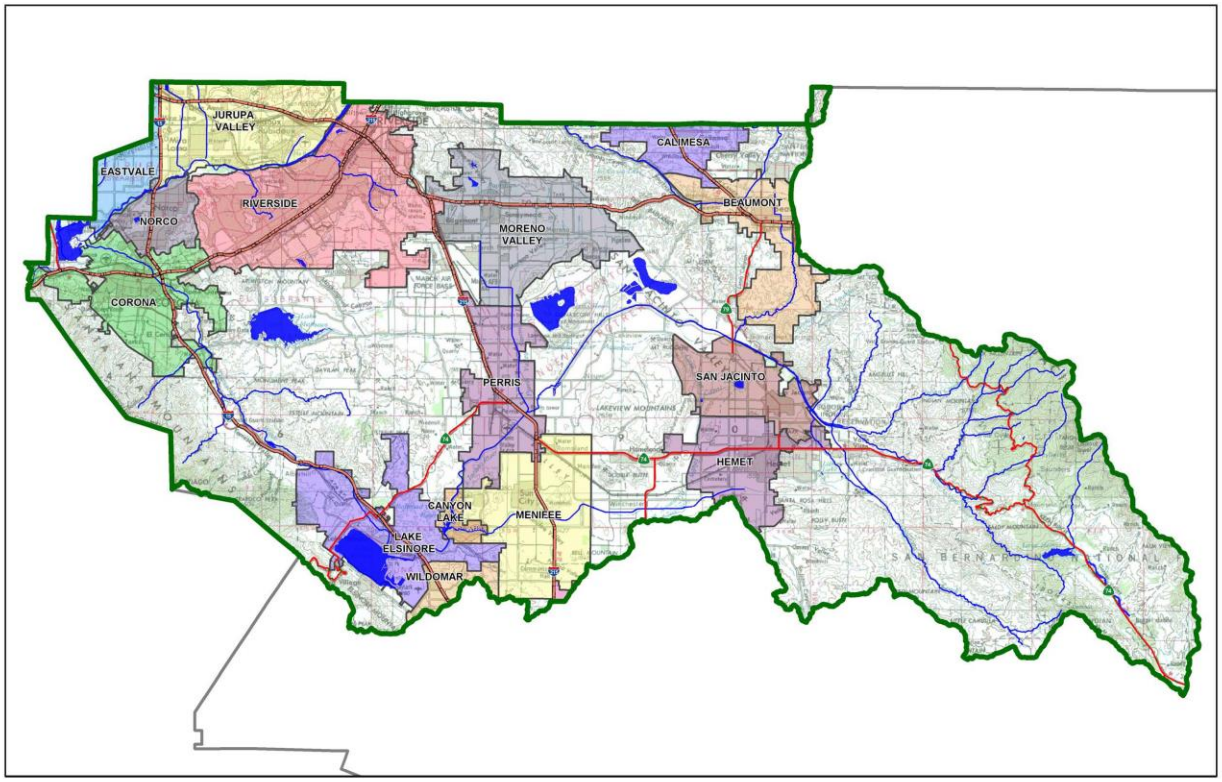
Project Specific Water Quality Management Plan

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

Project Title: R.V. Self-Storage Facility

Development No: MA2069 – Jurupa Self Storage

Design Review/Case No: MA2069 – Jurupa Self Storage



☒ **Preliminary**
☐ **Final**

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Prepared for Compliance with
Regional Board Order No. **R8-2010-0033**
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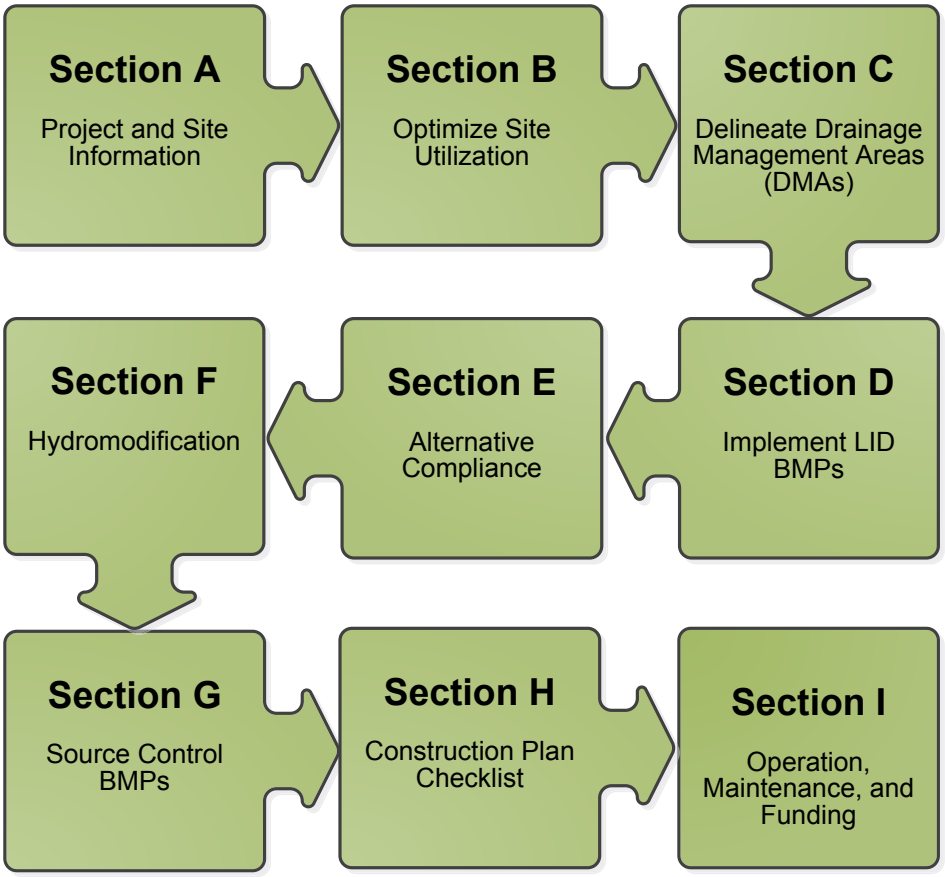
A Brief Introduction

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



OWNER'S CERTIFICATION

This Project-Specific Water Quality Management Plan (WQMP) has been prepared for Steve Galvez by W.H. Civil for the 68th Street Self-Storage project.

