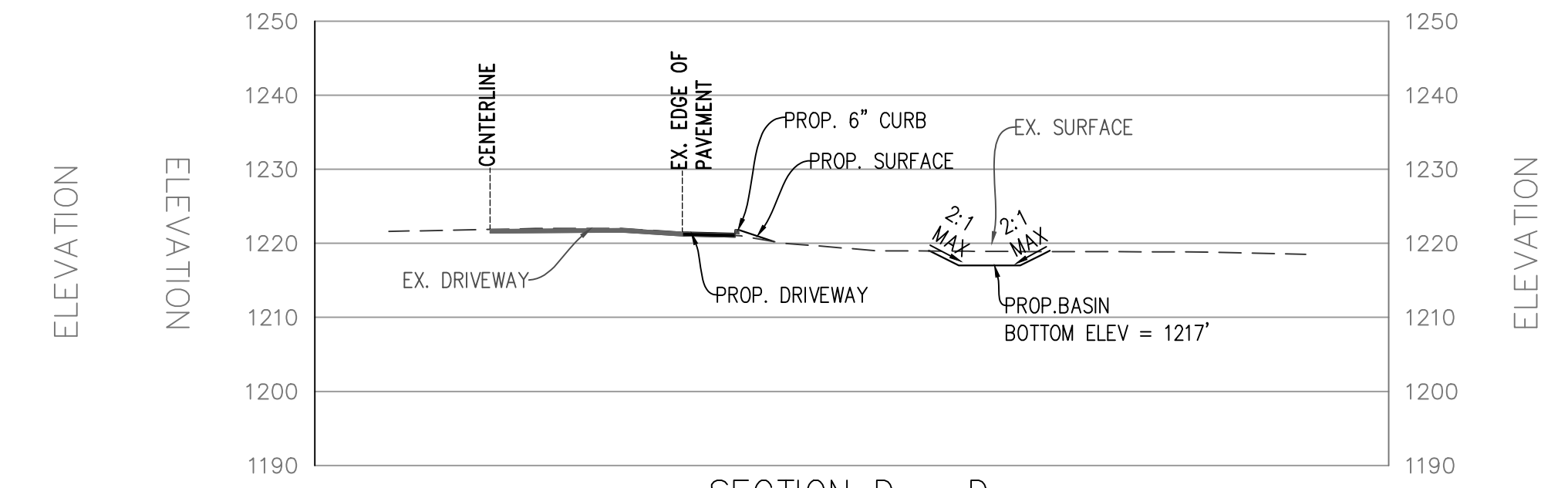
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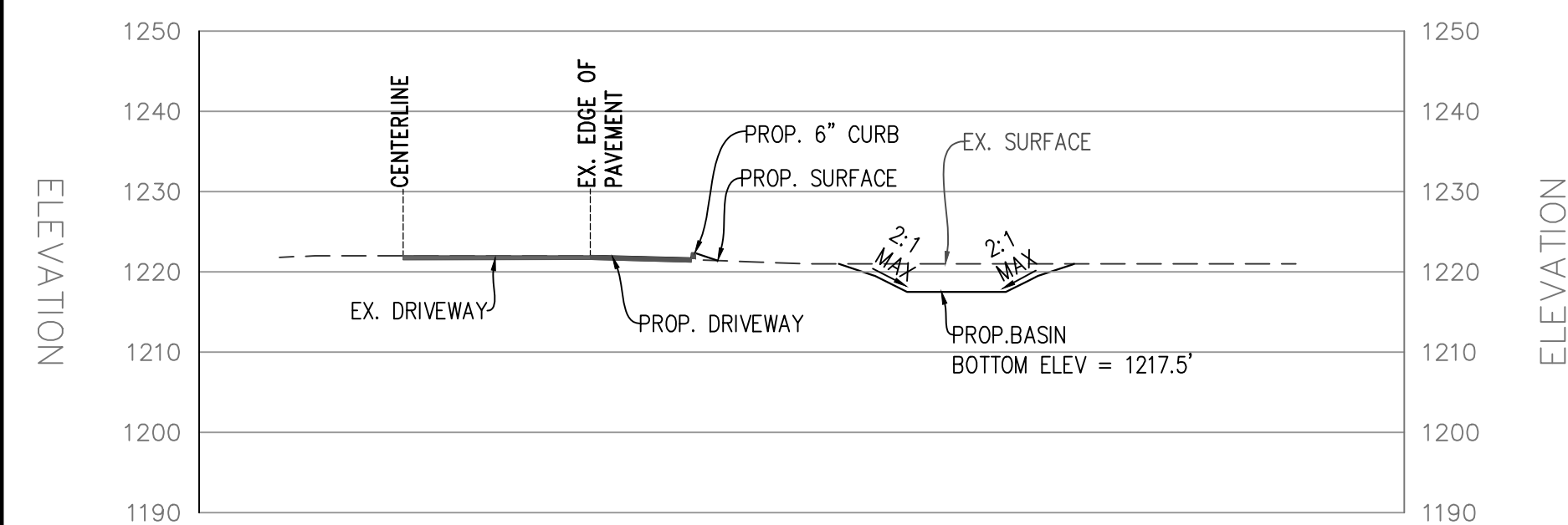
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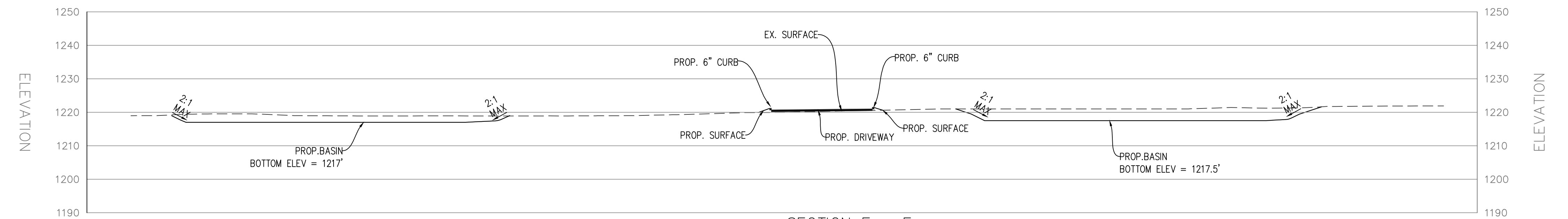
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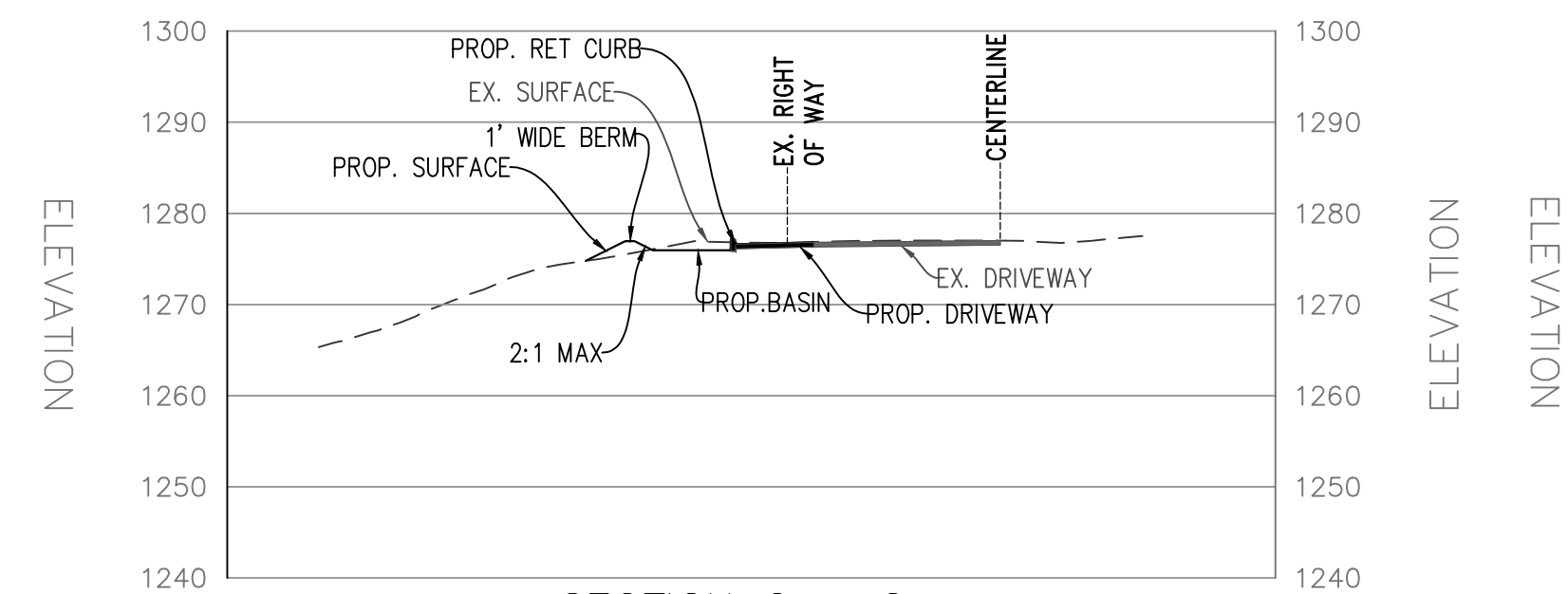
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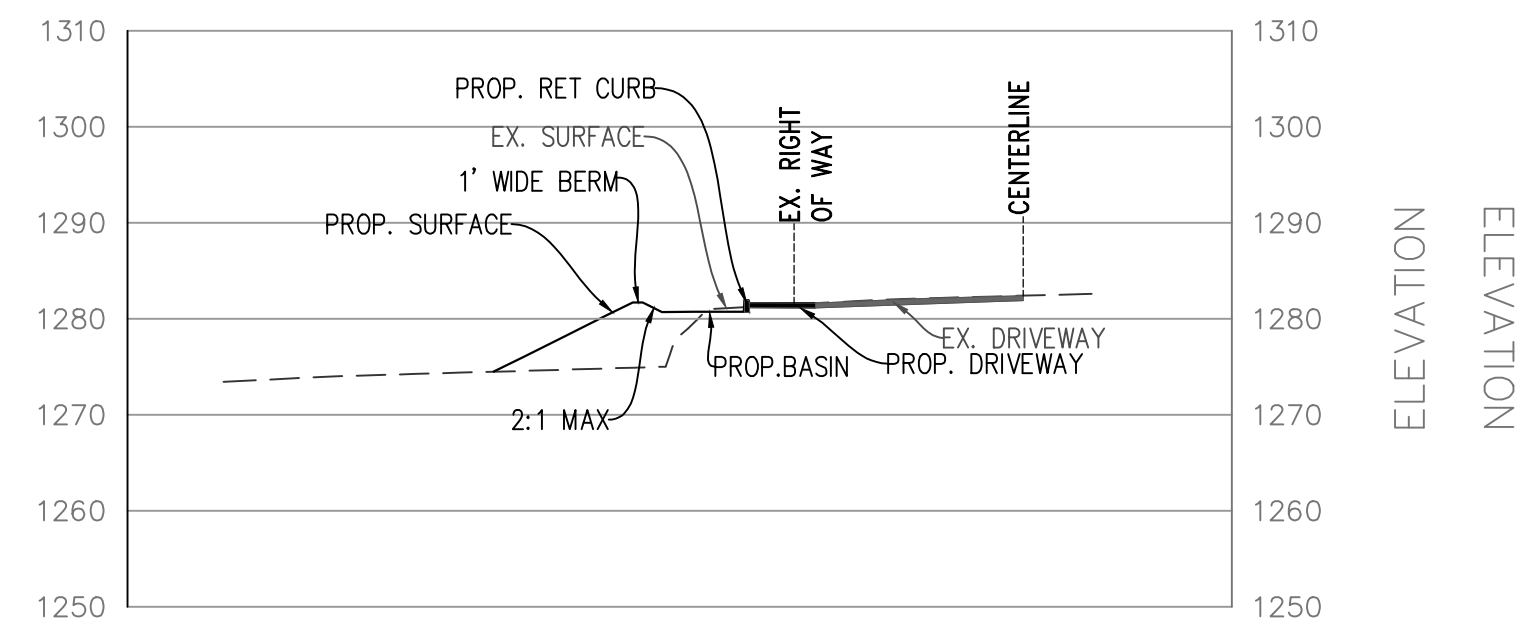
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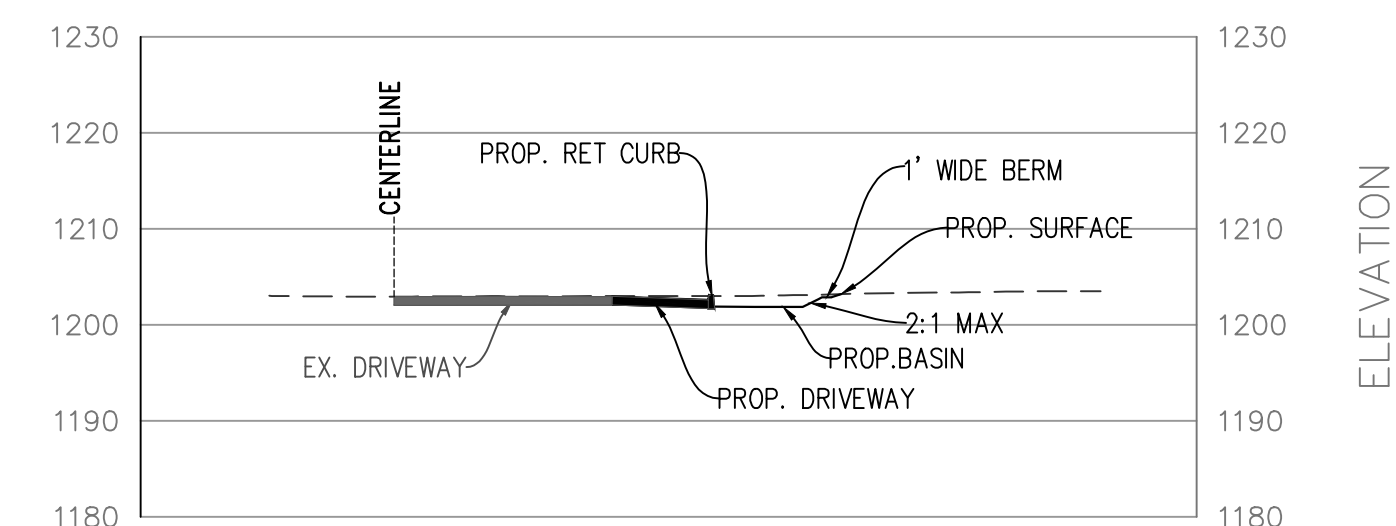
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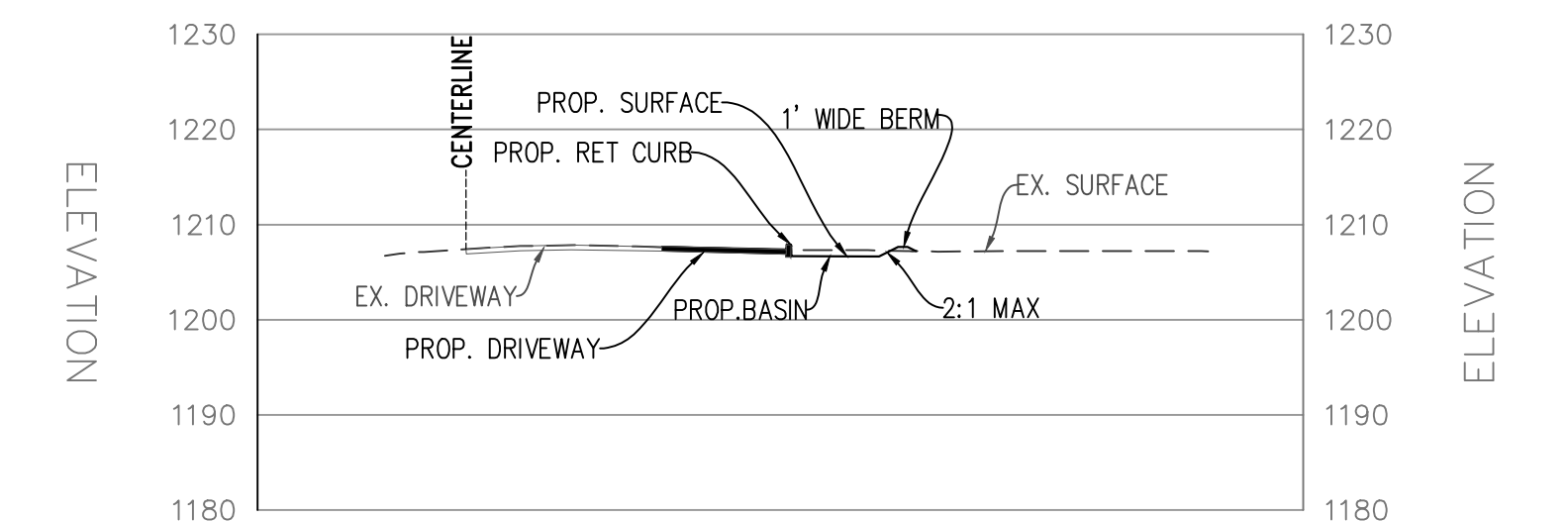
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SECTION H - H
SCALE: 1" = 20' (H=V)



SECTION I - I
SCALE: 1" = 20' (H=V)



SECTION J - J
SCALE: 1" = 20' (H=V)



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MARK	BY	DATE
ENGINEER		

REVIS

	APPR.	
		CO

SEAL-ENGINEER
REGISTERED PROFESSIONAL
JOHN H. JOHNSON
No. 839
DIVISION OF PROFESSIONAL ENGINEERING
STATE OF CALIFORNIA

SEAL-ENGINEER:



PREPARED BY:
JOHN H. JOHNSON 

R.C.E. NO.	83934
DATE	11/17/2025

KOLIBRIEN
CIVIL / STRUCTURAL / SURVEYING
42690 RIO NEDO, STE. G, TEMECULA, CA
PHONE / FAX: (951) 252-1034 WEB: WWW.KOLIBRIEN.BIZ

BENCHMARK:

DESIGNATION= SD 614
PID = DX5504
ELEVATION=1170.45'
PER NAVD 88'

SCALE:
H: N.A. V: N.A.

COUNTY OF RIVERSIDE

GALWAY DOWNS SECTIONS AND DETAILS

FOR:

W.O.	
------	--

COUNTY
FILE NO.

SHEET NO.

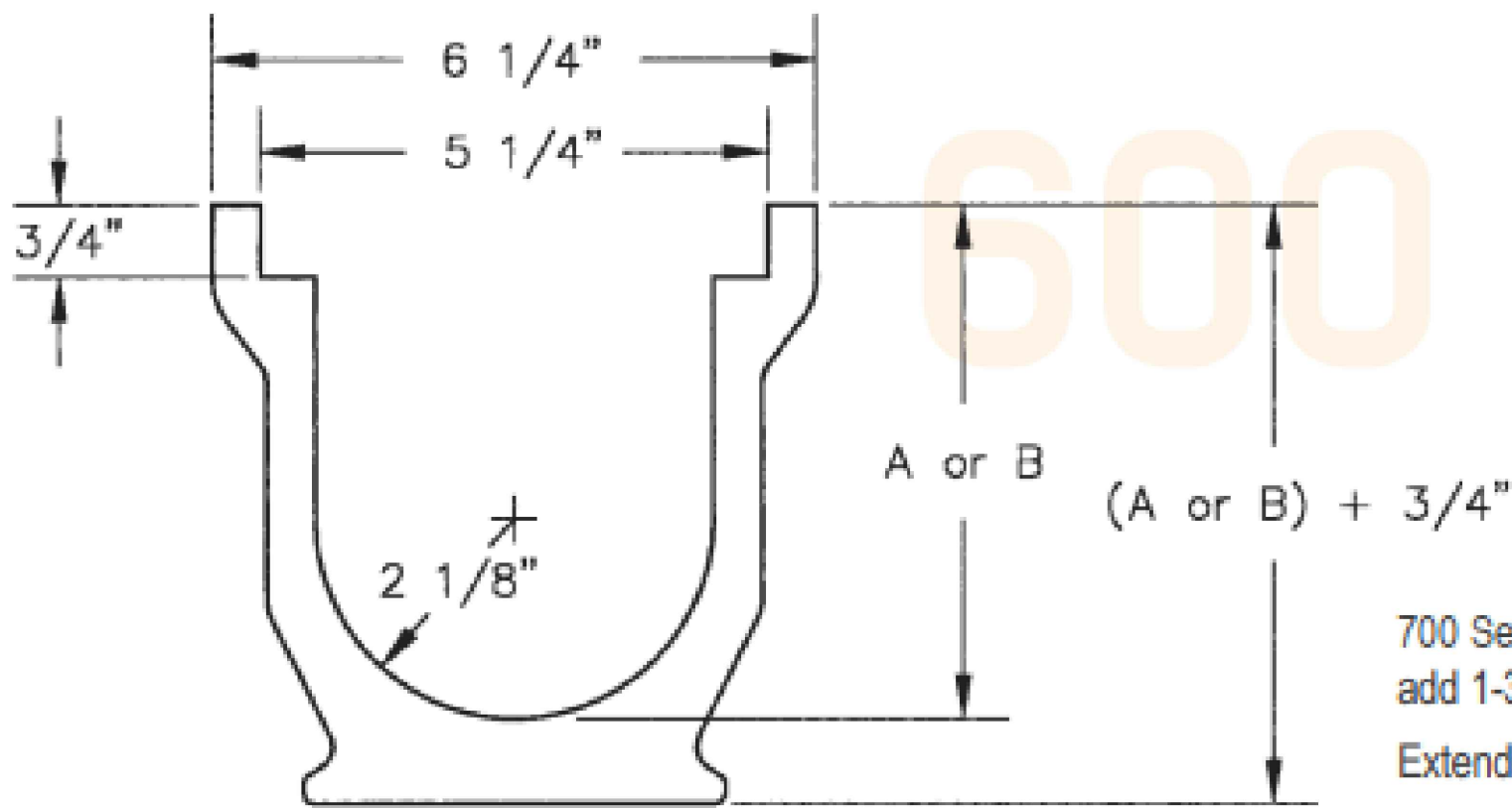
3

3 OF **4** SHTS

SECTIONS AND DETAILS

Depth and Weight Dimensions

Channel Number	Weight Lbs.	Inlet DIM 'A'	Outlet DIM 'B'	Channel Number	Weight Lbs.	Inlet DIM 'A'	Outlet DIM 'B'
600N (non-sloped)	43	4-1/16	4-1/16	614	58	8-1/8	8-7/16
601	44	4-1/16	4-3/8	615	59	8-7/16	8-3/4
602	45	4-3/8	4-11/16	615N (non-sloped)	61	8-3/4	8-3/4
603	46	4-11/16	5	615H (non-sloped 24")	29	8-3/4	8-3/4
604	46	5	5-5/16	616	62	8-3/4	9-1/16
605	47	5-5/16	5-5/8	617	63	9-1/16	9-3/8
605N (non-sloped)	48	5-5/8	5-5/8	618	64	9-3/8	9-11/16
605H (non-sloped 24")	22	5-5/8	5-5/8	619	65	9-11/16	10
606	49	5-5/8	5-15/16	620	66	10	10-5/16
607	50	5-15/16	6-1/4	621	68	10-5/16	10-5/8
608	51	6-1/4	6-9/16	622	71	10-5/8	10-15/16
609	52	6-9/16	6-7/8	623	72	10-15/16	11-1/4
610	54	6-7/8	7-3/16	624	75	11-1/4	11-9/16
611	55	7-3/16	7-1/2	625	76	11-9/16	11-7/8
612	56	7-1/2	7-13/16	625N (non-sloped)	76	11-7/8	11-7/8
613	57	7-13/16	8-1/8	625H (non-sloped 24")	38	11-7/8	11-7/8



1 HUBBELL 600 SERIES TRENCH DRAIN
N.T.S.



Ductile Iron Longitudinal Slotted

Designed for general use and pedestrian traffic applications, as well as heavy vehicular traffic applications. For use with Grate hold-down device Part No. DA0642B.

ADA Compliant

Part No. DG0675HD

Open Area: 32 in²/Linear Foot (26%)

Dimensions: 5-1/4" x 24"

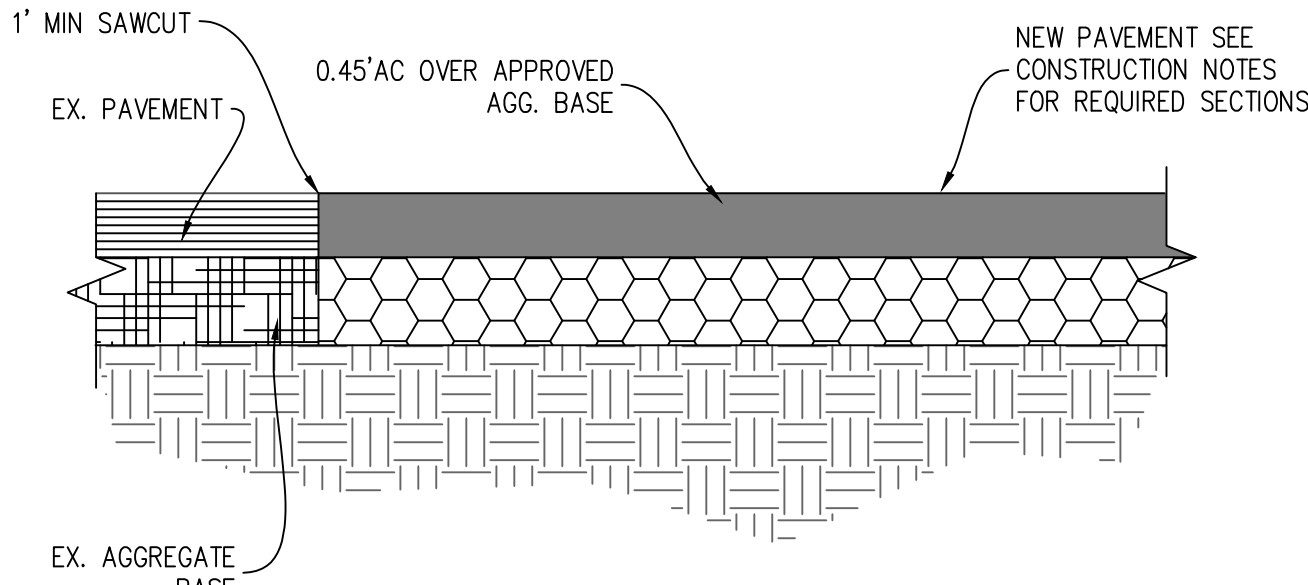
Weight (grate plus frame): 30 lbs.

Slot Size: 0.32" wide

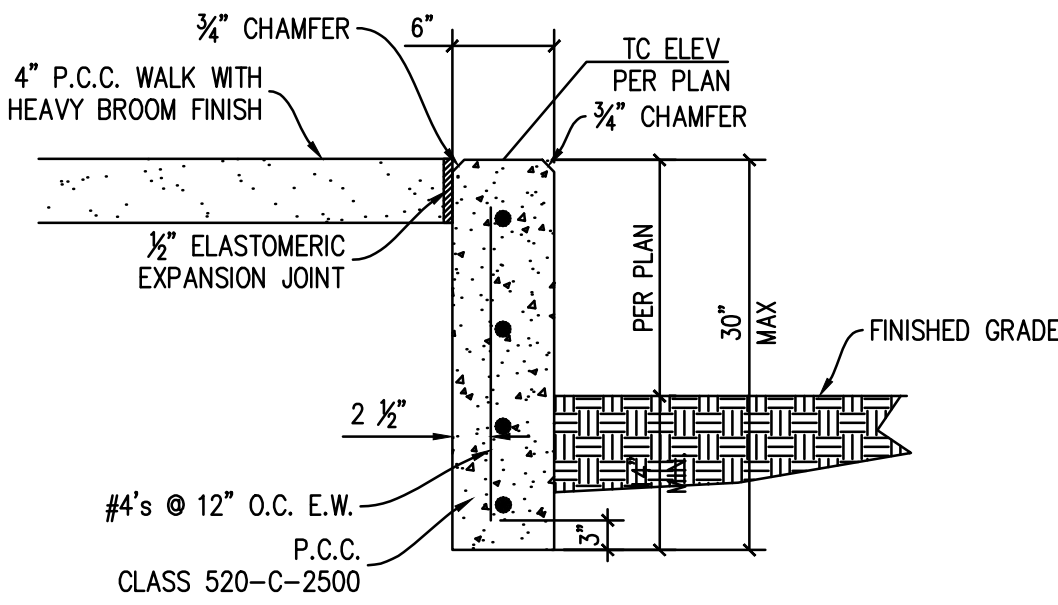


See ADA Installation Guidelines Page 11

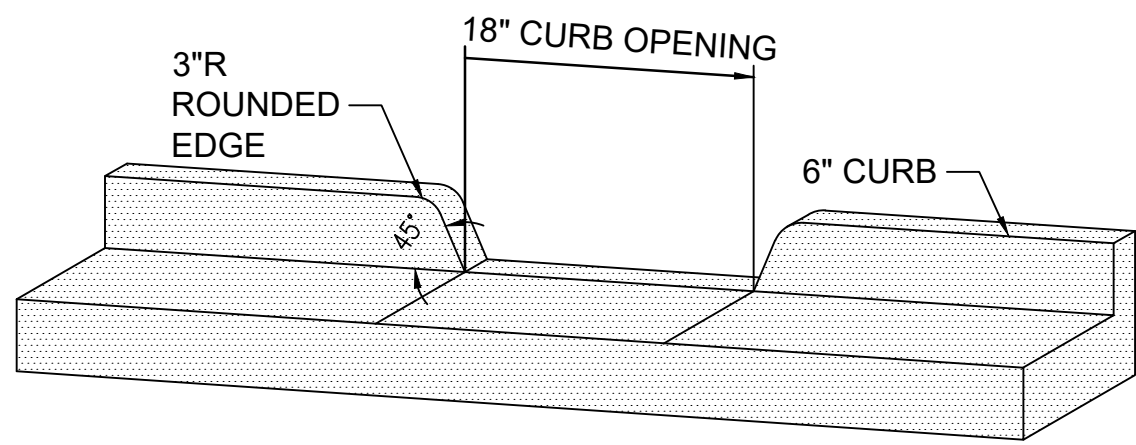
2 HUBBELL ADA COMPLIANT GRATE
N.T.S.



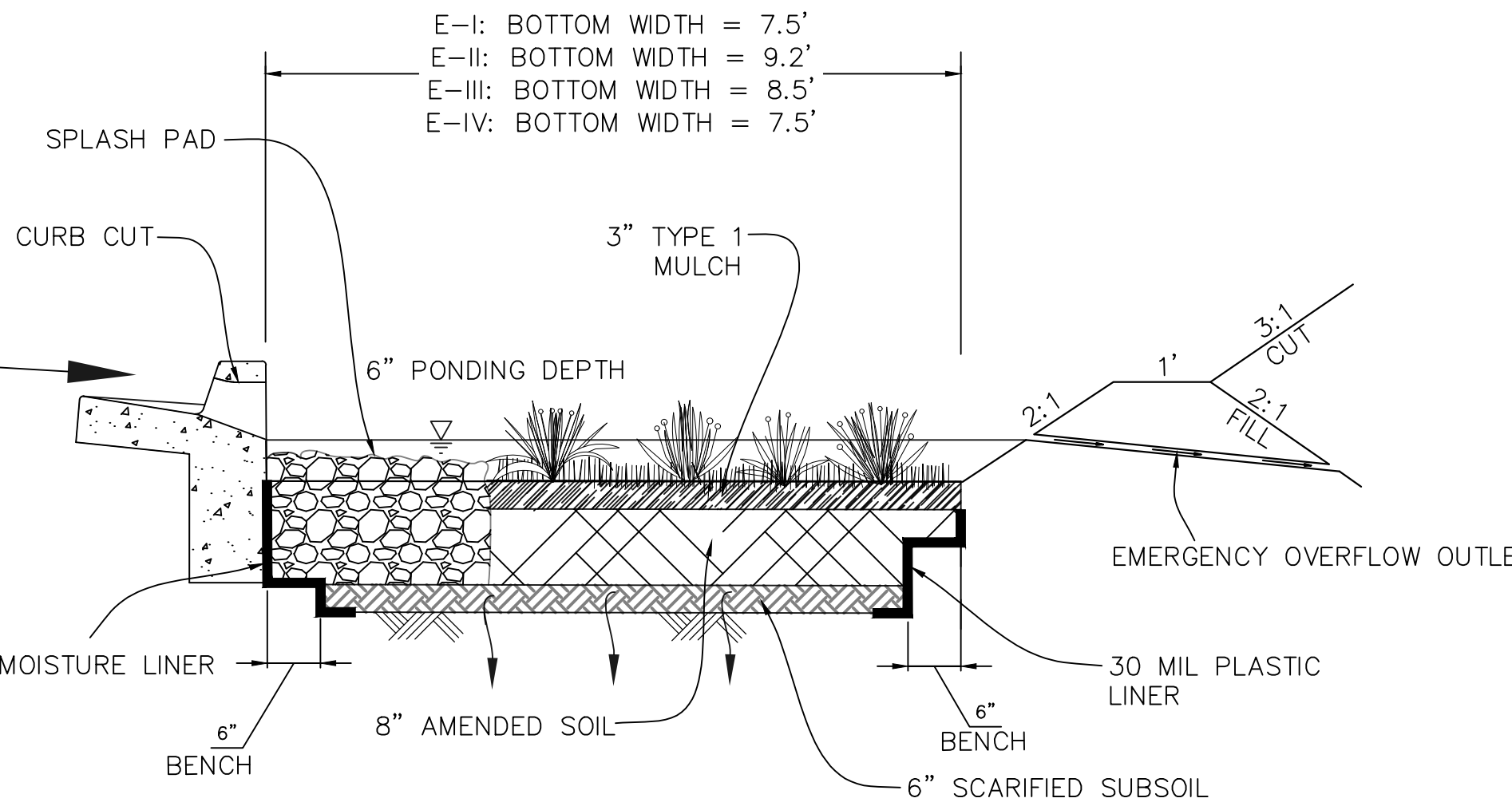
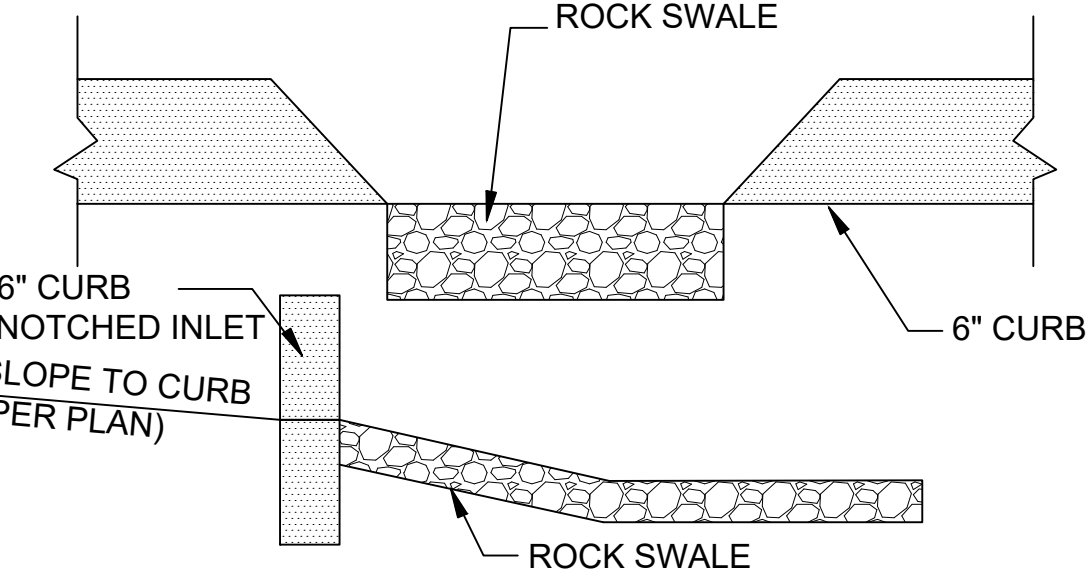
3 PAVEMENT DETAIL
NTS



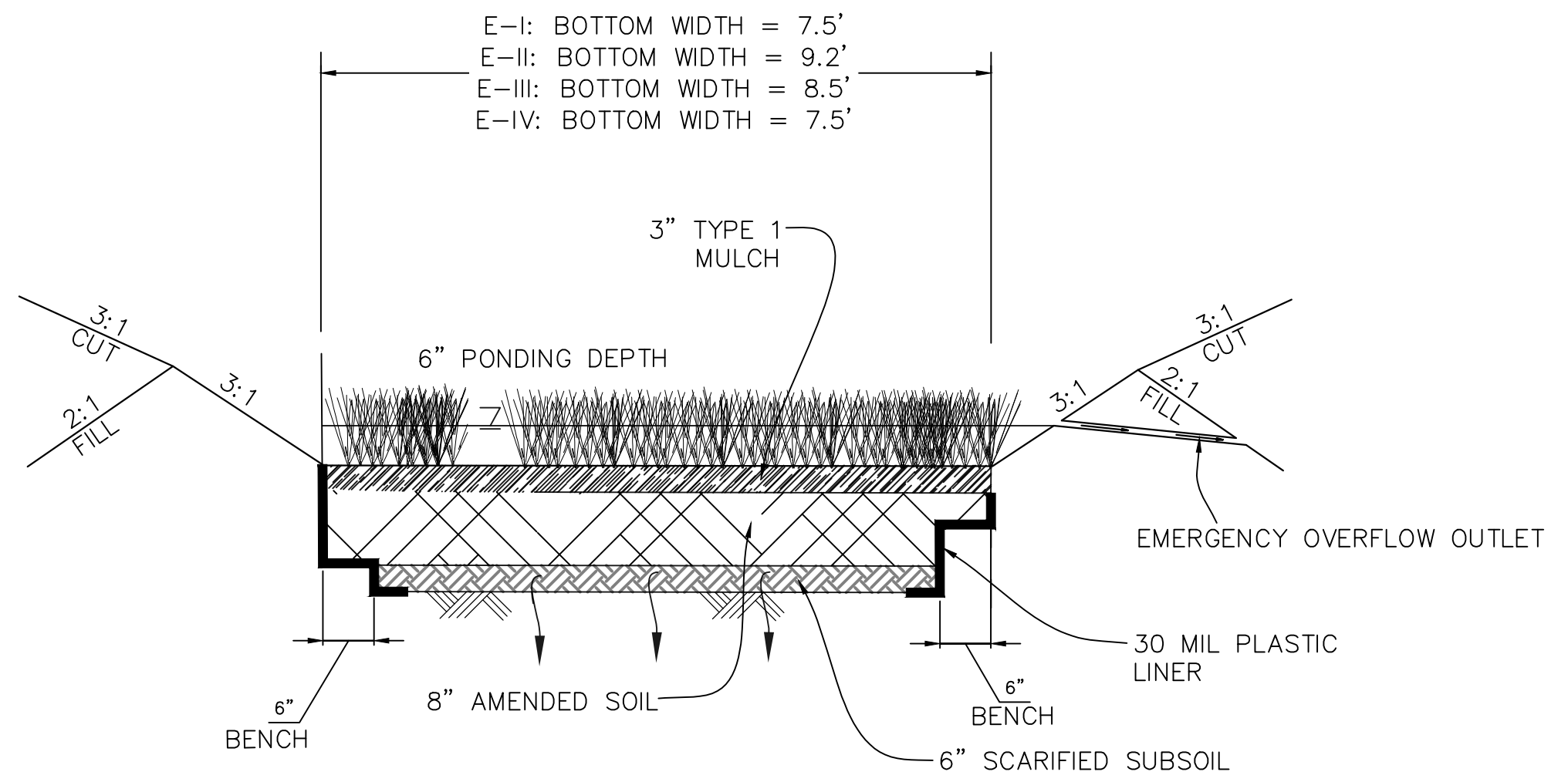
4 CONCRETE RETAINING CURB DETAIL
SCALE 1"=1'