This WQMP is intended to comply with the requirements of City of Jurupa Valley for Ordinance 2012-07 and Resolution 2012-32 which includes the requirement for the preparation and implementation of a Project-Specific WQMP.

The undersigned, while owning the property/project described in the preceding paragraph, shall be responsible for the implementation and funding of this WQMP and will ensure that this WQMP is amended as appropriate to reflect up-to-date conditions on the site. In addition, the property owner accepts responsibility for interim operation and maintenance of Stormwater BMPs until such time as this responsibility is formally transferred to a subsequent owner. This WQMP will be reviewed with the facility operator, facility supervisors, employees, tenants, maintenance and service contractors, or any other party (or parties) having responsibility for implementing portions of this WQMP. At least one copy of this WQMP will be maintained at the project site or project office in perpetuity. The undersigned is authorized to certify and to approve implementation of this WQMP. The undersigned is aware that implementation of this WQMP is enforceable under City of Jurupa Valley Water Quality Ordinance (Municipal Code Section6.05.050).

"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
Steve Galveez	Owner
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 measures in this plan meet the requirements of Regional Water Quality Control Board Order No. **R8-2010-0033** and any subsequent amendments thereto."

Preparer's Signature	3/6/2024 Date
Wai Lin Maung Chen	Project Civil Engineer (C-83487)
Preparer's Printed Name	Preparer's Title/Position

Preparer's Licensure:

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Section A: Project and Site Information

PROJECT INFORMATION	
Type of Project:	Commercial Self Storage Facility
Planning Area:	N/A
Community Name:	City of Jurupa Valley
Development Name:	R.V. Self-Storage Facility
PROJECT LOCATION	
Latitude & Longitude (DMS): 33.95848045216218, -117.54776563815332	
Project Watershed and Sub-Watershed: Santa Ana River	
Gross Acres: 14.27 acres APN(s): 152-020-010, 152-060-006, 152-060-007, and 152-060-009 Map Book and Page No.: Thomas Guide Page 713 Grid F1	
PROJECT CHARACTERISTICS	
Proposed or Potential Land Use(s)	Storage Facility
Proposed or Potential SIC Code(s)	4225
Area of Impervious Project Footprint (SF)	621,374
Total Area of proposed Impervious Surfaces within the Project Footprint (SF)/or Replacement	316,215
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
EXISTING SITE CHARACTERISTICS	
Total area of existing Impervious Surfaces within the Project limits Footprint (SF)	45,103
Is the project located within any MSHCP Criteria Cell?	☐ Y ☒ N
If so, identify the Cell number:	n/a
Are there any natural hydrologic features on the project site?	☐ Y ☒ N
Is a Geotechnical Report attached?	☒ Y ☐ N
If no Geotech. Report, list the NRCS soils type(s) present on the site (A, B, C and/or D)	-
What is the Water Quality Design Storm Depth for the project?	0.80 inches

A.1 Maps and Site Plans

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

- Drainage Management Areas
- Proposed Structural BMPs
- Drainage Path
- Drainage Infrastructure, Inlets, Overflows
- Source Control BMPs
- Buildings, Roof Lines, Downspouts
- Impervious Surfaces
- Standard Labeling
- BMP Locations (Lat/Long)

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

A.2 Identify Receiving Waters

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

Table A.1 Identification of Receiving Waters

Receiving Waters	EPA Approved 303(d) List Impairments	Designated Beneficial Uses	Proximity to RARE Beneficial Use
Santa Ana River, Reach 3	Copper, Lead, indicator Bacteria	AGR, GWR, REC1, REC2, WARM, WILD, SPWN	YES
Santa Ana River, Reach 2	Copper, Lead, indicator Bacteria	AGR, GWR, REC1, REC2, WARM, WILD,	YES
Santa Ana River, Reach 1	none	REC1, REC2, WARM, WILD	N/A

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

Table A.2 Other Applicable Permits

Agency	Permit Required	
State Department of Fish and Game, 1602 Streambed Alteration Agreement	☐ Y	☒ N
State Water Resources Control Board, Clean Water Act (CWA) Section 401 Water Quality Cert.	☐ Y	☒ N
US Army Corps of Engineers, CWA 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

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

Section B: Optimize Site Utilization (LID Principles)

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

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

Consideration of "highest and best use" of the discharge should also be considered. For example, Lake Elsinore is evaporating faster than runoff from natural precipitation can recharge it. Requiring infiltration of 85% of runoff events for projects tributary to Lake Elsinore would only exacerbate current water quality problems associated with Pollutant concentration due to lake water evaporation. In cases where rainfall events have low potential to recharge Lake Elsinore (i.e. no hydraulic connection between groundwater to Lake Elsinore, or other factors), requiring infiltration of Urban Runoff from projects is counterproductive to the overall watershed goals. Project proponents, in these cases, would be allowed to discharge Urban Runoff, provided they used equally effective filtration-based BMPs.

Site Optimization

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

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

Yes. Proposed site will follow the existing drainage pattern of discharging to Santa Ana River located south of the property.

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

Yes. More than 71 acres of land will be dedicated to Habitat.

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

Yes. The area outside the paved and building area will have minimal compacting and grading activity to minimize soil disturbance and maintain natural infiltration capacity.

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

Yes. More than 71 acres of land will be dedicated to habitat area and landscaping will be proposed outside the driveway and parking area.

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

Yes. All the on-site storm water will be diverted to a bio-filtration basin.