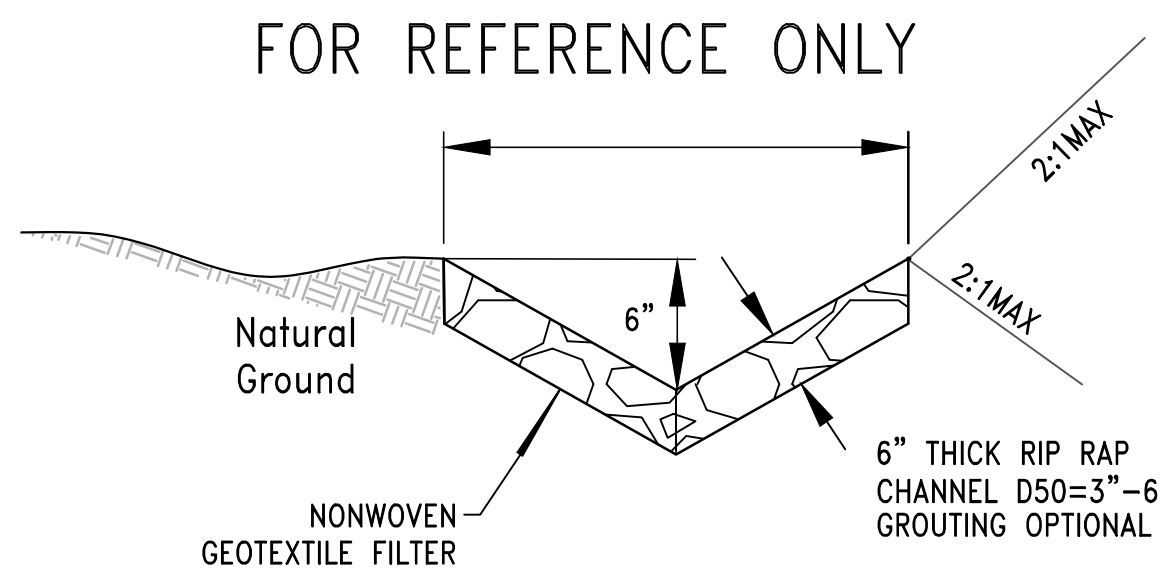
8 CURB OPENING DETAIL
NTS



5 AMENDED SOIL (SELF RETAINING FACILITY)
NTS



6 AMENDED SOIL (SELF RETAINING FACILITY)
NTS



7 ROCK SWALE DETAIL
NTS



NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after county approval or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

MARK BY DATE
ENGINEER

REVISIONS

APPR. DATE
COUNTY

SEAL-ENGINEER:
REGISTERED PROFESSIONAL ENGINEER
No. 83934
CIVIL
STATE OF CALIFORNIA

KOLIBRIEN
CIVIL / STRUCTURAL / SURVEYING
42690 RIO NEDO, STE. G, TEMECULA, CA
PHONE / FAX: (951) 252-1034 WEB: WWW.KOLIBRIEN.BIZ
PREPARED BY: JOHN H. JOHNSON
R.C.E. NO. 83934
DATE 11/17/2025

BENCHMARK:
DESIGNATION= SD 614
PID = DX5504
ELEVATION=1170.45'
PER NAVD 88'
SCALE: H: N.A. V: N.A.

COUNTY OF RIVERSIDE
GALWAY DOWNS
SECTIONS AND DETAILS
FOR: W.O. COUNTY FILE NO.
SHEET NO. 4
4 of 4 SHTS

Appendix 3: Soils Information

Geotechnical Study, Other Infiltration Testing Data, and/or Other Documentation

BMP Type (infiltration, Biofiltration, etc.) shall be determined with infiltration test for the Preliminary WQMP, unless the BMP size is based on the largest BMP type size. Provide enough calculations in Appendix 6 to show the BMP is conservatively sized.

Examples of material to provide in Appendix 3 may include but are not limited to the following:

- Geotechnical Study/Report prepared for the project,
- Additional soils testing data (if not included in the Geotechnical Study),
- Exhibits/Maps/Other Documentation of the Hydrologic Soils Groups (HSG)s at the project site.

This information should support the Full Infiltration Applicability, and Biofiltration Applicability sections of this Template. Refer to Section 2.3 of the SMR WQMP and Sections A and D of this Template.

The County will accept explicit recommendations from the Geotechnical Engineer, such as specifying a design infiltration rate (unfactored) when infiltration rates vary, recommendations for impermeable liners due to concerns about seepage in fill areas/near gas tanks, or other site specific recommendations based on physical conditions.



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Western Riverside Area, California



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

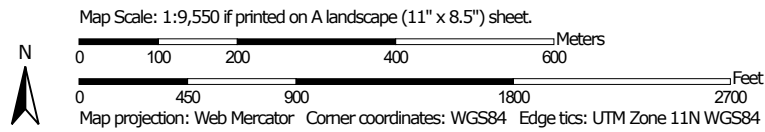
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

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

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

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

Soil Survey Area: Western Riverside Area, California
Survey Area Data: Version 17, Aug 30, 2024

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

Date(s) aerial images were photographed: Mar 14, 2022—May 28, 2022

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GhC	Gorgonio loamy sand, 0 to 8 percent slopes	50.0	20.8%
GhD	Gorgonio loamy sand, 8 to 15 percent slopes	3.2	1.3%
GtA	Grangeville fine sandy loam, drained, 0 to 2 percent slopes	44.7	18.6%
GvB	Grangeville fine sandy loam, saline-alkali, 0 to 5 percent slopes	9.6	4.0%
HaC	Hanford loamy fine sand, 0 to 8 percent slopes	0.0	0.0%
HcA	Hanford coarse sandy loam, 0 to 2 percent slopes	7.1	3.0%
HcC	Hanford coarse sandy loam, 2 to 8 percent slopes	100.7	41.9%
RsC	Riverwash	24.9	10.4%
Totals for Area of Interest		240.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas

are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Western Riverside Area, California

GhC—Gorgonio loamy sand, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: hcvb

Elevation: 20 to 3,000 feet

Mean annual precipitation: 10 to 25 inches

Mean annual air temperature: 57 to 63 degrees F

Frost-free period: 250 to 310 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Gorgonio and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gorgonio

Setting

Landform: Alluvial fans

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from granite

Typical profile

H1 - 0 to 15 inches: loamy sand

H2 - 15 to 60 inches: stratified gravelly loamy sand to gravelly loamy fine sand

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: Rare

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): 3s

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: A

Ecological site: R019XD035CA - SANDY

Hydric soil rating: No

Minor Components

Hanford

Percent of map unit: 5 percent

Hydric soil rating: No

Tujunga

Percent of map unit: 5 percent

Hydric soil rating: No

Soboba

Percent of map unit: 5 percent

Hydric soil rating: No

GhD—Gorgonio loamy sand, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: hcvc

Elevation: 20 to 3,000 feet

Mean annual precipitation: 10 to 25 inches

Mean annual air temperature: 57 to 63 degrees F

Frost-free period: 250 to 310 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Gorgonio and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gorgonio

Setting

Landform: Alluvial fans

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Linear

Parent material: Alluvium derived from granite

Typical profile

H1 - 0 to 15 inches: loamy sand

H2 - 15 to 60 inches: stratified gravelly loamy sand to gravelly loamy fine sand

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): 4s

Land capability classification (nonirrigated): 4e

Custom Soil Resource Report

Hydrologic Soil Group: A
Ecological site: R019XD035CA - SANDY
Hydric soil rating: No

Minor Components

Tujunga

Percent of map unit: 5 percent
Hydric soil rating: No

Soboba

Percent of map unit: 5 percent
Hydric soil rating: No

Hanford

Percent of map unit: 5 percent
Hydric soil rating: No

GtA—Grangeville fine sandy loam, drained, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: hcvn
Elevation: 10 to 1,800 feet
Mean annual precipitation: 12 inches
Mean annual air temperature: 63 degrees F
Frost-free period: 200 to 270 days
Farmland classification: Prime farmland if irrigated and drained

Map Unit Composition

Grangeville and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Grangeville

Setting

Landform: Alluvial fans
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from granite

Typical profile

H1 - 0 to 36 inches: fine sandy loam
H2 - 36 to 64 inches: sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very low

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: Rare

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 8.0 inches)

Interpretive groups

Land capability classification (irrigated): 1

Land capability classification (nonirrigated): 3c

Hydrologic Soil Group: A/D

Ecological site: R019XD070CA - SANDY BASIN

Hydric soil rating: No

Minor Components

Dello

Percent of map unit: 10 percent

Hydric soil rating: No

Traver

Percent of map unit: 4 percent

Hydric soil rating: No

Unnamed

Percent of map unit: 1 percent

Hydric soil rating: No

GvB—Grangeville fine sandy loam, saline-alkali, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: hcvr

Elevation: 10 to 1,800 feet

Mean annual precipitation: 8 to 16 inches

Mean annual air temperature: 61 to 64 degrees F

Frost-free period: 200 to 270 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Grangeville and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Grangeville

Setting

Landform: Alluvial fans

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Custom Soil Resource Report

Across-slope shape: Linear

Parent material: Alluvium derived from granite

Typical profile

H1 - 0 to 17 inches: fine sandy loam

H2 - 17 to 60 inches: sandy loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: Rare

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

Maximum salinity: Slightly saline to strongly saline (4.0 to 16.0 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): 3w

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: B/D

Ecological site: R019XD070CA - SANDY BASIN

Hydric soil rating: No

Minor Components

Dello

Percent of map unit: 10 percent

Hydric soil rating: No

Traver

Percent of map unit: 5 percent

Hydric soil rating: No

HaC—Hanford loamy fine sand, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2y8tt

Elevation: 840 to 2,490 feet

Mean annual precipitation: 10 to 16 inches

Mean annual air temperature: 63 to 65 degrees F

Frost-free period: 280 to 365 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Hanford and similar soils: 85 percent

Minor components: 15 percent

Custom Soil Resource Report

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hanford

Setting

Landform: Alluvial fans
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from granite

Typical profile

A - 0 to 8 inches: loamy fine sand
C1 - 8 to 40 inches: fine sandy loam
C2 - 40 to 60 inches: stratified loamy sand to coarse sandy loam

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.6 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: R019XD012CA - SANDY
Hydric soil rating: No

Minor Components

Greenfield

Percent of map unit: 5 percent
Landform: Alluvial fans
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Ramona

Percent of map unit: 5 percent
Landform: Alluvial fans
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Tujunga

Percent of map unit: 5 percent
Landform: Alluvial fans
Landform position (three-dimensional): Tread

Custom Soil Resource Report

Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

HcA—Hanford coarse sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2y8tj
Elevation: 710 to 1,710 feet
Mean annual precipitation: 9 to 15 inches
Mean annual air temperature: 64 to 65 degrees F
Frost-free period: 305 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Hanford and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hanford

Setting

Landform: Alluvial fans
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from granite

Typical profile

A - 0 to 8 inches: coarse sandy loam
C1 - 8 to 40 inches: fine sandy loam
C2 - 40 to 60 inches: stratified loamy sand to coarse sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Rare
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 7.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: A
Ecological site: R019XD035CA - SANDY

Custom Soil Resource Report

Hydric soil rating: No

Minor Components

Tujunga

Percent of map unit: 5 percent

Landform: Alluvial fans

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Greenfield

Percent of map unit: 5 percent

Landform: Alluvial fans

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Ramona

Percent of map unit: 5 percent

Landform: Alluvial fans

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

HcC—Hanford coarse sandy loam, 2 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2y8tk

Elevation: 680 to 2,930 feet

Mean annual precipitation: 9 to 17 inches

Mean annual air temperature: 63 to 65 degrees F

Frost-free period: 290 to 365 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Hanford and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hanford

Setting

Landform: Alluvial fans

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from granite

Custom Soil Resource Report

Typical profile

A - 0 to 8 inches: coarse sandy loam
C1 - 8 to 40 inches: fine sandy loam
C2 - 40 to 60 inches: stratified loamy sand to coarse sandy loam

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 7.0 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: A
Ecological site: R019XD012CA - SANDY
Hydric soil rating: No

Minor Components

Greenfield

Percent of map unit: 5 percent
Landform: Alluvial fans
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Ramona

Percent of map unit: 5 percent
Landform: Alluvial fans
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Tujunga

Percent of map unit: 2 percent
Landform: Alluvial fans
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Unnamed

Percent of map unit: 2 percent
Hydric soil rating: No

Unnamed

Percent of map unit: 1 percent

Hydric soil rating: No

RsC—Riverwash

Map Unit Setting

National map unit symbol: hcym

Elevation: 700 to 2,900 feet

Mean annual precipitation: 8 to 15 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 110 to 180 days

Farmland classification: Not prime farmland

Map Unit Composition

Riverwash: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Riverwash

Setting

Landform: Channels

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy and gravelly alluvium derived from mixed sources

Typical profile

H1 - 0 to 6 inches: gravelly coarse sand

H2 - 6 to 60 inches: stratified extremely gravelly coarse sand to gravelly sand

Properties and qualities

Slope: 0 to 8 percent

Drainage class: Excessively drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: Frequent

Available water supply, 0 to 60 inches: Very low (about 1.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Ecological site: R019XG905CA - Riparian

Hydric soil rating: Yes

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

Appendix 4: Historical Site Conditions

Phase I Environmental Site Assessment or Other Information on Past Site Use

Examples of material to provide in Appendix 4 may include but are not limited to the following:

- Environmental Site Assessments conducted for the project,
- Other information on Past Site Use that impacts the feasibility of LID BMP implementation on the site.

This information should support the Full Infiltration Applicability, and Biofiltration Applicability sections of this Template. Refer to Section 2.3 of the SMR WQMP and Sections D of this Template.



Riverside County Parcel Report

Full Report
927160001

Maps, permit information and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASSESSOR DATA

APN	927-160-001-0	Owner Name(s)	NOT AVAILABLE ONLINE
Previous APN	205033006,205033008,205033010,205033011,20, more	Mailing Address	38801 LOS CORRALITOS RD, TEMECULA CA 92592
Address			
Lot Size	112.33		
Legal Description			
Recorded Book/Page:		Lot/Parcel:	Tract Number:
Subdivision:		Block:	
Property Characteristics			
Year Constructed: 1776	Property Area (sq ft):	Pool: NO	
Stories:	Construction Type: N/A	Central Cool: NO	
Baths:	Roof Type:	Central Heat: NO	
Bedrooms:	Garage Type:		

PARCEL DATA

City Boundary	NOT IN A CITY
City Spheres of Influence	NOT IN A CITY SPHERE
Elevation	1241 ft
Indian Tribal Land	NOT IN A TRIBAL LAND
March Joint Powers Authority	NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY
Supervisory District	CHUCK WASHINGTON, DISTRICT 3
Thomas Bros. Map Page/Grid	PAGE: 960, GRID: D7 PAGE: 960, GRID: E7 PAGE: 980, GRID: D1 PAGE: 980, GRID: E1
Township/Range	T8SR1W SEC 18 RHO T8SR1W SEC 7 RHO

PLANNING

Agricultural Preserve	NOT IN AN AGRICULTURAL PRESERVE
Airport Compatibility Zones	NOT IN AN AIRPORT COMPATIBILITY AREA
Airport Influence Areas	NOT IN AN AIRPORT INFLUENCE AREA
Area Plan (RCIP)	Southwest Area
Community Advisory Councils	NOT IN A COMMUNITY ADVISORY COUNCIL
Community Facilities Districts	NOT IN A COMMUNITY FACILITY DISTRICT

General Plan Policy Areas	TEMECULA VALLEY WINE COUNTRY POLICY AREA - EQUESTRIAN DISTRICT
General Plan Policy Overlays	NOT IN A GENERAL PLAN POLICY OVERLAY
Historic Preservation Districts	NOT IN A HISTORIC PRESERVATION DISTRICT
Land Use Designations	RR

Residential Permit Stats

Expected Units:
 BRS Permit Units: Final Issued Active
 Current Permits:
 Cumulative Total:
 % of Expected:

Environmental Justice Communities	NOT IN AN ENVIRONMENTAL JUSTICE COMMUNITY
Specific Plans	NOT IN A SPECIFIC PLAN
Zoning Classifications (ORD. 348)	Contact the Planning Dept at https://planning.rctlma.org/Contact-Us for more information WC-E,CZ Number 7810
Zoning Overlays	NOT IN A ZONING OVERLAY
Zoning Districts and Zoning Areas	RANCHO CALIFORNIA AREA

ENVIRONMENTAL

Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP) Plan Area	NOT IN A COACHELLA VALLEY MSHCP FEE AREA
CVMSHCP Conservation Area	NOT COACHELLA VALLEY CONSERVATION AREA
CVMSHCP Fluvial Sand Transport Special Provision Areas	NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA
Habitat Acquisition and Negotiation Strategy/Expedited Review Process	Project: HANS02039 Conserve: NO Status: JPR Approval Notes: Development Intake Num: 02039 LMS Case: HANS02039
Vegetation (2005)	AGRICULTURE MAPPING UNIT URBAN OR DEVELOPMENT MAPPING UNIT
Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP) Plan Area	WESTERN RIVERSIDE COUNTY
WRMSHCP Cell Group	NOT IN A CELL GROUP
WRMSHCP Cell Number	7134

FIRE

Fire Hazard Classification (Ord. 787)	HIGH MODERATE
Fire Responsibility Area	SRA

DEVELOPMENT FEES

CVMSHCP Fee Area (Ord 875)	NOT IN A COACHELLA VALLEY MSHCP FEE AREA
Development Agreements	NOT IN A DEVELOPMENT AGREEMENT
Development Impact Fee Area (Ord.	SOUTHWEST AREA, AREA 19

659)

Eastern Transportation Uniform Mitigation Fee (TUMF) (Ord. 673)	NOT IN THE EASTERN TUMF FEE AREA
Road & Bridge Benefit District	NOT IN A ROAD BRIDGE BENEFIT DISTRICT
Stephen's Kangaroo Rat Fee Area (Ord. 663.10)	NOT IN THE SKR FEE AREA
Western Transportation Uniform Mitigation Fee (TUMF) (Ord. 824)	IN OR PARTIALLY WITHIN A TUMF FEE AREA
WRMSHCP Fee Area (Ord. 810)	WESTERN RIVERSIDE COUNTY

TRANSPORTATION

Circulation Element Ultimate Right-of-Way	NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY
Community and Environmental Transportation Acceptability Process Corridors	NOT IN A CETAP CORRIDOR
Road Book Page	136
Transportation Agreements	NOT IN A TRANS AGREEMENT

HYDROLOGY

Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
Flood Plan Review	*MAYBE REQUIRED, CONTACT RIVERSIDE COUNTY FLOOD CONTROL TO VERIFY OUTSIDE FLOODPLAIN, REVIEW NOT REQUIRED
Water District	EASTERN MUNICIPAL WATER DISTRICT
Watershed	SANTA MARGARITA

GEOLOGIC

Fault Zone	COUNTY FAULT ZONE
Faults	NOT IN A FAULT LINE
Liquefaction Potential	MODERATE VERY HIGH VERY LOW
Paleontological Sensitivity	LOW POTENTIAL (L): FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
Subsidence	SUSCEPTIBLE

MISCELLANEOUS

2010 Census Tract	432.93
Communities	RANCHO CALIFORNIA
Farmland	LOCAL IMPORTANCE OTHER LANDS
Lighting (Ord. 655)	ZONE: A
School District	TEMECULA VALLEY UNIFIED
Special Notes	NO SPECIAL NOTES
Tax Rate Areas	094033 - CO FREE LIBRARY 094033 - CO STRUCTURE FIRE PROTECTION 094033 - CO WASTE RESOURCE MGMT DIST 094033 - CSA 152

094033 - ELS MURRIETA ANZA RESOURCE CONS
 094033 - ELSINORE AREA ELEM SCHOOL FUND
 094033 - EMWD
 094033 - EMWD IMP DIST B
 094033 - FLOOD CONTROL ADMIN
 094033 - FLOOD CONTROL ZN 7
 094033 - GENERAL
 094033 - GENERAL PURPOSE
 094033 - MT SAN JACINTO JR COLLEGE
 094033 - MWD EAST 1301999
 094033 - RCWD JT WATER
 094033 - RCWD R DIV DS
 094033 - RIV CO REGIONAL PARK & OPEN SP
 094033 - RIVERSIDE CO OFC OF EDUCATION
 094033 - SO. CALIF,JT(19,30,33,36,37,56)
 094033 - TEMECULA UNIFIED
 094033 - TEMECULA UNIFIED B&I

Vapor Intrusion Mitigation Systems NOT IN A VAPOR INTRUSION MITIGATION SYSTEM

DEPARTMENT OF ENVIRONMENTAL HEALTH PERMITS

Septic Systems

Record Id	Application Date	Plan Check Approved Date	Final Inspection Date	Approved Date
ON0005440	23 Feb 2016	26 Feb 2016	29 Mar 2016	
ON0006971	26 Sep 2017	05 Oct 2017	18 Dec 2017	18 Dec 2017
ON0004850	27 Apr 2015		16 Feb 2016	16 Feb 2016

Well Water

Record Id	PE	Permit Paid Date	Permit Approved Date	Well Finaled Date
N/A	N/A	N/A	N/A	N/A

PLUS PERMITS & CASES

Administration Cases

Case	Case Description	Status
MT170182	T8SR12 SEC 18 BMR160686	PAID
MT170183	T8SR2W SEC 18 BMR160686	PAID
MT170184	T8SR1W SEC 18 BMR160686	PAID

Building and Safety Cases

Case	Case Description	Status
003169	COMM STABLE	FINAL
003170	COMM STABLE BARN	FINAL
003171	COMM STABLE BARN	FINAL
003174	COMM STABLE BARN	FINAL
003175	COMM STABLE BARN	FINAL
003176	COMM STABLE BARN	FINAL
003178	COMM STABLE BARN	FINAL
003180	COMM STABLE BARN	FINAL
008732	ADD BATH TO BARN	CANCELED
008733	ADD BATH TO BARN	CANCELED

011650	M/H SET UP	FINAL
028885	ELECTRIC TO PHONE BOOTH	FINAL
054432	GRADING FOR 8 HORSE BARNS	FINAL
054490	HORSE STABLE BARN #3 AGRIC M-1 V-N 16381 172000	FINAL
054515	HORSE STABLE BARN #4 AGRIC M-1 V-N 16381 172000	FINAL
054516	HORSE STABLE BARN #5 AGRIC M-1 V-N 16381 172000	FINAL
054518	HORSE STABLE BARN #6 AGRIC M-1 V-N 16381 172000	FINAL
217490	DEMO-ADMIN BLDG (26 X 16)	FINAL
217556	TEMP POWER	FINAL
217559	CONST TRAILER	FINAL
234658	UPGRADE ELEC SVC DISTRIBUTION	FINAL
235268	UPGRADE LIGHTS&PLUMBING	FINAL
236432	ELEC UPGRADE BARN #1	FINAL
236433	ELEC UPGRADE BARN #2	FINAL
236435	ELEC UPGRADE BARN #3	FINAL
236436	ELEC UPGRADE BARN #4	FINAL
236437	ELEC UPGRADE BARN #5	FINAL
378749	MOBILE HOME INSTALLATION	FINAL
379113	MOBILE HOME SITE PREP (SEPTIC)	FINAL
BAS150314	HAY STORAGE BARN	EXPIRED
BEL160755	TEMP USE OF PERMANENT SERVICE ELECTRIC	EXPIRED
BFE140059	AG REG BLDG 1 FOR HAY 984 SQFT	PAID
BHR2400267	CWP PAVILION(13,322 SF)-GALWAY DOWNS	ISSUED
BMR160096	SITE PREP FOR NEW MH AS MAIN DWLG	FINAL
BMR160458	PERM FOUNDATION TO MAIN DWLG	FINAL
BMR160686	MH INSTALLATION-MAIN DWLG/2187SF	FINAL
BNR140018	CONVERT EXISTING RESTAURANT TO CLUBHOUSE	FINAL
BNR140019	CONVERT EXISTING HOUSE TO GROOMS QUARTERS	EXPIRED
BNR140020	RENOVATING EXISTING RETAIL BUILDING	EXPIRED
BNR2300091	GALWAY DOWNS - CWP 13,322 SF. PAVILION	CLEARANCES REQUIRED
BNR2400085	CWP MAINTENANCE BUILDING W/ STORAGE AND OFFICE SPACE (1513SQFT) W/ ELECTRICAL	PEND CORRECTION

Code Cases

Case	Case Description	Status
CV1106853		Closed - Field
CV1200799		Closed - Verified Non-Billable
CV1206567		Closed - Field
CVCR220112		Closed in Compliance
CVZO220874		Open

Fire Cases

Case	Case Description	Status
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FHAZ0310235		Closed - Verified Non-Billable
FHAZ0507318		Closed - Verified Non-Billable
FPCBP2400232	(S15) BNR2300091 GALWAY DOWNS - CWP 13,322 SF. PAVILION	VOID
FPCBP2400353	BNR2300091 CONSTRUCTION WITHOUT PERMIT TO A 13,322 SQ.FT. PAVILION.	PEND CORRECTION
FPCBP2400719	BNR2400085 CWP MAINTENANCE BUILDING W/ STORAGE AND OFFICE SPACE (1513SQFT) W/ ELECTRICAL	PAYMENT PENDING

Planning Cases

Case	Case Description	Status
CFG01931	EA 38378	PAID
CFG05755	CA FISH AND GAME FEE FOR EA42391	PAID
CFG06012	CFG FEE (\$50.00) FOR EA42635(CZ07810).	PAID
CFG06193	CFW FEE (\$50.00) FOR EA42815 (CUP02303R1/NE00009).	PAID
CUP00966	PROPOSAL FOR MOBILE HOME PARK	APPROVED
CUP01127	PROPOSAL FOR MOBILE HOME PARK	APPROVED
CUP01615	PROPOSAL FOR HORSE RACE TRACK	EXPIRED
CUP02303	PROPOSAL FOR HORSE RACING, TRAINING AND BOARDING	APPROVED
CUP02303R1	CONDITIONAL USE PERMIT TO ENTITLE A CLASS II EQUESTRIAN FACILITY FOR AN EXISTING PERMITTED EQUESTRIAN FACILITY TO INCORPORATE SPECIAL OCCASION FACILITY AND SPORTS FIELDS WITH EXISTING USES. EXISTING PERMITTED USES AND STRUCTURES INCLUDES A HORSE RACE TRACK, RESTAURANT, RETAIL SPACE AND ANCILLARY AREA, MOBILE HOME PARK WITH CLUB HOUSE, GROOMS QUARTER, BARN STRUCTURES, OFFICE SPACE, HORSE CORRALS. THE SPECIAL OCCASION FACILITY WILL HOST INDOOR/OUTDOOR EVENTS, WINE/BEER FESTIVALS, MUSIC FESTIVALS, STAGE OR THEATRICAL SHOWS, FAIRS, CARNIVALS, RODEOS, SHOWS/RACES, ANIMAL SALES, AND TENT REVIVALS AND WILL INCLUDE OUTDOOR AMPLIFIED MUSIC. HOURS OF OPERATION WILL BE SUNDAY THROUGH THURSDAY 8 AM - 10 PM, AND FRIDAY THROUGH SATURDAY FROM 8 AM - 12 AM. A TOTAL OF 8,173 TOTAL POTENTIAL PARKING SPACES ARE PROPOSED (311 PARKING SPACES WITHIN PERMANENT PARKING AREAS WITH THE REMAINDER TO BE ON DIRT GRAVEL AREAS ACROSS THE SITE DEPENDING ON THE SPECIFIC EVENT BEING HELD).	PEND CORRECTION
CUP02303S04	APPLICANT IS SEEKING APPROVAL OF A SUBSTANTIAL CONFORMANCE REQUEST TO CLARIFY ACTIVITIES ALLOWED UNDER THE CUP APPROVED BY THE COUNTY FOR GALWAY DOWNS, A MULTI-PURPOSE EQUESTRIAN FACILITY LOCATED AT 38801 LOS CORRALITOS ROAD IN UNINCORPORATED RIVERSIDE COUNTY, CALIFORNIA.	APPROVED
CUP02303S1	SC FOR SPECIAL OCCASION/EVENTS FACILITY ATHLETIC/S PORTING EVENTS	WITHDRAWN
CUP02303S2	SUBSTANTIAL CONFORMANCE TO RENOVATE FOUR (4) EXIST ING BULDINGS CONSISTING OF A BARN, CLUBHOUSE, REST AURANE AND RETAIL BULDING.	APPROVED
CUP02303S3	+-*8/*+TIAL CONFORMANCE TO RENOVATE GROOMSMEN QUAR TER, TO REDUCE THE SIZE OF RENOVATED BARN AND TO INLCUDE A RESTAURANT WITHIN THE RENOVATED BARN AND TO INCLUDE AN ANCILLARY AREA WITHIN THE EXISTING R ETAIL BUILDING TO BE USED AS A WAITING AND OVERFLO W ROOM FOR DINING	APPROVED
CUP2303S1		VOID
CZ06003	CHANGE ZONE FROM R-R TO R-A-10 CHANGE ZONING FROM R-R TO R-A-10 EA 35796, TR 26812 GEO 794, BSA 24, ASA 17, PP 3543, CUP 1127	APPROVED

CZ06619	CHANGE ZONING FROM RA-10 TO RA-20,000	ABANDONED
CZ07810	CZ FROM R-A-10 TO WC-E ZONE	ADOPTED
CZ2000010	CZ FOR PROPOSAL TO MODIFY THE PERMITTED USES AND DEVELOPMENT STANDARDS OF THE WINE COUNTRY - EQUESTRIAN (WC-E) ZONE TO INCLUDE A SPECIAL OCCASION FACILITY.	DAC REVIEW
EA35796	EA FOR TR 26812 ENVIRONMENTAL ASSESSMENT FOR CZ 06003, TR 26812 EA 35796, CZ 6003, TR 26812	APPROVED
EA38378	ENVIRONMENTAL ASSESSMENT FOR TR30115 & CZ06619	ABANDONED
EA38474	EA FOR GPA00600	ABANDONED
EA42391	EA FOR PP24752	WITHDRAWN
EA42635	EA FOR CZ07810	APPROVED
EA42815	EIR FOR CUP02303R1, NE00010 & CZ200010.	ASSIGNED
GEO01055	GEOLOGICAL REPORT REVIEW	APPROVED
GPA00600	AMEND SWAP DESIG FROM 10 AC MIN TO .5 AC MIN	ABANDONED
HANS00085	IPR/HANS FOR TR30115	ABANDONED
HANS02039	HANS02039 - PAR01291	APPROVED
NE00009	NOISE EXCEPTION TO PERMIT USE OF AMPLIFIED SOUNDS FOR OUTDOOR EVENTS FOR A SPECIAL OCCASION FACILITY.	DAC REVIEW
PAR01291	PAR FOR HANS02039 REVIEW	WITHDRAWN
PDA04679	OLD REPORT PROVIDED FROM EIC	APPLIED
PDA04681	PHASE I	APPLIED
PDB02005	BIOLOGICAL ASSESSMENT UPDATE FOR TR30115	EXPIRED
PDB02022	FOCUSED QCB STUDY ON TR26812 FOR TR30115	EXPIRED
PDB02049	SKR RECONNAISSANCE SURVEY, GALWAY DOWNS	EXPIRED
PDB05703	STEP I HABITAT ASSESSMENT , STEP II PART A FOCUSED BURROW SURVEY, & PART B FOCUSED BURROWING OWL SURVEY REPORT:10/5/10 SURVEY:8/2010 PREPARED BY:TERACOR	APPROVED
PDB05719	R/R & VERNAL POOL & UWIG ASSESSMENT REPORT:12/14/10 PREPARED BY: TERACOR	APPROVED
PP13955	AGRICULTURAL DWELLING AGRICULTURE DWELLING TR 26812, CZ 6003, ASA 17, BSA 24, GEO 794	APPROVED
PP24752	MULTI-USE GRASS FIELD FOR EXISTING EQUESTRIAN FACILITY THE SUBJECT PROPERTY IS USED AS A MAJOR EQUESTRIAN FACILITY (GALWAY DOWNS) AS APPROVED CUP2303-W.	WITHDRAWN
PP25096	TEMECULA 5K CROSS COUNTRY MUD RUN/WALK APRIL 12, 2012. 1,500 PEOPLE 7AM TO 4PM, 7AM-9AM SET UP 9AM TO 12:30PM RACES WITH 200 RUNNERS EVERY 1/2 HOUR, 1PM TO 4PM CLEAN UP	APPROVED
PP25318	TOE FOR COLOR YE IRISH CROSS COUNTRY 5K RUN EVENT	APPROVED
PP25341	CROSS COUNTRY RUNNING EVENT	APPROVED
PP25888	TOE FOR RUGGED MANIAC MUD RUN AT GALWAY DOWNS	APPROVED
TR26812	DIVIDE 240 ACRES INTO 24 PARCELS DIVIDE 240 ACRES INTO 23 LOTS. EA 35796, CZ 6003 GEO 794, BSA 24, ASA 17, PP 3543, CUP 1127	EXPIRED
TR30115	DIVIDE 241.68 INTO 97 RESIDENTIAL LOTS/1 REC LOT	ABANDONED

Survey Cases

Case	Case Description	Status
MAP30115		ISSUED

Transportation Cases

Case	Case Description	Status
ST00969	CUP2303R1 GALWAY DOWNS	APPLIED



Riverside County Parcel Report

Full Report

927160002, 927160002, 927160002, 927160002, 927160002, 927160002, 927160002, 927160002, 927160002, 927160002, 927160002, 927160002

Maps, permit information and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASSESSOR DATA

APN	927-160-002-1	Owner Name(s)	NOT AVAILABLE ONLINE
Previous APN	205033006,205033008,205033010,205033011,20, more	Mailing Address	38801 LOS CORRALITOS RD, TEMECULA CA 92590
Address	38801 LOS CORRALITOS RD TEMECULA CA 92592		
Lot Size	129.30		
Legal Description			
Recorded Book/Page:		Lot/Parcel:	Tract Number:
Subdivision:		Block:	
Property Characteristics			
Year Constructed: 1776	Property Area (sq ft):	Pool: NO	
Stories:	Construction Type: N/A	Central Cool: NO	
Baths:	Roof Type:	Central Heat: NO	
Bedrooms:	Garage Type:		
APN	927-160-002-1	Owner Name(s)	NOT AVAILABLE ONLINE
Previous APN	205033006,205033008,205033010,205033011,20, more	Mailing Address	38801 LOS CORRALITOS RD, TEMECULA CA 92590
Address	38801 LOS CORRALITOS RD TEMECULA CA 92592		
Lot Size	129.30		
Legal Description			
Recorded Book/Page:		Lot/Parcel:	Tract Number:
Subdivision:		Block:	
Property Characteristics			
Year Constructed: 2020	Property Area (sq ft): 1860 sq ft.	Pool: NO	
Stories:	Construction Type: Wood or Light Steel (D)	Central Cool: YES	
Baths: 2	Roof Type: Rock/Composite	Central Heat: YES	
Bedrooms: 4	Garage Type:		
APN	927-160-002-1	Owner Name(s)	NOT AVAILABLE ONLINE
Previous APN	205033006,205033008,205033010,205033011,20, more	Mailing Address	38801 LOS CORRALITOS RD, TEMECULA CA 92590
Address	38801 LOS CORRALITOS RD TEMECULA CA 92592		
Lot Size	129.30		

Legal Description		
Recorded Book/Page:	Lot/Parcel:	Tract Number:
Subdivision:	Block:	

Property Characteristics

Year Constructed: 2021	Property Area (sq ft): 1860 sq ft.	Pool: NO
Stories:	Construction Type: Wood or Light Steel (D)	Central Cool: YES
Baths: 2	Roof Type: Rock/Composite	Central Heat: YES
Bedrooms: 4	Garage Type:	

APN	927-160-002-1	Owner Name(s)	NOT AVAILABLE ONLINE
Previous APN	205033006,205033008,205033010, 205033011,20, more	Mailing Address	38801 LOS CORRALITOS RD, TEMECULA CA 92590
Address	38801 LOS CORRALITOS RD TEMECULA CA 92592		
Lot Size	129.30		

Legal Description		
Recorded Book/Page:	Lot/Parcel:	Tract Number:
Subdivision:	Block:	

Property Characteristics

Year Constructed: 2022	Property Area (sq ft): 1860 sq ft.	Pool: NO
Stories:	Construction Type: Wood or Light Steel (D)	Central Cool: YES
Baths: 2	Roof Type: Rock/Composite	Central Heat: YES
Bedrooms: 4	Garage Type:	

APN	927-160-002-1	Owner Name(s)	NOT AVAILABLE ONLINE
Previous APN	205033006,205033008,205033010, 205033011,20, more	Mailing Address	38801 LOS CORRALITOS RD, TEMECULA CA 92590
Address	38801 LOS CORRALITOS RD TEMECULA CA 92592		
Lot Size	129.30		

Legal Description		
Recorded Book/Page:	Lot/Parcel:	Tract Number:
Subdivision:	Block:	

Property Characteristics

Year Constructed: 2023	Property Area (sq ft): 1798 sq ft.	Pool: NO
Stories:	Construction Type: Wood or Light Steel (D)	Central Cool: YES
Baths: 2	Roof Type: Rock/Composite	Central Heat: YES
Bedrooms: 4	Garage Type:	

PARCEL DATA

City Boundary	NOT IN A CITY
City Spheres of Influence	NOT IN A CITY SPHERE
Elevation	1225 ft
Indian Tribal Land	NOT IN A TRIBAL LAND
March Joint Powers Authority	NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY
Supervisory District	CHUCK WASHINGTON, DISTRICT 3
Thomas Bros. Map Page/Grid	PAGE: 960, GRID: D7 PAGE: 980, GRID: C1

Township/Range	T8SR2W SEC 12 RHO T8SR2W SEC 13 RHO
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PLANNING

Agricultural Preserve	NOT IN AN AGRICULTURAL PRESERVE
Airport Compatibility Zones	NOT IN AN AIRPORT COMPATIBILITY AREA
Airport Influence Areas	NOT IN AN AIRPORT INFLUENCE AREA
Area Plan (RCIP)	Southwest Area
Community Advisory Councils	NOT IN A COMMUNITY ADVISORY COUNCIL
Community Facilities Districts	NOT IN A COMMUNITY FACILITY DISTRICT
General Plan Policy Areas	TEMECULA VALLEY WINE COUNTRY POLICY AREA - EQUESTRIAN DISTRICT
General Plan Policy Overlays	NOT IN A GENERAL PLAN POLICY OVERLAY
Historic Preservation Districts	NOT IN A HISTORIC PRESERVATION DISTRICT
Land Use Designations	RR

Residential Permit Stats

Expected Units:
 BRS Permit Units: Final Issued Active
 Current Permits:
 Cumulative Total:
 % of Expected:

Environmental Justice Communities	NOT IN AN ENVIRONMENTAL JUSTICE COMMUNITY
Specific Plans	NOT IN A SPECIFIC PLAN
Zoning Classifications (ORD. 348)	Contact the Planning Dept at https://planning.rctlma.org/Contact-Us for more information WC-E,CZ Number 7810
Zoning Overlays	NOT IN A ZONING OVERLAY
Zoning Districts and Zoning Areas	RANCHO CALIFORNIA AREA

ENVIRONMENTAL

Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP) Plan Area	NOT IN A COACHELLA VALLEY MSHCP FEE AREA
CVMSHCP Conservation Area	NOT COACHELLA VALLEY CONSERVATION AREA
CVMSHCP Fluvial Sand Transport Special Provision Areas	NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA
Habitat Acquisition and Negotiation Strategy/Expedited Review Process	Project: HANS02039 Conserve: NO Status: JPR Approval Notes: Development Intake Num: 02039 LMS Case: HANS02039
Vegetation (2005)	AGRICULTURE MAPPING UNIT CALIFORNIA BUCKWHEAT ASSOCIATION URBAN OR DEVELOPMENT MAPPING UNIT

	VACANT (DISTURBED BARE GROUND, <2% VEGETATIVE COVER) MAPPING UNIT
Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP) Plan Area	WESTERN RIVERSIDE COUNTY
WRMSHCP Cell Group	NOT IN A CELL GROUP
WRMSHCP Cell Number	7134 7185

FIRE

Fire Hazard Classification (Ord. 787) HIGH|MODERATE

Fire Responsibility Area SRA

DEVELOPMENT FEES

CVMSHCP Fee Area (Ord 875) NOT IN A COACHELLA VALLEY MSHCP FEE AREA

Development Agreements NOT IN A DEVELOPMENT AGREEMENT

Development Impact Fee Area (Ord. 659) SOUTHWEST AREA, AREA 19

Eastern Transportation Uniform Mitigation Fee (TUMF) (Ord. 673) NOT IN THE EASTERN TUMF FEE AREA

Road & Bridge Benefit District NOT IN A ROAD BRIDGE BENEFIT DISTRICT

Stephen's Kangaroo Rat Fee Area (Ord. 663.10) NOT IN THE SKR FEE AREA

Western Transportation Uniform Mitigation Fee (TUMF) (Ord. 824) IN OR PARTIALLY WITHIN A TUMF FEE AREA

WRMSHCP Fee Area (Ord. 810) WESTERN RIVERSIDE COUNTY

TRANSPORTATION

Circulation Element Ultimate Right-of-Way NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

Community and Environmental Transportation Acceptability Process Corridors NOT IN A CETAP CORRIDOR

Road Book Page 133C

Transportation Agreements NOT IN A TRANS AGREEMENT

HYDROLOGY

Flood Control District RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

Flood Plan Review *MAYBE REQUIRED, CONTACT RIVERSIDE COUNTY FLOOD CONTROL TO VERIFY|OUTSIDE FLOODPLAIN, REVIEW NOT REQUIRED

Water District EASTERN MUNICIPAL WATER DISTRICT

Watershed SANTA MARGARITA

GEOLOGIC

Fault Zone NOT IN A FAULT ZONE

Faults NOT IN A FAULT LINE

Liquefaction Potential MODERATE|VERY HIGH|VERY LOW

Paleontological Sensitivity HIGH SENSITIVITY (HIGH A): BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE|LOW POTENTIAL (L): FOLLOWING A LITERATURE SEARCH,

RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

Subsidence SUSCEPTIBLE

MISCELLANEOUS

2010 Census Tract	432.93
Communities	RANCHO CALIFORNIA
Farmland	LOCAL IMPORTANCE OTHER LANDS
Lighting (Ord. 655)	ZONE: A
School District	TEMECULA VALLEY UNIFIED
Special Notes	NO SPECIAL NOTES
Tax Rate Areas	094033 - CO FREE LIBRARY 094033 - CO STRUCTURE FIRE PROTECTION 094033 - CO WASTE RESOURCE MGMT DIST 094033 - CSA 152 094033 - ELS MURRIETA ANZA RESOURCE CONS 094033 - ELSINORE AREA ELEM SCHOOL FUND 094033 - EMWD 094033 - EMWD IMP DIST B 094033 - FLOOD CONTROL ADMIN 094033 - FLOOD CONTROL ZN 7 094033 - GENERAL 094033 - GENERAL PURPOSE 094033 - MT SAN JACINTO JR COLLEGE 094033 - MWD EAST 1301999 094033 - RCWD JT WATER 094033 - RCWD R DIV DS 094033 - RIV CO REGIONAL PARK & OPEN SP 094033 - RIVERSIDE CO OFC OF EDUCATION 094033 - SO. CALIF,JT(19,30,33,36,37,56) 094033 - TEMECULA UNIFIED 094033 - TEMECULA UNIFIED B&I

Vapor Intrusion Mitigation Systems NOT IN A VAPOR INTRUSION MITIGATION SYSTEM

DEPARTMENT OF ENVIRONMENTAL HEALTH PERMITS

Septic Systems

Record Id	Application Date	Plan Check Approved Date	Final Inspection Date	Approved Date
ON0013306	24 Apr 2023	28 Dec 2023		28 Dec 2023
ON0013307	24 Apr 2023	28 Dec 2023		28 Dec 2023
ON0011881	14 Feb 2022	02 Mar 2022		02 Mar 2022
ON0013305	24 Apr 2023	28 Dec 2023		28 Dec 2023
ON0011886	15 Feb 2022	02 Mar 2022		02 Mar 2022
ON0011319	24 Aug 2021	24 Aug 2021		24 Aug 2021
ON0012298	02 Jun 2022	01 Sep 2022		01 Sep 2022
ON0011873	10 Feb 2022	02 Mar 2022		02 Mar 2022
ON0010013	05 Aug 2020	06 Aug 2020		06 Aug 2020

Well Water

Record Id	PE	Permit Paid Date	Permit Approved Date	Well Finaled Date
N/A	N/A	N/A	N/A	N/A

PLUS PERMITS & CASES

Administration Cases

Case	Case Description	Status
MT160483	T8SR2W SEC 12/13 - BNR140021	VOID
MT160484	T8SR2W SEC 12/13 - BNR140021	PAID
MT210567	CUP01127 - FOR BMR1900794 SP#1	PAID
MT220827	CUP01127 SP#13 FOR BMR2200351	PAID
MT220828	CUP01127 SP#13 - FOR BMR2200350	PAID
MT220829	CUP01127 SP#1 - FOR BMR1900794	PAID
MT220830	CUP01127 SP#5 - FOR BMR2100487	PAID
MT220831	CUP01127 SP#2 - FOR BMR2100488	PAID
MT220833	CUP01127 SP#7 - FOR BMR2101111	PAID
MT220834	CUP01127 SP#7 - FOR BMR2101111	PAID
MT220835	CUP01127 SP#10 - FOR BMR2101426	PAID
MT220836	CUP01127 SP#10 - FOR BMR2101426	PAID
MT221027	CUP01127 SP#9 FOR BMR2200348	PAID
MT221028	CUP01127 SP# 9 FOR BMR2200348	PAID
MT221734	CUP01127 SP#4 - FOR BMR2200810	VOID
MT221735	CUP01127 SP#4 - FOR BMR2200810	VOID

Building and Safety Cases

Case	Case Description	Status
011076	MOBILE HOME INSTALLATION	FINAL
217490	DEMO-ADMIN BLDG (26 X 16)	FINAL
217556	TEMP POWER	FINAL
252692	ADD 9X20 ENCL AWNING	FINAL
253264	SPECIAL INSP-CODE COMPL	FINAL
268777	SI CODE COMPL(10X16'CABANA TO MH)	FINAL
354371	EXPIRED MOBILE HOME INSTALLATION	EXPIRED
354913	EXPIRED MOBILE HOME SITE PREP	EXPIRED
378749	MOBILE HOME INSTALLATION	FINAL
379113	MOBILE HOME SITE PREP (SEPTIC)	FINAL
BEL173252	NEW 800 AMP SERV PANEL FOR SITE ELEC FOR FUTURE EV ENTS APPROVED PER A CUP OR TOE. BUILDING PERMITS REQUIRED FOR ADDITIONAL INSTALLATIONS OF ELEC- TRICAL EQUIPMENT AND/OR TEMPORARY OR PERMANANT STRUCTURES (INCLUDING TENT/SPRUNG STRUCTURES) AS R EQUIRED BY THE CALIFORNIA BUILDING CODES.	EXPIRED
BEL2001261	REPLACE AN EXISTING ELECTRIC PANEL FOR CLUB HOUSE	FINAL
BFE140059	AG REG BLDG 1 FOR HAY 984 SQFT	PAID
BFE140060	AG REG BLDG 2 FOR HAY 984 SQFT	PAID
BGR110012	ROUGH GRADING FOR MULTI-USE GRASS FIELD (SPORT PK)	EXPIRED
BGR160131	GRADING FOR GALWAY DOWNS EVENT FACILITY PART GWP	PLN CK APPROVED

BHR2400092	BHR FOR NO GRADE ASSESMENT INSPECTION FOR PAVILLION (BNR2300091)	VOID
BHR2400265	CWP MAINTENANCE BUILDING (1560SQFT) WORKSHOP AND STORAGE (NO UTILITIES)	ISSUED
BHR2400267	CWP PAVILION(13,322 SF)-GALWAY DOWNS	ISSUED
BMR150609	SP 1/1127 MH INSTALLATION/REPLMENT	EXPIRED
BMR150610	SP 2/1127 MH INSTALLATION-REPLMENT	EXPIRED
BMR1900793	SP#1 - MH INSTALL - REPLACEMENT	EXPIRED
BMR1900794	SP#1 - PERM FOUNDATION TO MH SPA#18-17F (CHATELS - NO 433)	EXPIRED
BMR2100225	SP#7 - NEW INSTALL	VOID
BMR2100248	SP#5 - PERM FOUNDATION - SPA#109-5F (CHATELS - NO 433)	EXPIRED
BMR2100487	SP#5 - MH INSTALL - REPLACEMENT	EXPIRED
BMR2100488	SP#2 - MH INSTALL - REPLACEMENT	EXPIRED
BMR2100489	SP#2 - PERM FOUNDATION - SPA#109-5F (CHATELS - NO 433)	EXPIRED
BMR2101111	SP#7 - MOBILE HOME INSTALL	EXPIRED
BMR2101112	SP#7 - PERM FOUNDATION - SPA#112-2F (CHATELS - NO 433)	EXPIRED
BMR2101426	SP#10 - MOBILE HOME INSTALL	EXPIRED
BMR2101427	SP#10 - PERM FOUNDATION/CHATELS- SPA#112-2F (NO 433 REQUIRED)	EXPIRED
BMR2200055	SP#12 - MOBILE HOME INSTALL	EXPIRED
BMR2200056	SP#12 - PERM FOUNDATION - SPA#112-2F (CHATTLES - NO 433 REQ)	EXPIRED
BMR2200348	SP#9 - MOBILE HOME INSTALL	EXPIRED
BMR2200349	SP#9- PERM FOUNDATION / CHATELS SPA#112-2F (NO 433 REQUIRED)	EXPIRED
BMR2200350	SP#13 - MOBILE HOME INSTALL	EXPIRED
BMR2200351	SP#13 - PERM FOUNDATION/CHATELS -SPA #112-F (NO 433 REQUIRED)	EXPIRED
BMR2200743	SP#15 MH INSTALL	EXPIRED
BMR2200744	SP# 15 PERM FOUNDATION / CHATELS SPA#112-2F (NO 433 REQUIRED)	EXPIRED
BMR2200810	SP#4 - MOBILE HOME INSTALL	EXPIRED
BMR2200811	SP#4 - PERM FOUND/CHATELS - NO 433 SPA#112-2F	EXPIRED
BMR2200891	SP#8 - MOBILE HOME INSTALL	EXPIRED
BMR2200893	SP#8 - PERM FOUNDATION - CHATELS SPA#112-2F (NO 433 REQUIRED)	EXPIRED
BMR2200894	SP#6 - MOBILE HOME INSTALL	EXPIRED
BMR2200895	SP#6 - PERM FOUNDATION-CHATELS SPA#112-2F (NO 433 REQUIRED)	EXPIRED
BMR2300225	SP#17 - MOBILE HOME INSTALL	EXPIRED
BMR2300226	SP#17 - PERM FOUNDATION-SPA#109-5F (NO 433 REQUIRED)	EXPIRED
BMR2300227	SP#16 - MOBILE HOME INSTALL	EXPIRED
BMR2300228	SP#16 - PERM FOUNDATION-SPA#109-5F (NO 433 REQUIRED)	EXPIRED
BMR2300229	SP#14 - MOBILE HOME INSTALL	EXPIRED
BMR2300230	SP#14 - PERM FOUNDATION-SPA#109-5F (NO 433 REQUIRED)	EXPIRED
BNR140018	CONVERT EXISTING RESTAURANT TO CLUBHOUSE	FINAL
BNR140019	CONVERT EXISTING HOUSE TO GROOMS QUARTERS	EXPIRED
BNR140020	RENOVATING EXISTING RETAIL BUILDING	EXPIRED
BNR140021	CONVERT EXISTING BARN TO RESTAURANT W/ PATIO	FINAL
BNR2300091	GALWAY DOWNS - CWP 13,322 SF. PAVILION	CLEARANCES REQUIRED

BNR2400039	CWP MAINTENANCE BUILDING (1560SQFT) WORKSHOP AND STORAGE (NO UTILITIES)	PLN CK APPROVED
BNR2400085	CWP MAINTENANCE BUILDING W/ STORAGE AND OFFICE SPACE (1513SQFT) W/ ELECTRICAL	PEND CORRECTION
BRI140744	\REQUEST FRO RECORDS	PAID
BRI140773	REQUEST FOR RECORDS	PAID
BRI150160	REQUEST FOR RECORDS	PAID
BRI150564	REQUEST FOR RECORDS	PAID
BRI151244	REQUEST FOR RECORDS	PAID
BRI2300278	REQUEST FOR RECORDS	APPLIED
BSP2400340	NEW CONSTRUCTION OF COMMERCIAL POOL, SPA AND KIDDIE POOL (CUP01127S01)	FINAL
BWL150018	ENGINEERED 7FT TRASH ENCLOSURE	EXPIRED
BWL150668	ENG RET WALL NEAR EXST BARN CONVERSN TO RESTAURANT	EXPIRED
BZ197695	SPACE 1 TRAILER PATIO	FINAL
BZ202255	SPACE 15, 16, 17 - 100 AMP SERVICE	FINAL
BZ390623	SPECIAL INSPECTION EXISTING STRUCTURE	FINAL
BZH12611	SP-5 M/H INSTL (WOLF 12*50)	FINAL

Code Cases

Case	Case Description	Status
CV1206563		Closed - RMAP Field
CV1403537		Closed - Field
CV1702804		Closed Non-Compliance
CVCO200105		Closed Unfounded
CVZO220477		Closed Unfounded
CVZO220875		Open

Fire Cases

Case	Case Description	Status
FPCBP1800043	GALWAY DOWNS CLUBHOUSE	FINAL
FPCBP2400232	(S15) BNR2300091 GALWAY DOWNS - CWP 13,322 SF. PAVILION	VOID
FPCBP2400351	BNR2400039 CONSTRUCTION WITHOUT PERMIT TO A 1,590 SQ.FT. MAINTENANCE BUILDING	PLN CK APPROVED
FPCBP2400353	BNR2300091 CONSTRUCTION WITHOUT PERMIT TO A 13,322 SQ.FT. PAVILION.	PEND CORRECTION
FPCBP2400719	BNR2400085 CWP MAINTENANCE BUILDING W/ STORAGE AND OFFICE SPACE (1513SQFT) W/ ELECTRICAL	PAYMENT PENDING
FPEVT1900028	KIA TELLURIDE FILM MOTION PICTURE 19-FILM-03	FINAL
FPEVT1900053	FPEVT1900053 19-TOE-03 HAYES WEDDING FIREWORKS	FINAL
FPEVT1900086	FPEVT1900086 MTE190020 TEMECULA HALF 5K	PLN CK APPROVED
FPFSS2001099	BMR1900793 MH REPLACEMENT	FINAL
FPFSS2101684	BMR2100488 REPLACEMENT - BMR PERMIT EXPIRED, CUSTOMER WILL NEED TO REAPPLY	EXPIRED
FPFSS2102368	(S15) BMR2100487 SP#5 - MH INSTALL - REPLACEMENT	PEND CORRECTION

FPFSS2200429	(S15) BMR2101111 C.U.P # 01127 SPACE #7	PLN CK APPROVED
FPFSS2200430	(S15) BMR2101426 MOBILE HOME INSTALL (CUP#01127) IN MHP SPACE #10	PLN CK APPROVED
FPFSS2200431	(S15) BMR2200055 MOBILE HOME INSTALL IN PARK CUP#01127	PLN CK APPROVED
FPFSS2201209	(S15) BMR2200350 MOBILE HOME INSTALLATION (SP 13)	FINAL
FPFSS2201214	(S15) BMR2200348 MOBILE HOME INSTALLATION	PLN CK APPROVED
FPFSS2202320	(S15) BMR2200810 NEW MOBILE HOME INSTALL IN PARK WITH FIRE SPRINKLERS	EXPIRED
FPFSS2202631	(S150 BMR2200743 NEW MOBILE HOME IN M.H.P LOT 15	PLN CK APPROVED
FPFSS2301076	SPACE #14, GALWAY DOWNS MH PARK	VOID
FPFSS2400698	**VOIDED** (S15) BMR2300229 GALWAY DOWNS, RANCH HOUSE 14, GALWAY MOBILE HOME PARK	VOID
FPFSS2400699	VOIDED BMR2300227 FIRE SPRINKLER FOR MANUFACTURED HOME, SPACE 16, GALWAY MOBILE HOME PARK	VOID
FPFSS2400700	**VOIDED** (S15) BMR2300225 FIRE SPRINKLER FOR MANUFACTURED HOME, SPACE 17, GALWAY MOBILE HOME PARK	VOID
FPFSS2402904	BMR2300229 SPACE #14, GALWAY MH PARK - FIRE SPRINKLERS	PLN CK APPROVED
FPFSS2402905	**VOIDED** SPACE #16, GALWAY DOWNS MH PARK - FIRE SPRINKLERS	VOID
FPRBP2000534	BMR1900793 MH REPLACEMENT SPC #1	FINAL
FPRBP2100773	(S15) BMR2100488 REPLACEMENT BMR PERMIT EXPIRED, CUSTOMER WILL NEED TO REAPPLY	FINAL
FPRBP2101052	(S15) BMR2100487 SP#5 - MH INSTALL - REPLACEMENT	PLN CK APPROVED
FPRBP2200143	(S15) BMR2101111 MOBILE HOME INSTALL IN PARK SPACE #7 C.U.P # 01127	PLN CK APPROVED
FPRBP2200144	(S15) BMR2101426 MOBILE HOME INSTALL (CUP#01127) SPACE #10 IN MHP	PLN CK APPROVED
FPRBP2200145	(S15) BMR2200055 MOBILE HOME INSTALL IN PARK SPACE 12 CUP#01127	PLN CK APPROVED
FPRBP2200646	(S15) BMR2200350 MOBILE HOME INSTALLATION	FINAL
FPRBP2200647	(S15) BMR2200348 MOBILE HOME INSTALLATION	PLN CK APPROVED
FPRBP2201302	(S15) BMR2200743 NEW MOBILE HOME IN M.H.P LOT15	PLN CK APPROVED
FPRBP2201314	(S15) BMR2200810 NEW MOBILE HOME INSTALL IN PARK WITH FIRE SPRINKLERS	EXPIRED
FPRBP2201479	**** ISSUED IN ERROR ****	VOID
FPRBP2400357	(S15) BMR2300229 SP#14 - MOBILE HOME INSTALL	PLN CK APPROVED
FPRBP2400358	(S15) BMR2300225 SP#17 - MOBILE HOME INSTALL	PEND CORRECTION
FPRBP2401733	**VOIDED** BMR2300227/BMR2300228 MOBILE HOME INSTALL /PERM FOUNDATION-SPA#109-5F (NO 433 REQUIRED)	VOID
FPRBP2401735	DUPLICATE PERMIT. SEE FPRBP2400358	VOID