Section C: Delineate Drainage Management Areas (DMAs)

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

Table C.1 DMA Classifications

DMA Name or ID	Surface Type(s)[1][2]	Area (Sq. Ft.)	DMA Type
DMA-1 Roadway	Asphalt	64,497	Type D
DMA-1 Landscaping	Landscaping	53,109	Type D
DMA-2 Paving/Roof	Asphalt/Concrete/Roof	251,718	Type D
DMA-2 Landscaping	Landscaping	18,546	Type D
DMA-3	Landscaping	161,436	Type A
DMA-4	Landscaping	71,673	Type A

[1]Reference Table 2-1 in the WQMP Guidance Document to populate this column
[2]If multi-surface provide back-up

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

DMA Name or ID	Area (Sq. Ft.)	Stabilization Type	Irrigation Type (if any)
DMA-3 Landscaping	161,436	Landscaping	DRIP IRRIGATION
DMA-4 Landscaping	71,673	Landscaping	DRIP IRRIGATION

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) [A]	Storm Depth (inches) [B]	DMA Name / ID	[C] from Table C.4 = [C]	Required Retention Depth (inches) [D]

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

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

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

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

DMA Name or ID	BMP Name or ID
DMA-1	Flow Through Planter
DMA-2	Flow Through Planter

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

Section D: Implement LID BMPs

D.1 Infiltration Applicability

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

If yes has been checked, Infiltration BMPs shall not be used for the site; proceed to section D.3

If no, continue working through this section to implement your LID BMPs. It is recommended that you contact your Co-Permittee to verify whether or not your project discharges to an approved downstream 'Highest and Best Use' feature.

Geotechnical Report

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

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

Infiltration Feasibility

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

Table D.1 Infiltration Feasibility

Does the project site…	YES	NO
…have any DMAs with a seasonal high groundwater mark shallower than 10 feet?	X	
If Yes, list affected DMAs: DMA-1. DMA-2, DMA-3, DMA-4		
…have any DMAs located within 100 feet of a water supply well?		X
If Yes, list affected DMAs:		
…have any areas identified by the geotechnical report as posing a public safety risk where infiltration of stormwater could have a negative impact?		X
If Yes, list affected DMAs:		
…have measured in-situ infiltration rates of less than 1.6 inches / hour?		X
If Yes, list affected DMAs:		
…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:		
…geotechnical report identify other site-specific factors that would preclude effective and safe infiltration?		X
Describe here:		

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

D.2 Harvest and Use Assessment

Please check what applies*:*

☐ Reclaimed water will be used for the non-potable water demands for the project.

☐Downstream water rights may be impacted by Harvest and Use as approved by the Regional Board (verify with the Copermittee).

☐The Design Capture Volume will be addressed using Infiltration Only BMPs. In such a case, Harvest and Use BMPs are still encouraged, but it would not be required if the Design Capture Volume will be infiltrated or evapotranspired.

If any of the above boxes have been checked, Harvest and Use BMPs need not be assessed for the site. If none of the above criteria applies, follow the steps below to assess the feasibility of irrigation use, toilet use and other non-potable uses (e.g., industrial use).

Irrigation Use Feasibility

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

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

Total Area of Irrigated Landscape: 304,764 sq-ft

Type of Landscaping (Conservation Design or Active Turf): Conservation Design

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

Total Area of Impervious Surfaces: 316,215 sq-ft

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

Enter your EIATIA factor: Design Storm Depth = 0.80 in, K_L = 1.85,

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

Minimum required irrigated area: 584,998 sq-ft

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

Minimum required irrigated area (Step 4)	Available Irrigated Landscape (Step 1)
584,998 sq-ft	304,764 sq-ft

Toilet Use Feasibility

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

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

Projected Number of Daily Toilet Users: N/A

Project Type: A/A

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

Total Area of Impervious Surfaces: N/A

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

Enter your TUTIA factor: N/A

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

Minimum number of toilet users: N/A

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

Minimum required Toilet Users (Step 4)	Projected number of toilet users (Step 1)
N/A	N/A

Other Non-Potable Use Feasibility

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

N/A

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

Average Daily Demand: N/A

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

Total Area of Impervious Surfaces: N/A

Step 3: Enter the Design Storm depth for the project site (see Exhibit A) into the left column of Table 2-4 in Chapter 2 to determine the minimum demand for non-potable uses per tributary impervious acre.

Enter the factor from Table 2-4: N/A

Step 4: Multiply the unit value obtained from Step 3 by the total of impervious areas from Step 2 to develop the minimum number of gallons per day of non-potable use that would be required.

Minimum required use: N/A

Step 5: Determine if harvesting stormwater runoff for other non-potable use is feasible for the project by comparing the projected average daily use (Step 1) to the minimum required non-potable use (Step 4).

Minimum required non-potable use (Step 4)	**Projected average daily use (Step 1)**
N/A	N/A

If Irrigation, Toilet and Other Use feasibility anticipated demands are less than the applicable minimum values, Harvest and Use BMPs are not required and you should proceed to utilize LID Bioretention and Biotreatment per Section 3.4.2 of the WQMP Guidance Document.

D.3 Bioretention and Biotreatment Assessment

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

Select one of the following:

☒ LID Bioretention/Biotreatment BMPs will be used for some or all DMAs of the project as noted below in Section D.4 (note the requirements of Section 3.4.2 in the WQMP Guidance Document).

☐ A site-specific analysis demonstrating the technical infeasibility of all LID BMPs has been performed and is included in Appendix 5. If you plan to submit an analysis demonstrating the technical infeasibility of LID BMPs, request a pre-submittal meeting with the Copermittee to discuss this option. Proceed to Section E to document your alternative compliance measures.

D.4 Feasibility Assessment Summaries

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

Table D.2 LID Prioritization Summary Matrix

DMA Name/ID	LID BMP Hierarchy				No LID (Alternative Compliance)
	1. Infiltration	2. Harvest and use	3. Bioretention	4. Biotreatment	
DMA-1	☐	☐	☐	☒	☐
DMA-2	☐	☐	☐	☒	☐
	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐

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

N/A

D.5 LID BMP Sizing

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

Table D.3 Q_{BMP} Calculations for LID 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**	***Flow Through Planter Q_{BMP}***		
	[A]		[B]	[C]	[A] x [C]			
DMA-1 Roadway	64,497	ASPHALT	*1*	*0.89*	*57,402*			
DMA-1 Landscaping	53,109	LANDSCAPE	*0.1*	*0.11*	*5,842*			
DMA-2 Paving/Roof	251,718	Asphalt/ Concrete/ Roof	*1*	*0.89*	*224,029*			
DMA-2 Landscaping	18,546	LANDSCAPE	*0.1*	*0.11*	*2,040*			
						Design Rainfall Intensity (in/hr)	*Minimum Flow (cfs)*	*Proposed Flow (cfs)*
	$A_T = \Sigma[A]$				289,310	0.20	1.33	***1.33***

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

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

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

Section E: Alternative Compliance (LID Waiver Program)