Planning Cases

Case	Case Description	Status
CFG05755	CA FISH AND GAME FEE FOR EA42391	PAID
CFG06012	CFG FEE (\$50.00) FOR EA42635(CZ07810).	PAID
CFG06193	CFW FEE (\$50.00) FOR EA42815 (CUP02303R1/NE00009).	PAID
CUP01127	PROPOSAL FOR MOBILE HOME PARK	APPROVED

CUP01127S01	COMMERCIAL POOL, SPA, AND KIDS POOL EQUIPMENT INFORMATION ELECTRICAL, GAS, PLUMBING INFORMATION INCLUDED. FENCING/ENCLOSURE INFORMATION INCLUDED.	APPROVED
CUP01615	PROPOSAL FOR HORSE RACE TRACK	EXPIRED
CUP02303	PROPOSAL FOR HORSE RACING, TRAINING AND BOARDING	APPROVED
CUP02303R1	CONDITIONAL USE PERMIT TO ENTITLE A CLASS II EQUESTRIAN FACILITY FOR AN EXISTING PERMITTED EQUESTRIAN FACILITY TO INCORPORATE SPECIAL OCCASION FACILITY AND SPORTS FIELDS WITH EXISTING USES. EXISTING PERMITTED USES AND STRUCTURES INCLUDES A HORSE RACE TRACK, RESTAURANT, RETAIL SPACE AND ANCILLARY AREA, MOBILE HOME PARK WITH CLUB HOUSE, GROOMS QUARTER, BARN STRUCTURES, OFFICE SPACE, HORSE CORRALS. THE SPECIAL OCCASION FACILITY WILL HOST INDOOR/OUTDOOR EVENTS, WINE/BEER FESTIVALS, MUSIC FESTIVALS, STAGE OR THEATRICAL SHOWS, FAIRS, CARNIVALS, RODEOS, SHOWS/RACES, ANIMAL SALES, AND TENT REVIVALS AND WILL INCLUDE OUTDOOR AMPLIFIED MUSIC. HOURS OF OPERATION WILL BE SUNDAY THROUGH THURSDAY 8 AM - 10 PM, AND FRIDAY THROUGH SATURDAY FROM 8 AM - 12 AM. A TOTAL OF 8,173 TOTAL POTENTIAL PARKING SPACES ARE PROPOSED (311 PARKING SPACES WITHIN PERMANENT PARKING AREAS WITH THE REMAINDER TO BE ON DIRT GRAVEL AREAS ACROSS THE SITE DEPENDING ON THE SPECIFIC EVENT BEING HELD).	PEND CORRECTION
CUP02303S04	APPLICANT IS SEEKING APPROVAL OF A SUBSTANTIAL CONFORMANCE REQUEST TO CLARIFY ACTIVITIES ALLOWED UNDER THE CUP APPROVED BY THE COUNTY FOR GALWAY DOWNS, A MULTI-PURPOSE EQUESTRIAN FACILITY LOCATED AT 38801 LOS CORRALITOS ROAD IN UNINCORPORATED RIVERSIDE COUNTY, CALIFORNIA.	APPROVED
CUP02303S05	COMMERCIAL POOL, SPA, AND KIDS POOL EQUIPMENT INFORMATION ELECTRICAL, GAS, PLUMBING INFORMATION INCLUDED. FENCING/ENCLOSURE INFORMATION INCLUDED.	ABANDONED
CUP02303S1	SC FOR SPECIAL OCCASION/EVENTS FACILITY ATHLETIC/S PORTING EVENTS	WITHDRAWN
CUP02303S2	SUBSTANTIAL CONFORMANCE TO RENOVATE FOUR (4) EXISTING BUILDINGS CONSISTING OF A BARN, CLUBHOUSE, RESTAURANT AND RETAIL BUILDING.	APPROVED
CUP02303S3	SUBSTANTIAL CONFORMANCE TO RENOVATE GROOMSMEN QUARTER, TO REDUCE THE SIZE OF RENOVATED BARN AND TO INCLUDE A RESTAURANT WITHIN THE RENOVATED BARN AND TO INCLUDE AN ANCILLARY AREA WITHIN THE EXISTING RETAIL BUILDING TO BE USED AS A WAITING AND OVERFLOW ROOM FOR DINING	APPROVED
CZ06003	CHANGE ZONE FROM R-R TO R-A-10 CHANGE ZONING FROM R-R TO R-A-10 EA 35796, TR 26812 GEO 794, BSA 24, ASA 17, PP 3543, CUP 1127	APPROVED
CZ06619	CHANGE ZONING FROM RA-10 TO RA-20,000	ABANDONED
CZ07810	CZ FROM R-A-10 TO WC-E ZONE	ADOPTED
CZ2000010	CZ FOR PROPOSAL TO MODIFY THE PERMITTED USES AND DEVELOPMENT STANDARDS OF THE WINE COUNTRY - EQUESTRIAN (WC-E) ZONE TO INCLUDE A SPECIAL OCCASION FACILITY.	DAC REVIEW
EA35796	EA FOR TR 26812 ENVIRONMENTAL ASSESSMENT FOR CZ 06003, TR 26812 EA 35796, CZ 6003, TR 26812	APPROVED
EA38378	ENVIRONMENTAL ASSESSMENT FOR TR30115 & CZ06619	ABANDONED
EA38474	EA FOR GPA00600	ABANDONED
EA42391	EA FOR PP24752	WITHDRAWN
EA42635	EA FOR CZ07810	APPROVED

EA42815	EIR FOR CUP02303R1, NE00010 & CZ200010.	ASSIGNED
GEO01055	GEOLOGICAL REPORT REVIEW	APPROVED
GPA00600	AMEND SWAP DESIG FROM 10 AC MIN TO .5 AC MIN	ABANDONED
HANS00085	IPR/HANS FOR TR30115	ABANDONED
HANS02039	HANS02039 - PAR01291	APPROVED
MTE210180	MINOR TEMP EVENT - CHARITY HALLOWEEN EVENT OCT 1-3, 7-10, 21-24, AND 28-31ST	ABANDONED
NE00009	NOISE EXCEPTION TO PERMIT USE OF AMPLIFIED SOUNDS FOR OUTDOOR EVENTS FOR A SPECIAL OCCASION FACILITY.	DAC REVIEW
PAR01291	PAR FOR HANS02039 REVIEW	WITHDRAWN
PDA04679	OLD REPORT PROVIDED FROM EIC	APPLIED
PDA04681	PHASE I	APPLIED
PDB02005	BIOLOGICAL ASSESSMENT UPDATE FOR TR30115	EXPIRED
PDB05703	STEP I HABITAT ASSESSMENT , STEP II PART A FOCUSED BURROW SURVEY, & PART B FOCUSED BURROWING OWL SURVEY REPORT:10/5/10 SURVEY:8/2010 PREPARED BY:TERACOR	APPROVED
PDB05719	R/R & VERNAL POOL & UWIG ASSESSMENT REPORT:12/14/10 PREPARED BY: TERACOR	APPROVED
PP14085	TEMP USE: CARNIVAL, OCT 15 & 16,1994 CARNIVAL IN CONJUNCTION WITH CUP 2303 CUP 2303	APPROVED
PP14778	MINOR OUTDOOR EVENT - RODEO	VOID
PP14779	MINOR OUTDOOR EVENT - RODEO	APPROVED
PP24752	MULTI-USE GRASS FIELD FOR EXISTING EQUESTRIAN FACL THE SUBJECT PROPERTY IS JUSED AS A MAJOR EQUESTRI AN FACILITY (GALWAY DOWNS) AS APPROVED CUP2303-W.	WITHDRAWN
PP25096	TEMECULA 5K CROSS COUNTRY MUD RUN/WALK APRIL 12, 2012. 1,500 PEOPLE 7AM TO 4PM, 7AM-9AM SET UP 9AM TO 12:30PM RACES WITH 200 RUNNERS EVERY 1/2 HOUR, 1PM TO 4PM CLEAN UP	APPROVED
PP25318	TOE FOR COLOR YE IRISH CROSS COUNTRY 5K RUN EVENT	APPROVED
PP25341	CROSS COUNTRY RUNNING EVENT	APPROVED
PP25888	TOE FOR RUGGED MANIAC MUD RUN AT GALAWAY DOWNS	APPROVED
TR26812	DIVIDE 240 ACRES INTO 24 PARCELS DIVIDE 240 ACRES INTO 23 LOTS. EA 35796, CZ 6003 GEO 794, BSA 24, ASA 17, PP 3543, CUP 1127	EXPIRED
TR30115	DIVIDE 241.68 INTO 97 RESIDENTIAL LOTS/1 REC LOT	ABANDONED

Survey Cases		
Case	Case Description	Status
N/A	N/A	N/A

Transportation Cases		
Case	Case Description	Status
BIC140438	LIC: 041398	COMPLETED
BMP160129	CONST NPDES FOR BGR160131	VOID
BMP2400116	BMP FOR CODE VIOLATION FOLLOW UP AND GRADING ASSESMENT CVZO220875	VOID
BRPC220580	ALEX AZEVEDO EQUESTRIAN IS A HORSE TRAINING AND SALES BARN.	RENEWAL DUE
BRPC220652	EVENT FACILITY	PAYMENT PENDING

BRPC220838	FOOD VENDOR	PAYMENT PENDING
ENC19030976	Z5-E333 R&R 1- PWR POLE WITHIN PAUBA ROAD RIGHT OF WAY	COMPLETED
ENC21070052	Z51-E27 ACCESS POLE FOR THE PURPOSE OF SPLICING EXISTING CABLE	COMPLETED
ENC21070078		PENDING
ENC22110788	ACCESS EXISTING POLES TO PLACE AND SPLICE NEW AERIAL CABLE W/IN THE LOS CABALLOS RD. R/W	COMPLETED
ENC23051543	EXCAVATE AND PLACING SPLIT WYE BORE WITHIN COUNTY ROW AND PLACE NEW CABLE TO SERVICE A CUSTOMER LOCATION AT 38801 CORRALITOS ROAD	ISSUED
ST00969	CUP2303R1 GALWAY DOWNS	APPLIED

Appendix 5: LID Feasibility Supplemental Information

Information that supports or supplements the determination of LID technical feasibility documented in Section D

Examples of material to provide in Appendix 5 may include but are not limited to the following:

- Technical feasibility criteria for DMAs
- Site specific analysis of technical infeasibility of all LID BMPs (if Alternative Compliance is needed)
- Documentation of Approval criteria for Proprietary Biofiltration BMPs

This information should support the Full Infiltration Applicability, and Biofiltration Applicability sections of this Template. Refer to Section 2.3 of the SMR WQMP and Sections D of this Template.

Proprietary Biofiltration Criteria

The applicant shall provide documentation of compliance with each criterion in this checklist as part of the project submittal. Proprietary Biofiltration BMPs shall not be proposed if the BMP will accept undeveloped off-site tributary flows, where potential silt/sediment could clog or otherwise negatively impact the BMP.

1	All BMPs must be sited/designed with the max. feasible infiltration/evapotranspiration⁷.	
	Requirement	Response
1a	What was the development status of the site prior to project application (i.e. raw ungraded land, or redevelopment with existing graded conditions)? – There will be more expectations to infiltrate if the project is a new development.	
1b	History of design discussions/coordination for the site proposed project, resulting in the final design determination (i.e. infiltration vs. flow-thru):	
1c	The consideration of site design alternatives to achieve infiltration or partial infiltration on site;	
1d	The physical impairments (i.e., fire road egress, public safety considerations, sewer lines, etc.) and public safety concerns (impermeable liners only to avoid geotech or contamination issues);	
1e	The extent low impact development BMP requirements were included in the project site design (site design worksheets can be attached).	
1f	When in the development process (e.g. entitlement or plan check, with dates of geotechnical work and development approval dates) did a geotechnical engineer analyze the site for infiltration feasibility?	
1g	What was the scope of the geotechnical testing?	
1h	What are Public Health and Safety requirements that affect infiltration locations?	
1i	What are the conclusions and recommendations from the geotechnical engineer, in regards to infiltrating/retaining on-site or allowing some or all of the flows to flow-thru as a proprietary BMP?	
1j	How will the proposed proprietary biofiltration BMPs achieve maximum feasible retention	

⁷ To address San Diego Regional Board letter dated April 28, 2017 regarding documentation to support infeasibility to retain or infiltrate storm water on-site. This document will be used to meet the Regional Board requirements for documentation. As such, not apply or non-responses will not be accepted.

	(evapotranspiration and infiltration) of the water quality volume, as required by MS4 Permits?	
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2	Proprietary Biofiltration BMP sizing (all proprietary/compact BMPs require TAPE approval)⁸	
	Requirement	Response
2a	Use Table A5-1 and A5-2 of the WQMP template to identify and list all the pollutants of concern.	
2b	Attached Active Technology Acceptance Protocol-Ecology (TAPE) certification, with General Use Level Designation (GULD) for all of applicable pollutants of concern	Yes _____ or No _____
2c	The most restrictive loading rates outlined in TAPE GULD approval ⁹ for all of the pollutants of concern.	
2d	Attach calculations, and all relevant steps to show that the sizing of the proprietary BMP is based on the flowrate (or volume) used to obtain TAPE/GULD approval (the most restrictive rate).	Yes _____ or No _____
2e	Are the infiltration rates are outlet controlled (e.g., via an underdrain and orifice/weir) or controlled by the infiltration rate of the media? Faster infiltration rates thru the media tend to reduce O&M issues.	Is the design infiltration rate controlled by the outlet? Yes _____ or No _____ If No, provide the rates for the outlet and the media and explain why outlet control is not practicable.
2f	Does the water surface drains to at least 12 inches below the media surface within 24 hours from the end of storm event flow to preserve plant health and promote healthy soil structure?	Yes _____ or No _____

3	Biofiltration BMPs must be designed to promote appropriate biological activity to support and maintain treatment processes.	
	Requirement	Response
3a	Plants tolerant of project climate, design ponding depths and the treatment media composition.	Provide documentation justifying plant selection. ¹⁰

⁸ Full scale field testing data that has been verified by Washington Department of Ecology and General Use Level Designation is required. <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Stormwater-permittee-guidance-resources/Emerging-stormwater-treatment-technologies>. Otherwise, the County has no obligation to accept the use of any other proprietary flow-thru BMP. Additional guidance can be found at the end of this checklist from the San Diego BMPDM Appendix F.1 for other verified third-party, field scale testing performance criteria that does not meet the Washington Department of Ecology standards.

⁹ E.g. if the BMP was certified/verified with 100 gallons per minute treatment rate, the BMP shall be sized with no more than the equivalent rate).

¹⁰ See Appendix E.20 of the San Deigo BMPDM for initial plan list for consideration for Riverside County.

3b	Plants that minimize irrigation requirements.	Provide documentation describing irrigation requirements for establishment and long term operation.
3c	Plant location and growth will not impede expected long-term media filtration rates and will enhance long-term infiltration rates to the extent possible.	Provide documentation justifying plant selection. ⁴
3d	If plants are not applicable to the biofiltration design, other biological processes are supported as needed to sustain treatment processes (e.g., biofilm in a subsurface flow wetland). TAPE GULD approval that identifies approval with and without plants can be submitted for approval.	For biofiltration designs without plants, describe the biological processes that will support effective treatment and how they will be sustained.

4	Biofiltration BMPs must be designed with a hydraulic loading rate to prevent erosion, scour, and channeling within the BMP. Erosion, scour, and/or channeling can disrupt treatment processes and reduce effectiveness.	
	Requirement	Response
4a	What pre-treatment devices (e.g. vegetated buffers, catch basin inserts) and designs (e.g. forebay berms with cutouts) are proposed?	
4b	Adequate scour protection has been provided for both sheet flow and pipe inflows to the BMP.	
4c	Where scour protection has not been provided, flows into and within the BMP are kept to non-erosive velocities.	What are the maximum velocities for sheet flow and pipe inflows into the BMP?
4d	The BMP is used in a manner consistent with manufacturer guidelines and conditions of its third-party certification (e.g. maximum tributary area, maximum inflow velocities, etc.).	Manufacturer Requirements vs. the Design
4e	To preserve permeability, the media should have substantial void ratios and avoidance of choking layers.	Provide media gradation calculations and (if proposed) geotextile selection calculations if the geotextile could affect hydraulic loading rate.

5	Biofiltration BMP must include operation and maintenance design features and planning considerations for continued effectiveness of pollutant removal and flow control functions. Biofiltration BMPs require regular maintenance in order provide ongoing function as intended. Additionally, it is not possible to foresee and avoid potential issues as part of design; therefore, plans must be in place to correct issues if they arise.	
	Requirement	Response

5a	Is there any media or cartridge required to maintain the function of the BMP sole-sourced or proprietary in any way? If yes, obtain explicit approval by the Agency. Potentially full replacement costs to a non-proprietary BMP needs to be considered.	Yes _____ or No _____, explain:
5b	The maintenance plan specific for the proprietary BMP specific inspection activities, regular/periodic maintenance activities and specific corrective actions relating to scour, erosion, channeling, media clogging, vegetation health, and inflow and outflow structures.	This is in addition to the O&M Plan described in the WQMP guidance document, Section 5.
5c	Adequate site area and features have been provided for BMP inspection and maintenance access.	Illustrate maintenance access routes, setbacks, maintenance features as needed on project water quality plans
5d	For proprietary biofiltration BMPs, the BMP maintenance plan is consistent with manufacturer guidelines and conditions of its third-party certification (i.e., maintenance activities, frequencies).	Yes _____ or No _____
5e	Describe all portions of the BMP that may potentially clog or present an O&M issue.	
5f	Describe design features to address each of the potential clogging or O&M issues.	

By signing below, the preparer certifies all the information provided with this submittal and submittals related to proprietary BMPs for the project is accurate, and relevant information to assess the long term operation and maintenance of this proprietary BMP was not omitted with this submittal.

Prepared by: _____

Title: _____

Signature: _____

Date: _____

Alternative Pollutant Treatment Performance Standard

County staff may allow the applicant to submit alternative third-party documentation that the pollutant treatment performance of the system is consistent with Technology Acceptance Protocol-Ecology certifications. Table A5-1 describes the required levels of certification and Table A5-2 describes the pollutant treatment performance levels associated with each level of certification. Acceptance of this approach is at the sole discretion of County staff, preference would be given to:

- a. Verified third-party, field-scale testing performance under the Technology Acceptance Reciprocity Partnership Tier II Protocol. This protocol is no longer operated, however this is considered to be a valid protocol and historic verifications are considered to be representative provided that product models being proposed are consistent with those that were tested. Technology Acceptance Reciprocity Partnership verifications were conducted under New Jersey Corporation for Advance Testing and are archived at the website linked below. Note that Technology Acceptance Reciprocity Partnership verifications must be matched to pollutant treatment standards in Table A5-2 then matched to an equivalent Technology Acceptance Protocol-Ecology certification in Table A5-1.
- b. Verified third-party, field-scale testing performance under the New Jersey Corporation for Advance Testing protocol. Note that New Jersey Corporation for Advance Testing verifications must be matched to pollutant treatment standards in Table A5-2 then matched to an equivalent Technology Acceptance Protocol- Ecology certification in Table A5-1. A list of field-scale verified technologies under Technology Acceptance Reciprocity Partnership Tier II and New Jersey Corporation for Advance Testing can be accessed at: <http://www.njcat.org/verification-process/technology-verification-database.html> (refer to: field verified technologies only).

Table A5-1. Washington TAPE GULD Treatment Categories for Primary Pollutants of Concern.

Primary Pollutants of Concern	Acceptable Washington TAPE GULD Treatment Category
Trash	Pretreatment, Basic Treatment, Phosphorus Treatment, or Enhanced Treatment
Sediments	Basic Treatment, Phosphorus Treatment, or Enhanced Treatment
Oil and Grease	Basic Treatment, Oil Treatment, Phosphorus Treatment, or Enhanced Treatment
Nutrients	Phosphorus Treatment ¹
Metals	Enhanced Treatment
Pesticides and Herbicides	Basic Treatment ² , Phosphorus Treatment ² , or Enhanced Treatment ²
Other Organics	Basic Treatment, Phosphorus Treatment, or Enhanced Treatment
Bacteria and Viruses	Basic Treatment ³ , Phosphorus Treatment ³ , or Enhanced Treatment ³

¹ There is no TAPE equivalent for nitrogen compounds; however, systems that are designed to retain phosphorus (as well as meet basic treatment designation), generally also provide treatment of nitrogen compounds.

² Pesticides, organics, and oxygen demanding substances are typically addressed by particle filtration; a system does not provide filtration, it is not acceptable for pesticides, organics or oxygen demanding if substances.

³ There is no TAPE equivalent for pathogens (viruses and bacteria), and testing data are limited because of typical sample hold times. Systems with any GULD must also include one or more significant bacteria removal process such as media filtration, physical sorption, predation, reduced redox conditions, and/or solar inactivation.

Table A5-2. Basic, dissolved metals, phosphorus, and oil treatment and pretreatment performance goals and required water quality parameters for TAPE monitoring

Performance Goal	Influent Range	Criteria	Required Water Quality Parameters
Basic Treatment	20-100 mg/L TSS	Effluent goal < 20 mg/L TSS	TSS
	100-200 mg/L TSS	≥ 80% TSS removal	
Dissolved Metals Treatment	Dissolved copper 0.005 – 0.02 mg/L	Must meet basic treatment goal and exhibit ≥ 30% dissolved copper removal	TSS, hardness, total and dissolved Cu and Zn
	Dissolved zinc 0.02 – 0.3 mg/L	Must meet basic treatment goal and exhibit ≥ 60% dissolved zinc removal	
Phosphorus Treatment	Total phosphorus (TP) 0.1 - 0.5 mg/L	Must meet basic treatment goal and exhibit ≥ 50% TP removal	TSS, TP, orthophosphate
Oil Treatment	Total petroleum hydrocarbons (TPH) ≥ 10 mg/L	1) Daily average effluent TPH concentration < 10 mg/L 2) Maximum effluent TPH concentration of 15 mg/L for a discrete (grab) sample	NWTPH-Dx
Pretreatment ^h	50-100 mg/L TSS	Effluent goal < 50 mg/L TSS	TSS
	100-200 mg/L TSS	≥ 50% TSS removal	

See <http://www.wastormwatercenter.org/tape-program> for more information.

Appendix 6: LID BMP Design Details

BMP Sizing, Design Details and other Supporting Documentation to supplement Section D

Examples of material to provide in Appendix 6 may include but are not limited to the following:

- DCV calculations,
- LID BMP sizing calculations from Exhibit C of the SMR WQMP
- Design details/drawings from manufacturers for proprietary BMPs

This information should support the Full Infiltration Applicability, and Biofiltration Applicability sections of this Template. Refer to Section 3.4 of the SMR WQMP and Sections D.4 of this Template.

(NOTE: The basin we've proposed is not a biofiltration or infiltration basin; it is a self-retaining basin.)

Santa Margarita Watershed BMP Design Volume, V_{BMP} (Rev. 03-2012)		Legend:	Required Entries Calculated Cells
(Note this worksheet shall only be used in conjunction with BMP designs from the LID BMP Design Handbook)			
Company Name	Kolibrien Corp	Date	
Designed by	JHJ	County/City Case No	
Company Project Number/Name	Galway Downs		
Drainage Area Number/Name	A1		
Enter the Area Tributary to this Feature		$A_T =$	1.01 acres
85 th Percentile, 24-hour Rainfall Depth, from the Isohyetal Map in Handbook Appendix E			
Site Location	Township	8S	
	Range	24	
	Section	12	
Enter the 85 th Percentile, 24-hour Rainfall Depth	$D_{85} =$	0.80	
Determine the Effective Impervious Fraction			
Type of post-development surface cover (use pull down menu)	Roofs		
Effective Impervious Fraction	$I_f =$	1.00	
Calculate the composite Runoff Coefficient, C for the BMP Tributary Area			
Use the following equation based on the WEF/ASCE Method			
$C = 0.858I_f^3 - 0.78I_f^2 + 0.774I_f + 0.04$		$C =$	0.89
Determine Design Storage Volume, V_{BMP}			
Calculate V_U , the 85% Unit Storage Volume $V_U = D_{85} \times C$		$V_u =$	0.71 (in*ac)/ac
Calculate the design storage volume of the BMP, V_{BMP} .			
$V_{BMP} (ft^3) = \frac{V_U (in\text{-}ac/ac) \times A_T (ac) \times 43,560 (ft^2/ac)}{12 (in/ft)}$		$V_{BMP} =$	2,603 ft ³
Notes:			

<u>Santa Margarita Watershed</u> BMP Design Flow Rate, Q_{BMP} (Rev. 03-2012)		Legend:	Required Entries Calculated Cells
Company Name	Kolibrien Corp	Date	5/5/2026
Designed by	JHJ	County/City Case No	
Company Project Number/Name	Galway Downs		
Drainage Area Number/Name	A1		
Enter the Area Tributary to this Feature		$A_T =$	1.01 acres
Determine the Effective Impervious Fraction			
Type of post-development surface cover (use pull down menu)		Roofs	
Effective Impervious Fraction		$I_f =$	1.00
Calculate the composite Runoff Coefficient, C for the BMP Tributary Area			
Use the following equation based on the WEF/ASCE Method			
$C = 0.858I_f^3 - 0.78I_f^2 + 0.774I_f + 0.04$		$C =$	0.89
BMP Design Flow Rate			
$Q_{BMP} = C \times I \times A_T$		$Q_{BMP} =$	0.2 ft ³ /s
Notes:			

Bioretention Facility - Design Procedure		BMP ID	Legend:	Required Entries
				Calculated Cells
Company Name:	Kolibri Corp		Date:	5/5/2026
Designed by:	JHJ		County/City Case No.:	
Design Volume				
Enter the area tributary to this feature			$A_T =$	1.1 acres
Enter V_{BMP} determined from Section 2.1 of this Handbook			$V_{BMP} =$	2,603 ft ³
Enter the measured infiltration rate			$I =$	7.00 in/hr
Enter the Factor of Safety (See Table 1, Appendix A: "Infiltration Testing" of this BMP Design Handbook)			$FS =$	3.00
Enter factored infiltration rate (design)			$I_{factored} =$	2.33 in/hr
Bioretention Facility Surface Area				
Depth of Surface Ponding Layer (6" minimum, 12" maximum)			$d_p =$	12.0 inches
Depth of Engineered Soil Media (24" to 36"; 18" allowed if vertically const			$d_s =$	36.0 inches
Depth of Gravel Storage Layer (Optional Layer; up to 30")			$d_g =$	12.0 inches
Note: Check that storage in gravel does not exceed the amount that can enter these systems during a typical storm event. The depth of effective stored water should be less than 12 inches (30 inch bulk depth) unless higher permeability media is used to allow faster filling of this layer.				
Total Effective Depth, d_E				
$d_E(ft) = d_p(ft) + [(0.3) \times d_s(ft) + (0.4) \times d_g(ft)]$			$d_E =$	2.30 feet
Required Effective Footprint Area, A_{BMP}				
$A_{BMP} (ft^2) = \frac{V_{BMP} (ft^3)}{d_E (ft)}$			$A_{BMP} =$	1,132 ft ²
Proposed Surface Area (shall not be less than A_{BMP})			$A =$	1,140 ft ²
Note: This area shall be measured at the mid-ponding depth of the BMP. For systems with side-slopes, this should be the contour that is midway between the floor of the basin and the maximum water quality ponding depth of the basin. The underlying gravel layer should extend to this contour. For systems with vertical walls, the effective area is the full footprint.				
Message: Facility meets the Minimum Footprint				
Drawdown Time (must be less than 72 hours)			$T_{Dd} =$	11.8 hr
Message: Facility meets drawdown time limitations				
Bioretention Facility Properties				
Side Slopes in Bioretention Facility			$z =$	4 :1
Longitudinal Slope of Site (3% maximum)				0 %
Check Dam Spacing				0 feet
Describe Vegetation:	Natural Grasses			
Notes: If underdrain is capped, provide a Capped Underdrain checklist and supporting calculations.				

Appendix 7: Hydromodification & Critical Coarse Sediment

Supporting Detail for Hydromodification compliance & Exhibit G - CCSY & PSS Areas with the project location.

The preparer shall include the following in this Appendix (Refer to Section 2.4 and 3.6 of the SMR WQMP and Sections E of this Template):

- Hydromodification Exemption Exhibit (if the project is in an area exempt from Hydromod)
- Potential Critical Coarse Sediment Yield Area Mapping (to show if the site is out of a CCSYA)
- Hydromodification BMP sizing calculations (i.e. County Hydromod Spreadsheet – Hydromod, and BMP Design tabs, SMRHM report files, or other acceptable Hydromod calculations)
- Site-Specific Critical Coarse Sediment Analysis (if a project impacts a CCSYA)
- Design details/drawings from manufacturers for proprietary BMPs (if proprietary BMPs are proposed)

In addition, the project shall comply with drainage law and good practices:

- Protect the Site and Roads from Q100yr, without impacting adjacent property owners.
- Pad elevations must be above the Q100yr water surface at all locations.

I. Identify Offsite Hydrology

- A. If the project intends to allow the flows to pass through the project uninterrupted, the flows must remain along its natural flow-path and natural condition. The project must also:
 - (1) Ensure that the existing stream is stable. If not, the design must include stabilization.
 - (2) Does the 100 year flow path affect proposed project elements, such as streets and fill slopes? If so, the project must properly design for impingements, provide revetment, etc. If the water surface changes due to impingements on neighbor's properties, Permission to pond letters must be provided.
- B. If the project intends to collect and convey the offsite flows, see the next section:

II. Hydraulics

- A. Project must provide collection inlets that can be accessed for maintenance. If located outside of the project boundary, the project must provide a Permission Letter or drainage easement. If the inlet creates new ponding on private property, the project must provide a Permission to Pond letter or easement.
- B. The project should not divert watershed areas over 1 acre. If so, Permission Letter to accept project's diversion and drainage concept must be received by the project.
- C. The project should have an adequate outlet. If not, include Permission Letters and implement Increased Runoff criteria (2, 5, 10 year storm events and the 1, 3, 6 and 24 hour durations). 100 year storm routing is not to be used. Runoff from the offsite plus onsite must be returned to its natural (existing) condition of velocity, peak flow-rate, flow-width and location/right of way, if permission letters have not been obtained.
- D. The project must adequately convey the 100 year storm between the combination of street flow and pipe flow per County Ordinance.
- E. The project should use the downstream connection as the Q100yr water surface control elevation, to ensure 6 inches minimum of freeboard in proposed drainage system.

III. Basin Layout

- A. Implement Basin Guidelines as best as possible from Appendix C, Design Handbook for LID BMPs.

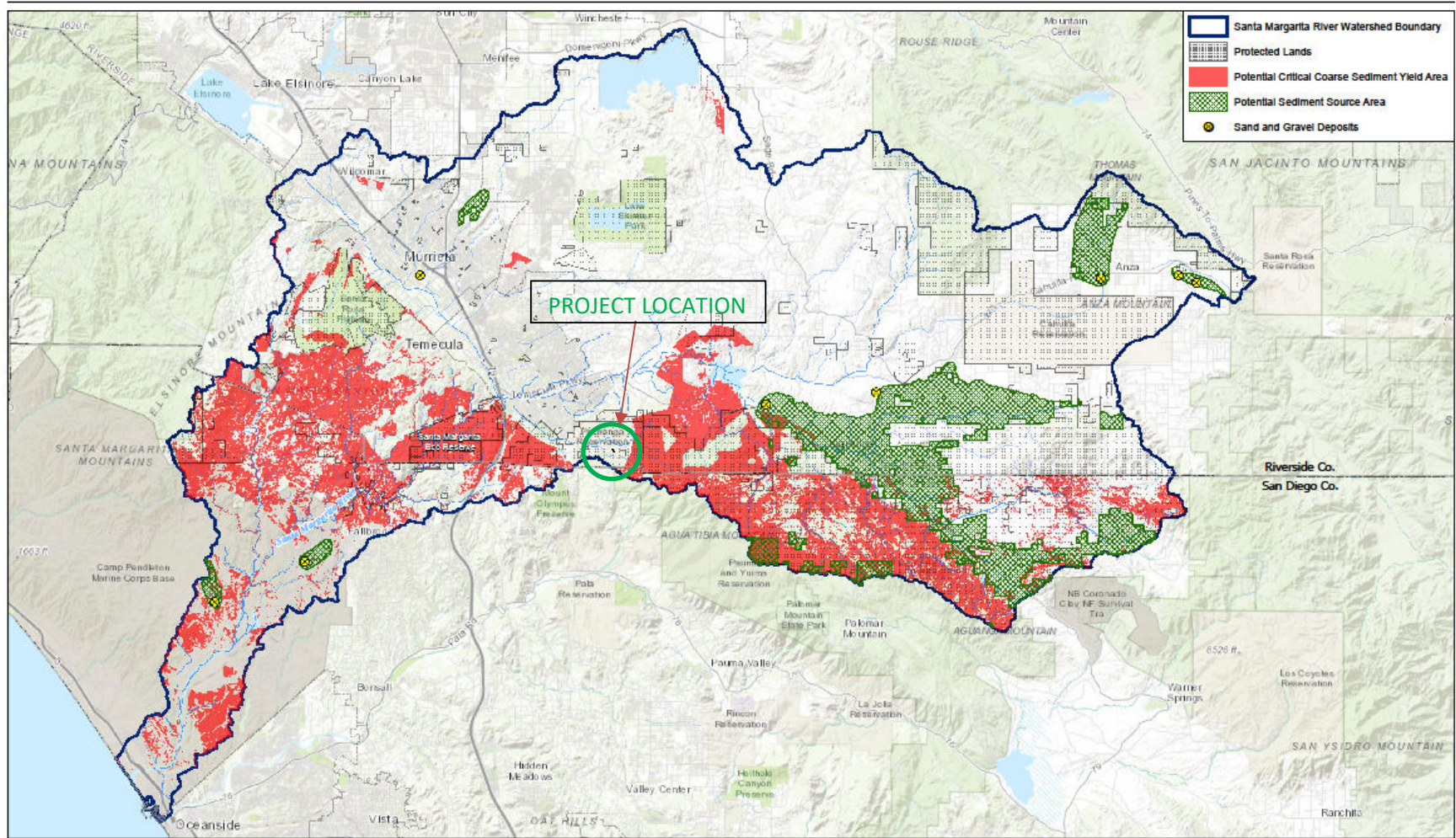


Exhibit G-1

**SANTA MARGARITA RIVER WATERSHED
POTENTIAL CRITICAL COARSE SEDIMENT YIELD AREAS AND POTENTIAL SEDIMENT SOURCE AREAS**



Insert narrative regarding existing and proposed hydrology conditions, and where (how, or why) the input parameters for any hydromod analysis were selected. A hydrology report is required when storm drain channels, culverts, or other flood control facilities are proposed. Hydraulics are typically required for the hydrology report during the plan check phase.

This section should also be used to describe how the project complies with critical coarse sediment requirements.

Appendix 8: Source Control

Pollutant Sources/Source Control Checklist

Not required to be completed for Preliminary WQMP approval.

For Final WQMP only, include a copy of the completed Pollutant Sources/Source Control Checklist in the subsequent pages and summarize Source Control BMPs in Section H of this Template.

Appendix 8
STORMWATER POLLUTANT SOURCES / SOURCE CONTROL CHECKLIST

How to use this worksheet (also see instructions in Section H of the 2018 SMR WQMP Template):

1. Review Column 1 and identify which of these potential sources of stormwater pollutants apply to your site. Check each box that applies.
2. Review Column 2 and incorporate all of the corresponding applicable BMPs in your WQMP Exhibit.
3. Review Columns 3 and 4 and incorporate all of the corresponding applicable permanent controls and operational BMPs in your WQMP. Use the format shown in Table H.1 of this WQMP Template. Describe your specific BMPs in an accompanying narrative, and explain any special conditions or situations that required omitting BMPs or substituting alternative BMPs for those shown here.

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...		... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE	
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☐ A. On-site storm drain inlets	☐ Locations of inlets.	☐ Mark all inlets with the words “Only Rain Down the Storm Drain” or similar. Catch Basin Markers may be available from the Riverside County Flood Control and Water Conservation District, call 951.955.1200 to verify.	☐ 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 the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com ☐ Include the following in lease agreements: “Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains.”
☐ B. Interior floor drains and elevator shaft sump pumps		☐ State that interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer.	☐ Inspect and maintain drains to prevent blockages and overflow.
☐ C. Interior parking garages		☐ State that parking garage floor drains will be plumbed to the sanitary sewer.	☐ Inspect and maintain drains to prevent blockages and overflow.

Appendix 8
STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☐ D1. Need for future indoor & structural pest control		☐ Note building design features that discourage entry of pests.	☐ Provide Integrated Pest Management information to owners, lessees, and operators.
☒ D2. Landscape/Outdoor Pesticide Use	☒ Show locations of native trees or areas of shrubs and ground cover to be undisturbed and retained. ☐ Show self-retaining landscape areas, if any. ☒ Show stormwater treatment and hydrograph modification management BMPs.	☐ State that final landscape plans will accomplish all of the following. ☒ Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. ☒ Design landscaping 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 insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	☒ Maintain landscaping using minimum or no pesticides. ☒ See applicable operational BMPs in “What you should know for.....Landscape and Gardening” at: http://www.rcwatershed.org/about/materials-library/#1450469138395-bb76dd39-d810 ☒ Provide IPM information to new owners, lessees and operators.