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

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

- *Or* -

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

n/a

E.1 Identify Pollutants of Concern

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

Table E.1 Potential Pollutants by Land Use Type

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

(4) Specifically petroleum hydrocarbons

(5) Specifically solvents

(6) Bacterial indicators are routinely detected in pavement runoff

E.2 Stormwater Credits

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

Table E.2 Water Quality Credits

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

[1]Cannot Exceed 50%

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

E.3 Sizing Criteria

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

Table E.3 Treatment Control BMP Sizing

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

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

[E] is for Flow-Based Treatment Control BMPs [E] = .2, for Volume-Based Control Treatment BMPs, [E] obtained from Exhibit A in the WQMP Guidance Document

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

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

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

E.4 Treatment Control BMP Selection

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

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

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

Table E.4 Treatment Control BMP Selection

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

[1] Treatment Control BMPs must not be constructed within Receiving Waters. In addition, a proposed Treatment Control BMP may be listed more than once if they possess more than one qualifying pollutant removal efficiency.
[2] Cross Reference Table E.1 above to populate this column.
[3] As documented in a Co-Permittee Approved Study and provided in Appendix 6.

Section F: Hydromodification

F.1 Hydrologic Conditions of Concern (HCOC) Analysis

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

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

Does the project qualify for this HCOC Exemption? ☐ Y ☒ N

If Yes, HCOC criteria do not apply.

HCOC EXEMPTION 2: The volume and time of concentration[1] of storm water runoff for the post-development condition is not significantly different from the pre-development condition for a 2-year return frequency storm (a difference of 5% or less is considered insignificant) using one of the following methods to calculate:

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

Does the project qualify for this HCOC Exemption? ☐ Y ☒ N

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

Table F.1 Hydrologic Conditions of Concern Summary

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

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

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

Does the project qualify for this HCOC Exemption? ☒ Y ☐ N

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

Santa Ana River

F.2 HCOC Mitigation

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

a. Additional LID BMPS are implemented onsite or offsite to mitigate potential erosion or habitat impacts as a result of HCOCs. This can be conducted by an evaluation of site-specific conditions utilizing accepted professional methodologies published by entities such as the California Stormwater Quality Association (CASQA), the Southern California Coastal Water Research Project (SCCRWP), or other Co-Permittee approved methodologies for site-specific HCOC analysis.

b. The project is developed consistent with an approved Watershed Action Plan that addresses HCOC in Receiving Waters.

c. Mimicking the pre-development hydrograph with the post-development hydrograph, for a 2-year return frequency storm. Generally, the hydrologic conditions of concern are not significant, if the post-development hydrograph is no more than 10% greater than pre-development hydrograph. In cases where excess volume cannot be infiltrated or captured and reused, discharge from the site must be limited to a flow rate no greater than 110% of the pre-development 2-year peak flow.

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

Section G: Source Control BMPs

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

1. ***Identify Pollutant Sources*:** Review Column 1 in the Pollutant Sources/Source Control Checklist. Check off the potential sources of Pollutants that apply to your site.

2. ***Note Locations on Project-Specific WQMP Exhibit*:** Note the corresponding requirements listed in Column 2 of the Pollutant Sources/Source Control Checklist. Show the location of each Pollutant source and each permanent Source Control BMP in your Project-Specific WQMP Exhibit located in Appendix 1.

3. ***Prepare a Table and Narrative*:** Check off the corresponding requirements listed in Column 3 in the Pollutant Sources/Source Control Checklist. In the left column of Table G.1 below, list each potential source of runoff Pollutants on your site (from those that you checked in the Pollutant Sources/Source Control Checklist). In the middle column, list the corresponding permanent, Structural Source Control BMPs (from Columns 2 and 3 of the Pollutant Sources/Source Control Checklist) used to prevent Pollutants from entering runoff. **Add additional narrative** in this column that explains any special features, materials or methods of construction that will be used to implement these permanent, Structural Source Control BMPs.

4. ***Identify Operational Source Control BMPs:*** To complete your table, refer once again to the Pollutant Sources/Source Control Checklist. List in the right column of your table the Operational BMPs that should be implemented as long as the anticipated activities continue at the site. Copermittee stormwater ordinances require that applicable Source Control BMPs be implemented; the same BMPs may also be required as a condition of a use permit or other revocable Discretionary Approval for use of the site.

Table G.1 Permanent and Operational Source Control Measures

Potential Sources of Runoff pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
On Site Storm Drain 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	• 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."
Landscape/Outdoor Pesticide Use	• 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.	• Maintain landscaping using minimum or no pesticides. • See applicable operational BMPs in "What you should know for …. Landscaping and Gardening" at http://rcflood.org/stormwater • Provide IPM information to new owners, lessees and operators.
Refuse Area	• State how site refuse will be handled and provide supporting detail to what is shown on plan. • State that signs will be posed on or near dumpsters with the words "Do not dump hazardous materials here" or similar.	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

Fire Sprinkler Test Water	Provider a mean 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
Roofing, Gutter, and Trim	Avoid roofing, gutter, and trim made of copper or other unprotected metals that may leach into runoff.	

Section H: Construction Plan Checklist

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

Table H.1 Construction Plan Cross-reference

BMP No. or ID	BMP Identifier and Description	Corresponding Plan Sheet(s)	BMP Location (Lat/Long)
BMP-1	Flow Through Planter	WQMP Exhibit	33.958769, -117.548000
BMP-2	Flow Through Planter	WQMP Exhibit	33.957394, -117.548263
BMP-3	Flow Through Planter	WQMP Exhibit	33.957861, -117.547190

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

Section I: Operation, Maintenance and Funding

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

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

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

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

Maintenance Mechanism: Facility will be maintain by the owner of storage facility.

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

☐ Y ☒ N

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

Appendix 1: Maps and Site Plans

Location Map, WQMP Site Plan and Receiving Waters Map

R 07 W | R 06 W | R 05 W | R 04 W | R 03 W | R 02 W | R 01 W | R 01 E | R 02 E | R 03 E | R 04 E | R 05 E

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

0.85 MiraLoma
0.61 RiversideNorth
0.54 RiversideSouth
0.88 PradoDam
0.51 Woodcrest
0.50 LakeMathews
0.68 PigeonPass
0.66 MorenoEast
0.68 PerrisReservoir
0.85 Beaumont
0.87 VistaGrandeGS
0.70 SanJacintoNWS
1.18 Idyllwild
0.90 HurkeyCreek
0.65 Anza
0.64 AguangaValley
0.58 SunCity
0.68 Winchester
0.70 ElsinoreNWS
1.11 ElCarisoStation
0.77 WildomarLaCresta
0.77 SantaRosaPlateau
0.52 SkinnerLake
1.00 TemeculaNWS

Project Area 0.80 inches

Santa Ana River Watershed
Santa Margarita Watershed

JURUPA VALLEY | EASTVALE | NORCO | CORONA | RIVERSIDE | MORENO VALLEY | CALIMESA | BEAUMONT | SAN JACINTO | PERRIS | CANYON LAKE | LAKE ELSINORE | WILDOMAR | MENIFEE | HEMET | MURRIETA | TEMECULA

Rain Gage Locations

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Isohyetal Map for the 85th Percentile 24 hour Storm Event

July 2011

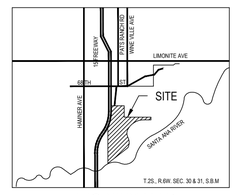
INTHE CITY OF JURUPA VALLEY, STATE OF CALIFORNIA

MA20269

GPA21001, CZ21001, CUP21001 AND SPD21002

MARCH 2023

MA20269		AMENDED NO.
AMENDMENTS:		SCALE: 1"=150'
DATE	NO.	DESCRIPTION



VICINITY MAP
N.T.S.

DESIGNATION	APN
A-1	152-020-009 EX
B-1	152-020-010
C-1	152-020-019 EX
D-1	152-020-028
E-1	152-060-005 EX
F-1	152-060-006
G-1	152-060-007
H-1	152-060-009
I-1	152-060-010 EX
J-1	152-060-013
K-1	152-060-016
L-1	152-070-004
M-1	152-070-008
N-1	152-070-009
O-1	152-070-010 EX
P-1	152-070-017 EX
Q-1	152-070-019 EX
R-1	152-070-021 EX
S-1	152-070-022 EX
T-1	153-020-009 EX
U-1	153-020-016 EX
V-1	153-020-017 EX
W-1	153-020-018 EX
X-1	157-260-018 EX
Y-1	157-260-019 EX
Z-1	157-260-020 EX

DESIGNATION	APN
A-2	157-260-021
B-2	157-260-022
C-2	157-260-023
D-2	157-260-024
E-2	157-260-025
F-2	157-260-026
G-2	157-260-027
H-2	157-260-028
I-2	157-260-038
J-2	157-260-039
K-2	157-260-049
L-2	157-260-050
M-2	157-260-055
N-2	157-270-004
O-2	157-270-005
P-2	157-270-006
Q-2	157-270-007
R-2	157-270-008
S-2	157-270-009
T-2	157-270-010
U-2	157-270-011
V-2	157-270-012
W-2	157-270-013
X-2	157-270-014
Y-2	157-270-015
Z-2	157-270-016

DESIGNATION	APN
A-3	157-270-017
B-3	157-260-018
C-3	157-260-019
D-3	157-260-020
E-3	157-260-021
F-3	157-260-022
G-3	157-260-028
H-3	157-260-029
I-3	157-260-032
J-3	157-260-033

OWNER/ APPLICANT:
STEVE GALVEZ
20 PASEO VERDE
SAN CLEMENTE, CA 92673
(951) 297-8120
EMAIL: STEVE@STEVEGALVEZ.COM

LEGAL DESCRIPTION:
BEING A PORTION OF SECTION 30 AND 31, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASELINE AND MERIDIAN, IN THE COUNTY OF RIVESIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO ON FILE IN BOOK 9, PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS.

ASSESSOR'S PARCEL NUMBERS:
APN: 152-202-010, 152-060-007, 152-060-009, 152-060-006, 152-070-008
TOTAL ACREAGE : 86.79 ACRE

ENGINEER/ EXHIBIT PREPARE:
W.H. CIVIL INC.
NORTH CA: 1590 OAKLAND RD., SUITE B112
SAN JOSE, CA 95131
SOUTH CA: 548 WALD
IRVINE, CA 92618
PHONE: 949-229-3357

SITE ADDRESS:
68TH STREET @ I-15
JURUPA VALLEY, CA

NOTES:
1. ALL IMPROVEMENTS SHALL BE PER CITY OF JURUPA VALLEY STANDARDS.
2. THIS PLOT PLAN INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
3. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
4. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS.
5. LANDSCAPING WILL BE DESIGNED PER LANDSCAPING GUIDELINES, CITY OF JURUPA VALLEY.
6. THIS PROPERTY DOES NOT LIE WITH A "COMMUNITY SERVICE DISTRICT".
7. 68TH STREET IS DEDICATED AS PUBLIC RIGHT-OF-WAY AND UTILITY PURPOSES.
8. THIS PROPERTY LIES WITHIN A SPECIFIED FLOOD ZONE. (FIRM NO. 06071C9375H AND IS SUBJECT TO OVERFLOW, INUNDATION, OF FLOOD HAZARDS.)
9. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL STUDY ZONE, A.C.S.D., AND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS.
10. THIS PROPERTY CONTAINS A WELL - I.D. WP0020823.
11. THIS PROPERTY CONTAINS NO STRUCTURES.
12. MAINTENANCE OF ON-SITE SLOPES AND WATER QUALITY SHALL BE BY OWNER.
13. SEE EXHIBIT BELOW FOR PROPERTY LINE INFORMATION.