Appendix 8
STORMWATER POLLUTANT SOURCES / SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☐ E. Pools, spas, ponds, decorative fountains, and other water features.	☐ Show location of water feature and a sanitary sewer cleanout in an accessible area within 10 feet. (Exception: Public pools must be plumbed according to County Department of Environmental Health Guidelines.)	If the Co-Permittee requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements.	☐ See applicable operational BMPs in “Guidelines for Maintaining Your Swimming Pool, Jacuzzi and Garden Fountain” at: http://www.rcwatershed.org/about/materials-library/#1450469201433-f5b358c9-6008
☐ F. Food service	☐ For restaurants, grocery stores, and other food service operations, show location (indoors or in a covered area outdoors) of a floor sink or other area for cleaning floor mats, containers, and equipment. ☐ On the drawing, show a note that this drain will be connected to a grease interceptor before discharging to the sanitary sewer.	☐ Describe the location and features of the designated cleaning area. ☐ Describe the items to be cleaned in this facility and how it has been sized to insure that the largest items can be accommodated.	☐ See the brochure, “The Food Service Industry Best Management Practices for: Restaurants, Grocery Stores, Delicatessens and Bakeries” at http://www.rcwatershed.org/about/materials-library/#1450389926766-61e8a0b-53a9 Provide this brochure to new site owners, lessees, and operators.
☐ G. Refuse areas	☐ Show where site refuse and recycled materials will be handled and stored for pickup. See local municipal requirements for sizes and other details of refuse areas. ☐ If dumpsters or other receptacles are outdoors, show how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. ☐ Any drains from dumpsters, compactors, and tallow bin areas shall be connected to a grease removal device before discharge to sanitary sewer.	☐ State how site refuse will be handled and provide supporting detail to what is shown on plans. ☐ State that signs will be posted on or near dumpsters with the words “Do not dump hazardous materials here” or similar.	☐ State how the following will be implemented: Provide adequate number of receptacles. 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 and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, “Waste Handling and Disposal” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

Appendix 8
STORMWATER POLLUTANT SOURCES / SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☐ H. Industrial processes.	☐ Show process area.	☐ If industrial processes are to be located on site, state: "All process activities to be performed indoors. No processes to drain to exterior or to storm drain system."	☐ See Fact Sheet SC-10, "Non-Stormwater Discharges" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com See the brochure "Industrial & Commercial Facilities Best Management Practices for: Industrial, Commercial Facilities" at: http://www.rcwatershed.org/about/materials-library/#1450389926766-61e8af0b-53a9
☐ I. Outdoor storage of equipment or materials. (See rows J and K for source control measures for vehicle cleaning, repair, and maintenance.)	☐ Show any outdoor storage areas, including how materials will be covered. Show how areas will be graded and bermed to prevent run-on or run-off from area. ☐ Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults. ☐ Storage of hazardous materials and wastes must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site.	☐ Include a detailed description of materials to be stored, storage areas, and structural features to prevent pollutants from entering storm drains. Where appropriate, reference documentation of compliance with the requirements of Hazardous Materials Programs for: ▪ Hazardous Waste Generation ▪ Hazardous Materials Release Response and Inventory ▪ California Accidental Release (CalARP) ▪ Aboveground Storage Tank ▪ Uniform Fire Code Article 80 Section 103(b) & (c) 1991 ▪ Underground Storage Tank www.cchealth.org/groups/hazmat/	☐ See the Fact Sheets SC-31, "Outdoor Liquid Container Storage" and SC-33, "Outdoor Storage of Raw Materials" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

Appendix 8
STORMWATER POLLUTANT SOURCES / SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☐ J. Vehicle and Equipment Cleaning	☐ Show on drawings as appropriate: (1) Commercial/industrial facilities having vehicle/equipment cleaning needs shall either provide a covered, bermed area for washing activities or discourage vehicle/equipment washing by removing hose bibs and installing signs prohibiting such uses. (2) Multi-dwelling complexes shall have a paved, bermed, and covered car wash area (unless car washing is prohibited on-site and hoses are provided with an automatic shut-off to discourage such use). (3) Washing areas for cars, vehicles, and equipment shall be paved, designed to prevent run-on to or runoff from the area, and plumbed to drain to the sanitary sewer. (4) Commercial car wash facilities shall be designed such that no runoff from the facility is discharged to the storm drain system. Wastewater from the facility shall discharge to the sanitary sewer, or a wastewater reclamation system shall be installed.	☐ If a car wash area is not provided, describe any measures taken to discourage on-site car washing and explain how these will be enforced.	Describe operational measures to implement the following (if applicable): ☐ Washwater from vehicle and equipment washing operations shall not be discharged to the storm drain system. Refer to “Outdoor Cleaning Activities and Professional Mobile Service Providers” for many of the Potential Sources of Runoff Pollutants categories below. Brochure can be found at: http://www.rcwatershed.org/about/materials-library/#1450389926766-61e8af0b-53a9 ☐ Car dealerships and similar may rinse cars with water only.

Appendix 8
STORMWATER POLLUTANT SOURCES / SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☐ K. Vehicle/Equipment Repair and Maintenance	☐ Accommodate all vehicle equipment repair and maintenance indoors. Or designate an outdoor work area and design the area to prevent run-on and runoff of stormwater. ☐ Show secondary containment for exterior work areas where motor oil, brake fluid, gasoline, diesel fuel, radiator fluid, acid-containing batteries or other hazardous materials or hazardous wastes are used or stored. Drains shall not be installed within the secondary containment areas. ☐ Add a note on the plans that states either (1) there are no floor drains, or (2) floor drains are connected to wastewater pretreatment systems prior to discharge to the sanitary sewer and an industrial waste discharge permit will be obtained.	☐ State that no vehicle repair or maintenance will be done outdoors, or else describe the required features of the outdoor work area. ☐ State that there are no floor drains or if there are floor drains, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements. ☐ State that there are no tanks, containers or sinks to be used for parts cleaning or rinsing or, if there are, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.	In the Stormwater Control Plan, note that all of the following restrictions apply to use the site: ☐ No person shall dispose of, nor permit the disposal, directly or indirectly of vehicle fluids, hazardous materials, or rinsewater from parts cleaning into storm drains. ☐ No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately. ☐ No person shall leave unattended drip parts or other open containers containing vehicle fluid, unless such containers are in use or in an area of secondary containment. Refer to "Automotive Maintenance & Car Care Best Management Practices for Auto Body Shops, Auto Repair Shops, Car Dealerships, Gas Stations and Fleet Service Operations; "Outdoor Cleaning Activities;" and "Professional Mobile Service Providers" for many of the Potential Sources of Runoff Pollutants. Brochures can be found at: http://www.rewatershed.org/about/materials-library/#1450389926766-61e8af0b-53a9

Appendix 8
STORMWATER POLLUTANT SOURCES / SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☐ L. Fuel Dispensing Areas	☐ Fueling areas ⁶ shall have impermeable floors (i.e., portland cement concrete or equivalent smooth impervious surface) that are: a) graded at the minimum slope necessary to prevent ponding; and b) separated from the rest of the site by a grade break that prevents run-on of stormwater to the maximum extent practicable. ☐ Fueling areas shall be covered by a canopy that extends a minimum of ten feet in each direction from each pump. [Alternative: The fueling area must be covered and the cover's minimum dimensions must be equal to or greater than the area within the grade break or fuel dispensing area ¹ .] The canopy [or cover] shall not drain onto the fueling area.		☐ The property owner shall dry sweep the fueling area routinely. ☐ See the Fact Sheet SD-30 , “Fueling Areas” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

⁶ The fueling area shall be defined as the area extending a minimum of 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus a minimum of one foot, whichever is greater.

Appendix 8
STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

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1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☐ M. Loading Docks	☐ Show a preliminary design for the loading dock area, including roofing and drainage. Loading docks shall be covered and/or graded to minimize run-on to and runoff from the loading area. Roof downspouts shall be positioned to direct stormwater away from the loading area. Water from loading dock areas shall be drained to the sanitary sewer, or diverted and collected for ultimate discharge to the sanitary sewer. ☐ Loading dock areas draining directly to the sanitary sewer shall be equipped with a spill control valve or equivalent device, which shall be kept closed during periods of operation. ☐ Provide a roof overhang over the loading area or install door skirts (cowling) at each bay that enclose the end of the trailer.		☐ Move loaded and unloaded items indoors as soon as possible. ☐ See Fact Sheet SC-30, "Outdoor Loading and Unloading," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

Appendix 8
STORMWATER POLLUTANT SOURCES / SOURCE CONTROL CHECKLIST

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1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☐ N. Fire Sprinkler Test Water		☐ Provide a means to drain fire sprinkler test water to the sanitary sewer.	☐ See the note in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com
☐ O. Miscellaneous Drain or Wash Water or Other Sources ☐ Boiler drain lines ☐ Condensate drain lines ☐ Rooftop equipment ☐ Drainage sumps ☐ Roofing, gutters, and trim. ☐ Other sources		☐ Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system. ☐ 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. ☐ Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment. ☐ Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water. ☐ Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff. ☐ Include controls for other sources as specified by local reviewer.	

Appendix 8
STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

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1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☐ P. Plazas, sidewalks, and parking lots.			☐ 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 washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.

Appendix 9: O&M

Operation and Maintenance Plan and Documentation of Finance, Maintenance and Recording Mechanisms

For the Final WQMP the following information shall be provided:

1. **Maintenance Plan** per Section 5.3.5 of the WQMP Guidance Document. County will regularly inspect BMPs, so BMPs without access (e.g. backyards, etc) will be rejected. Due to liability, the County does not allow for overlapping private maintenance in the public right-of-way.
2. For all projects, include **one wet-signed and notarized hardcopy of the BMP Maintenance agreement**. Please note, references to Exhibit A and B on Page 1 can be struck out if the entire parcel is mentioned in the "Legal Description" on Page 1 of the agreement. Otherwise see below for Exhibit A and B standards. For BMP agreement, ensure that the name on the agreement matches throughout and the notary sheet, Notary shall be the latest California format, the date of the agreement is the date of the notary, all text does not exceed the margins, then the County will sign, attest & record
3. For Tracts, contact County EDA regarding maintenance determinations/formations. Include a completed **Exhibit B.9 - WQMP O&M Cost Sheet.xlsx** that is signed by both the preparer (to ensure quantities are correct) and the owner (to understand the maintenance obligations in perpetuity) & an **Approved Maintenance Exhibit from EDA**.
4. For Tracts or any project, **written documentation** from the maintenance entity that they are willing to maintain (e.g. CFD, CSA, L&LMD, etc.)

BMP EXHIBIT "A" STANDARDS

1. Use the legal description of the parcel as shown on the tentative exhibit. If not available, use the one in the most current title report.
2. As a backup, if the project is a map the description of the future lot may be included for reference

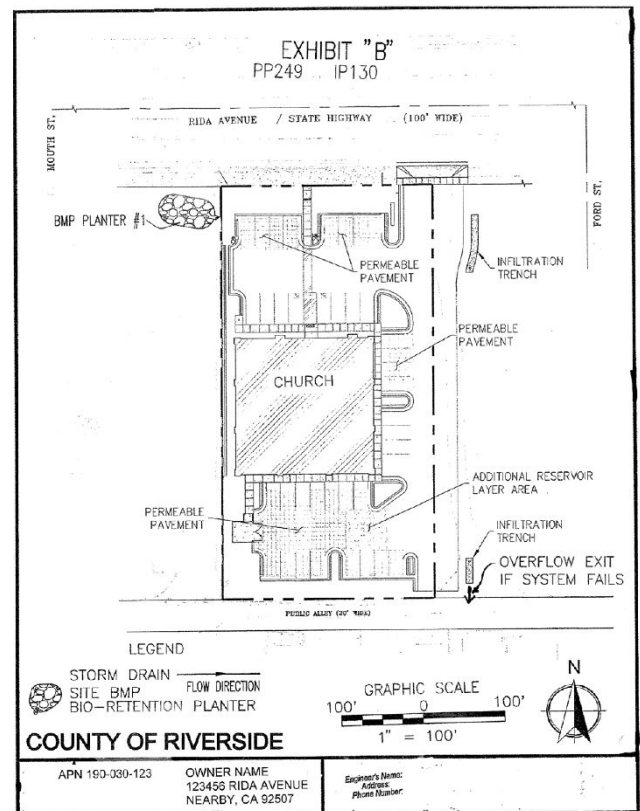
BMP EXHIBIT "B" STANDARDS

1. 0.12" minimum lettering
2. Sheet size must be 8.5" x 11"
3. Show Street names, north arrow
4. Indicate point of flow exit into street if basin system fails
5. Indicate Q100 of flow exit into street
6. Indicate direction of flow exit into street
7. Indicate by notation and/or show nearest downstream drainage facility (catch basin, culvert, riser, etc)
8. Show "Exhibit A", IP and project number (TR, PM, PUP, PP etc)
9. Title block, signature block, engineer seals, USA note is not necessary on Exhibit
10. Show scale used for drawing, provide 4" graphic scale

MAINTENANCE EXHIBIT "B" STANDARDS

1. 0.12" minimum lettering
2. Sheet size must be 8.5" x 11"
3. Show street names, north arrow
4. Show "Exhibit A", IP and project number (TR, PM, PUP, PP etc)
5. Title block, signature block, engineer seals, USA note is not necessary on Exhibit
6. Show scale used for drawing, provide 4" graphic scale

BMP EXHIBIT B EXAMPLE



Recorded at the request of: COUNTY
OF RIVERSIDE TRANSPORTATION
DEPARTMENT

THIS INSTRUMENT IS FOR THE BENEFIT
OF THE COUNTY OF RIVERSIDE AND
ENTITLED TO BE RECORDED WITHOUT
FEE.(GOV. CODE 6103)

RETURN TO:
RIVERSIDE COUNTY TRANSPORTATION
DEPARTMENT.
4080 Lemon Street, 8th Floor
Riverside, CA 92501

**COVENANT AND AGREEMENT REGARDING WATER QUALITY
MANAGEMENT PLAN BMP, CONSENT TO INSPECT, MAINTENANCE AND
INDEMNIFICATION**

APN:927-160-001,927-160-002 **PROJECT No.**_____ **IP No.**_____

OWNER(S):SFT REALITY GALWAY DOWNS LCC

PROPERTY ADDRESS:38801 LOS CORRALITOS ROAD

LEGAL DESCRIPTION: 01 & 02 LOT 2 BKL 1 MB 133/91-92
:
:

THIS AGREEMENT is made and entered into in Riverside County, California,
this 18 day of Nov Year 2025, by and between_____

(hereinafter referred to as "Covenantor" or "Owner") and the COUNTY OF RIVERSIDE via
its Department of Transportation, a political subdivision of the State of California
(hereinafter referred to as "County"). The Covenantor and County may collectively be known
as "Parties" or individually as "Part."

RECITALS

WHEREAS, the Covenantor owns real property ("Property") in the County of Riverside,
State of California, more specifically described in Exhibit "A" and depicted in Exhibit "B",
each of these exhibits is attached, and incorporated herein by this reference;

WHEREAS, the County is the owner of interests in that certain real property within the
unincorporated area of the County of Riverside, State of California, containing storm drains,
pipelines, and related appurtenances constituting the County's municipal separate storm
sewer system (the County's "MS4");

WHEREAS, Covenantor intends to develop, improve, and/or use the Property in such a way that approval by the County for such development, improvement, and/or use is required pursuant to applicable laws;

WHEREAS, As a condition for said approval by the County, County required Covenantor, and Covenantor desires to, restrict the use of the Property according to the conditions, covenants, equitable servitudes, and restrictions contained herein for the express benefit of the County's MS4, which include requirements that the Property incorporate post construction on-site stormwater quality control measures;

WHEREAS, the Covenantor/Owner has chosen to install one or more _____, hereinafter referred to as "Device", as the on-site control measure to minimize pollutants in urban runoff;

WHEREAS, said Device has been installed in accordance with plans and specifications accepted by the County;

WHEREAS, said Device, with installation on private property and draining only private property, is a private facility with all maintenance or replacement, therefore, the sole responsibility of the Covenantor/Owner in accordance with the terms of this Agreement;

WHEREAS, the Covenantor/Owner is aware that periodic and continuous maintenance, including, but not necessarily limited to, filter material replacement and sediment removal, is required to assure peak performance of Device and that, furthermore, such maintenance activity will require compliance with all Local, State, or Federal laws and regulations, including those pertaining to confined space and waste disposal methods, in effect at the time such maintenance occurs;

NOW THEREFORE, incorporating the foregoing Recitals and in consideration of the covenants and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and expressly for the benefit of, and to bind, their successors in interest, the parties hereto agree as follows:

1. Covenantor/Owner hereby provides the County or County's designee complete access to the Device and its immediate vicinity and such access onto the property to permit access to the device at any time, upon twenty-four (24) hour advance notice in writing, of any duration for the purpose of inspection, sampling and testing of the Device. County shall make every effort at all times to minimize or avoid interference with Owner's use of the Property.
2. Covenantor/Owner shall use its best efforts diligently to maintain the Device in a manner assuring peak performance at all times. All reasonable precautions shall be exercised by Owner and Owner's representative or contractor in the removal and extraction of material(s) from the Device and the ultimate disposal of the material(s) in a manner consistent with all relevant laws and regulations in effect at the time. As may be requested

from time to time by the County / Regional Water Quality Control Board (RWQCB), the Owner shall provide the RWQCB with documentation identifying the material(s) removed, the quantity, and disposal destination.

3. In the event Covenantor/Owner, or its successors or assigns, fails to accomplish the necessary maintenance contemplated by this Agreement, within five (5) days of being given written notice by the County, the County is hereby authorized to cause any maintenance necessary to be done and charge the entire cost and expense to the Owner or Owner's successors or assigns, including administrative costs and interest thereon at the maximum rate authorized by the Civil Code from the date of notice of expense until paid in full.

4. The County may require the Covenantor/Owner to post security in a form and for a time period satisfactory to the County to guarantee the performance of the obligations stated herein. Should the Owner fail to perform the obligations under this Agreement, the County may, in the case of a cash deposit, certificate of deposit or letter of credit, act for the Owner using the proceeds from it, or in the case of a surety bond, require the sureties to perform the obligations of the Agreement.

5. The County may, but shall not be obligated to, enforce this Agreement by a proceeding at law or in equity against any person or persons violating or attempting to violate any condition, covenant, equitable servitude, or restriction provided for herein, either to restrain such violation or to recover damages.

6. This Agreement constitutes the entire agreement and understanding between the parties with respect to the subject matter of this Agreement and supersedes all prior or contemporaneous agreements and understandings with respect to the subject matter hereof, whether oral or written.

7. If any part of this Agreement is declared by a final decision of a court of competent jurisdiction to be invalid for any reason, such shall not affect the validity of the rest of the Agreement. The other parts of this Agreement shall remain in effect as if this Agreement had been executed without the invalid part(s). The parties declare that they intend and desire that the remaining parts of this Agreement continue to be effective without any part(s) that have been declared invalid.

8. This Agreement may be executed in counterparts, each of which so executed shall, irrespective of the date of its execution and delivery, be deemed an original, and all such counterparts together shall constitute one and the same instrument.

9. This Agreement shall be recorded in the Office of the Recorder of Riverside County, California and shall constitute notice to all successors and assigns of the title to said Property of the obligation herein set forth.

10. In the event of legal action occasioned by any default or action of the Covenantor/Owner, or its successors or assigns, then the Covenantor/Owner and its

11. Covenantor/Owner agrees to indemnify, defend, and hold harmless the County, its elected officers, employees, agents, and contractors from and against any and all liability, expense, including costs and reasonable legal fees, and claims of damage of any nature whatsoever including, but not limited to, death, bodily injury, personal injury, or property damage arising from or connected with the County inspection of the Property except where such liability, expense, or claim for damage results from the sole negligence or willful misconduct of the County.

13. The obligations herein undertaken shall be binding upon the heirs, successors, executors, administrators and assigns of the parties hereto and any other present or future interest holders or estate holders in the property. The term "Owner" shall include not only the present Owner, but also its heirs, successors in interest and in title to the property, executors, administrators, and assigns. Owner shall notify any successor to title of all or part of the Property about the existence of this Agreement. Owner shall provide such notice prior to such successor obtaining an interest in all or part of the Property. Owner shall provide a copy of such notice to the County at the same time such notice is provided to the successor.

[illegible]

15. Any notice to a party required or called for in this Agreement shall be served in person, or by deposit in the U.S. Mail, first class postage prepaid, to the address set forth below. Notice(s) shall be deemed effective upon receipt, or seventy-two (72) hours after deposit in the U.S. Mail, whichever is earlier. A party may change a notice address only by providing written notice thereof to the other party.

COVENANTOR/OWNER NAME:

COUNTY:

Riverside County Department of Transportation
Attn: Transportation Director
4080 Lemon Street
Riverside, CA

**COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT**

COVENANTOR/OWNER

Patricia Romo, P.E.
Director of Transportation

Date

Signature of Covenantor/Owner

(Print Name)

(Attest)

Date

(Print Title)

Attach Notary

Appendix 10: Educational Materials

BMP Fact Sheets, Maintenance Guidelines and Other End-User BMP Information

For the Final WQMP, examples of material to provide in Appendix 10 may include but are not limited to the following:

- BMP Fact Sheets for proposed BMPs form Exhibit C: LID BMP Design Handbook of the SMR WQMP,
- Source control information and training material for site owners and operators,
- O&M training material,
- Other educational/training material related to site drainage and BMPs.