LEGEND:
- FIRE LINE
- SEWER LINE
- WATER LINE
- FIRE HYDRANT
- PROPERTY LINE
- PROJECT LIMIT
- FENCE LINE

LAND USE TABLE	EXISTING ACRES	PROPOSED ACRES	EXISTING GENERAL PLAN	PROPOSED AGENERAL PLAN	EXISTING ZONING	PROPOSED ZONING
SELF STORAGE WITH RV PARKING	-	10.90	OS-R	CR	W-1	C-1/C-P
ACCESS ROAD TO 68TH STREET	2.72	2.72	NONE	CR	R-4	C-1/C-P
ACCESS EASEMENT TO TRAIL AREA	-	0.34	OS-R	OS-R	W-1	W-1
PRESERVED OPEN SPACE - HABITAT	-	0.31	OS-R	OS-R	W-1	W-1
TOTAL PROJECT AREA		14.27	PARCEL A			
PRESERVED OPEN SPACE - HABITAT	-	71.00	OS-R	OS-R	W-1	W-1
EQUESTRIAN AREA EASEMENT		1.52	OS-R	OS-R	W-1	W-1
TOTAL HABITAT DEDICATION AREA		72.52	PARCEL B			
TOTAL AREA	-	86.79				

TOPOGRAPHY SOURCE:
AERIAL TOPOGRAPHIC MAP BY: W.H. CIVIL
AERIAL TOPOGRAPHIC MAP - 01-30-2023

BASIS OF BEARINGS:
CENTERLINE OF 68TH STREET N 89°34'04" E AS PER TRACT MAP NO.36391 M.B.449/90-115

BENCH MARK:
N.G.S. BM. NO. DX5476
PEDLEY, AT SOUTHWEST CORNER OF VAN CUREN BL. AND LIMONITE AVE. 233 FEET (71.0M) WEST OF VAN BUREN BL. AND 68 FEET (20.7M) SOUTH OF LIMONITE AVE. AT ENTRANCE TO SHOPPING CENTER 2 FEET (0.6M) EAST OF VONS SIGN IS 20 FEET (6.1M) TALL A STANDARD RIVERSIDE COUNTY SURVEY ALUMINUM DISK SET IN TOP OF CONCRETE POST.
ELEVATION 718.88' (NAVD 1988)

ZONING AND LAND USE:
TOTAL NET AREA: 86.79 AC.
TOTAL GROSS AREA: 86.79 AC.

UTILITIES

SEWER & WATER: JURUPA COMMUNITY SERVICES DISTRICT
11201 HARREL STREET
MIRA LOMA, CA 91752

GAS: SOUTHERN CALIFORNIA GAS COMPANY
CENTRALIZED CORRESPONDENCE
P.O. BOX 3150
SAN DIMAS, CA 91773
(800) 427-2000

TELEPHONE: VERIZON
CUSTOMER SALES & SOLUTIONS CENTER
P.O. BOX 11328
ONTARIO, CA 91761
(800) 483-4000

ELECTRICAL: SOUTHERN CALIFORNIA EDISON COMPANY
1351 E. FRANCIS STREET
ONTARIO, CA 91761
(800) 655-4555

CABLE: VERIZON
CUSTOMER SALES & SOLUTIONS CENTER
P.O. BOX 11328
ST. PETERSBURG, FL 33733
(800) 483-4000

SCHOOL DISTRICT: JURUPA UNIFIED SCHOOL DISTRICT
4850 PEDLEY ROAD
JURUPA VALLEY, CA 92509
(951) 685-5260

FIRE PROTECTION: CAL FIRE WEST, RIVERSIDE STATION 18
7545 MISSION BLVD.
JURUPA VALLEY, CA 92509
(951) 685-5260

FENCING:
ENTIRE PROJECT IS FENCED WITH 6 FT CHAIN-LINK FENCING AND WROUGHT IRON FENCING.

AUTOMATIC GATES WILL BE INSTALLED AT DRIVEWAYS INTO SITE.

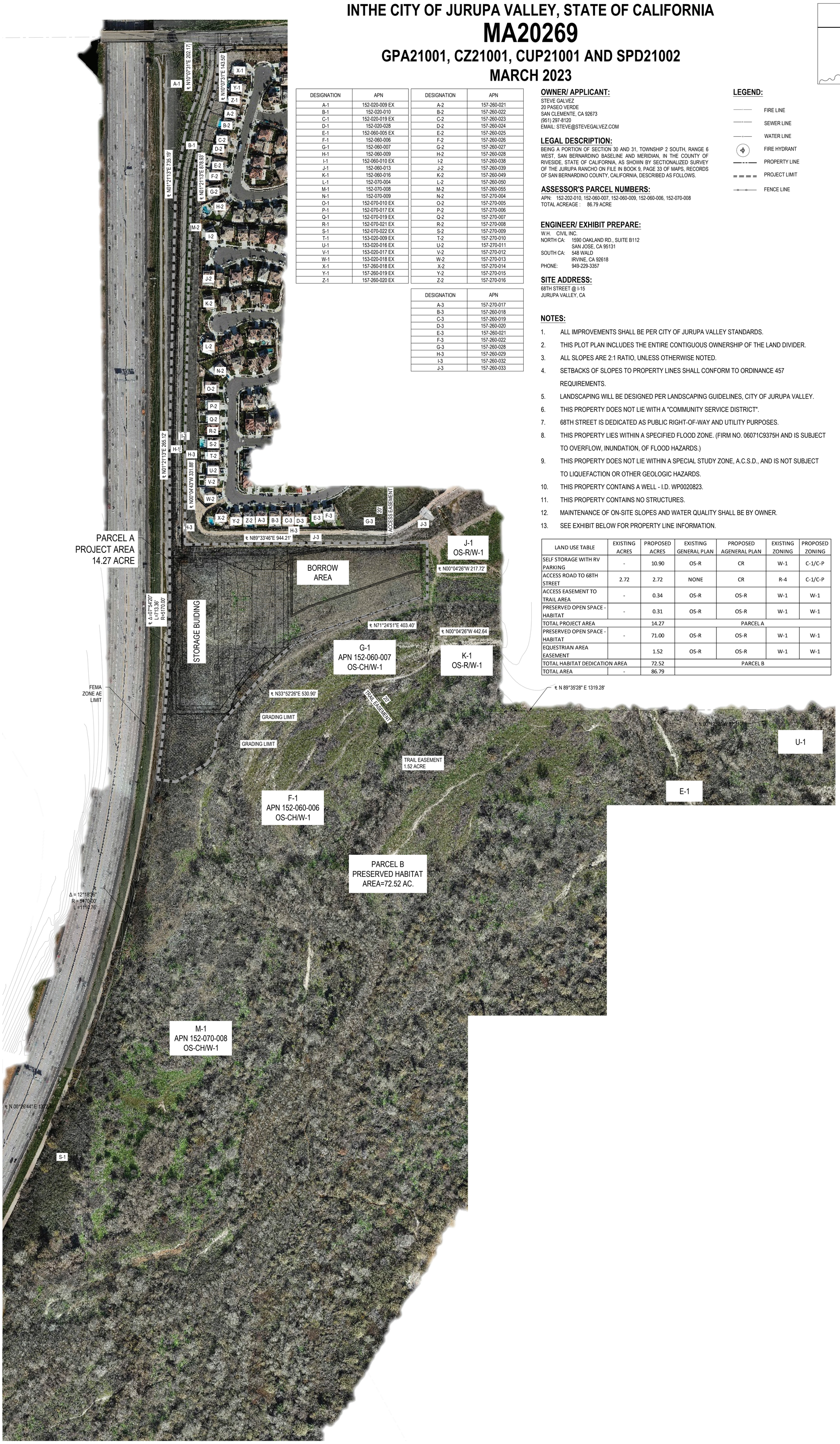
HAZARD MATERIALS:
NO FLAMMABLE/ COMBUSTIBLE LIQUIDS OR WASTE OIL WILL BE STORED ON SITE.

FIRE DEPARTMENT NOTES:
PRIOR TO ISSUANCE OF A BUILDING PERMIT THE FOLLOWING SHALL PROCIDED:

FIRE HYDRANTS AND FIRE FLOW: PROVIDE OR SHOW THERE EXIST FIRE HYDRANT(S) CAPABLE OF DELIVERING FIRE FLOW AS REQUIRED BY CALIFORNIA FIRE CODE AND RIVERSIDE COUNTY FIRE DEPARTMENT STANDARDS WITHIN 400 FEET OF ALL PORTIONS OF ALL STRUCTURES.

SEWER & WATER NOTES:
EXISTING 21" SEWER IS IN ACCESS ROAD TO 68TH STREET
EXISTING 12" WATER IS IN 68TH STREET

BUILDING PLANS
J.CRAIG MANN, ARCHITECT
1931 NEWPORT BLVD
SUITE A
COSTA MESA, CA. 92627
(714) 543-8352



600 450 300 150 0 100 200
SCALE 1"=150'

PLANS PREPARED BY:

W.H. ENGINEERING GROUP
NORTH-CA:1590 OAKLAND RD., SUITE 112, SAN JOSE, CA 95131
SOUTH-CA: 548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357

3/6/2024
WAI LIN MAUNG CHEN DATE
R.C.E. C83487 EXP. 3/31/2025

CITY OF JURUPA VALLEY

JURUPA VALLEY SELF-STORAGE AND HABITAT PRESERVATION PLAN MA20269

BEING A PORTION OF SECTIONS 30 & 31 TOWNSHIP 2 SHOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN

FOR: STEVE GALVEZ

SHEET 1 OF 2 SHEET

WO: _____

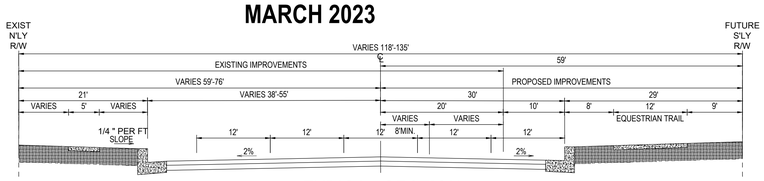
INTHE CITY OF JURUPA VALLEY, STATE OF CALIFORNIA

MA20269

GPA21001, CZ21001, CUP21001 AND SPD21002

MARCH 2023

MA20269		AMENDED NO.
AMENDMENTS:		SCALE: 1"=50'
DATE	NO.	DESCRIPTION



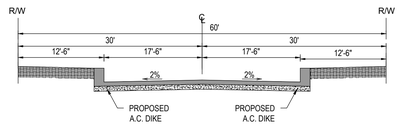
TYPICAL SECTION

68 TH STREET

SCALE: 1"=10' STD.NO.94

SEE DETAIL "A"

(AT LEFT)



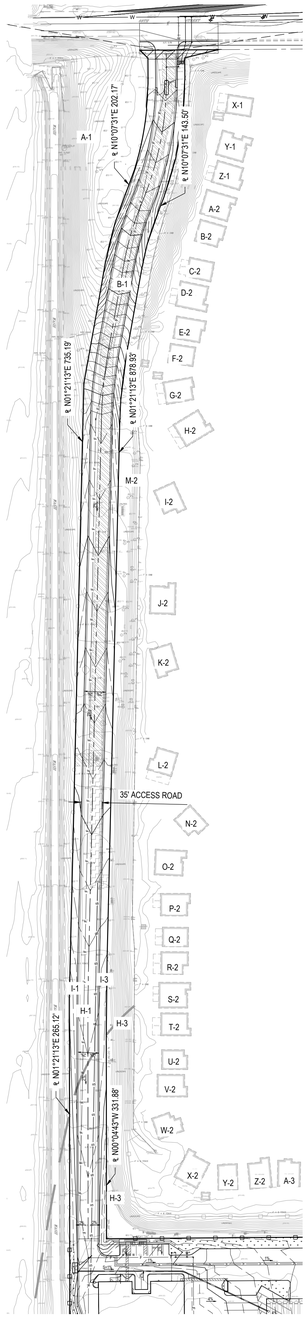
TYPICAL SECTION

ACCESS ROAD "A"

SCALE: 1"=10' STD.NO.106 MODIFIED

LEGEND:

- FIRE LINE
- SEWER LINE
- WATER LINE
- FIRE HYDRANT
- PROPERTY LINE
- PROJECT LIMIT
- FENCE LINE



TYPICAL SECTION

ACCESS ROAD "A"

SCALE: 1"=100'

PARKING REQUIREMENTS			
USE	PROPOSED SF	CODE REQUIREMENT	REQUIRED SPACES
SELF-STORAGE	135,065	1 SPACE PER EVERY 3 EMPLOYEES	6
OFFICE	670	1 SPACE PER EACH 200 SQUARE FEET OF NET LEASEABLE FLOOR AREA	4
TOTAL SPACES REQUIRED			10
ACCESSIBLE SPACES PROVIDED			2
EV PARKING SPACE			1
NON-ADA AND EV PARKING SPACE			17
LOADING SPACES			8
TOTAL SPACES PROVIDED			28

BUILDING AREA TABLE	
SELF STORAGE BUILDING	SQUARE FEET
1ST FLOOR	76,015
2ND FLOOR	59,350
TOTAL STORAGE	135,365
OFFICE	670
TOTAL AREA	136,035

OPINION OF EARTHWORK QUANTITIES:

CUBIC YARDS OF CUT 73,020 C.Y. (RAW). CUBIC YARDS OF FILL 73,020 C.Y. (RAW). THE OPINION OF EARTHWORK QUANTITIES SHOWN ABOVE ARE UNADJUSTED GROSS VOLUMES, AND DO NOT INCLUDE THE EFFECTS OF SCARIFYING, OVER EXCAVATION, RECOMPACTION, SHRINKAGE, SUBSIDENCE OR OTHER FACTORS AND ARE SUBJECT TO FIELD CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT AND ARE FOR REFERENCE AND FEE PURPOSES ONLY.

EASEMENT NOTES:

AN EASEMENT FOR PURPOSES HEREIN STATED, RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT.

RECORDED; 11/12/2022 AS INSTRUMENT NO. 2022-66050, OFFICIAL RECORDS.

FOR: PIPELINE(S) FOR ALL PURPOSES, TOGETHER WITH ANY EASEMENT ROADS AND APPURTENANCES WITHIN THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO CABLES FOR COMMUNICATION PURPOSES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES.

IN FAVOR OF: JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY.

AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN. AND RECORDED 03/10/2003 AS INSTRUMENT NO. 2003-167661, OFFICIAL RECORDS.
SAID MATTER AFFECTS APN 152-020-010 AND 152-060-009

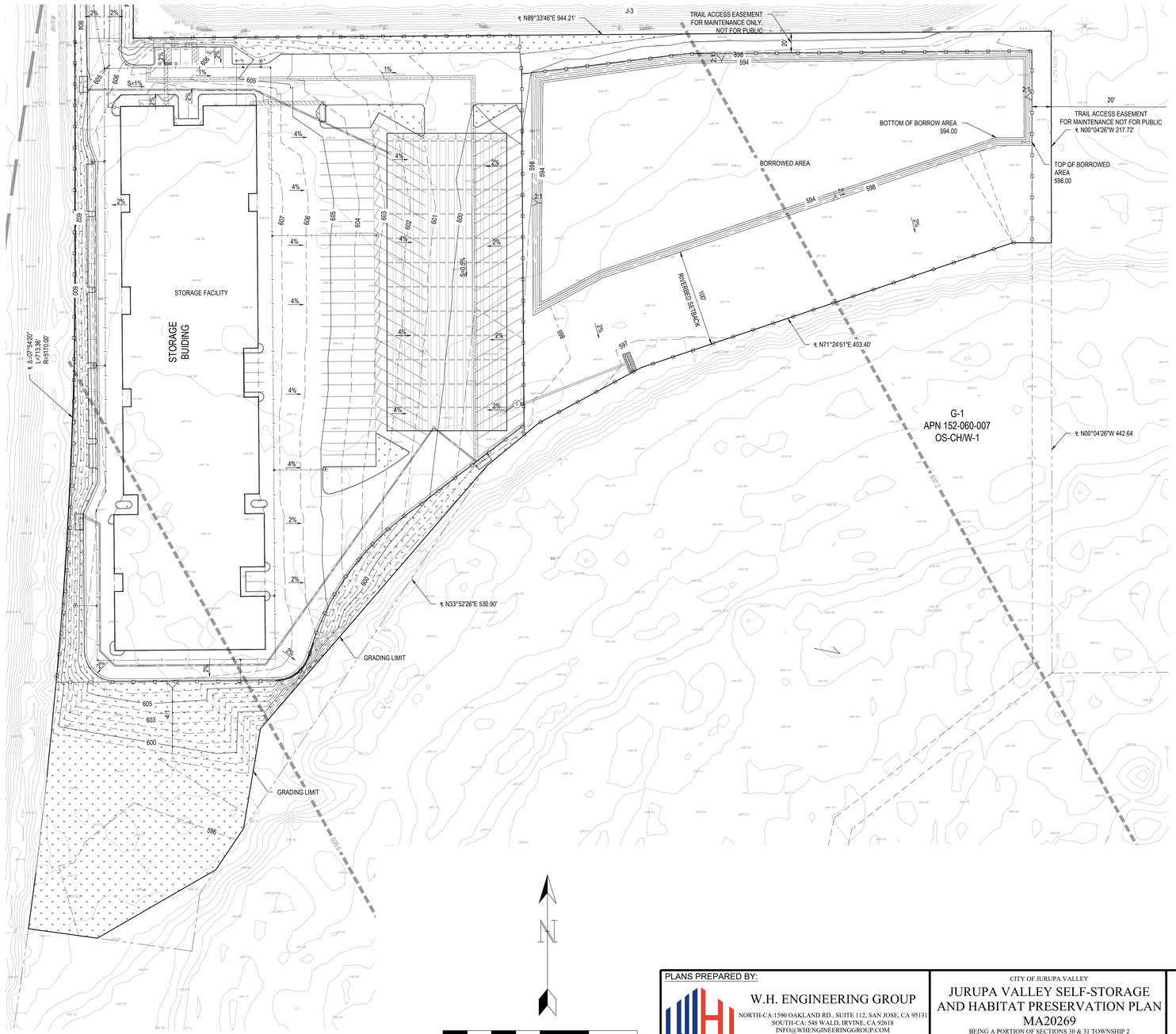
AN EASEMENT FOR PURPOSES HEREIN STATED, RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT.

RECORDED: 03/30/2016 AS INSTRUMENT NO. 2002-66050, OFFICIAL RECORDS.

FOR: SEWER AND INCIDENTAL PURPOSES.

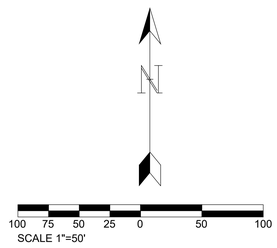
IN FAVOR OF: JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY.

AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.
SAID MATTER AFFECTS APN 152-020-010 AND 152-060-009



SITE PLAN

SCALE 1"=50'



PLANS PREPARED BY:

W.H. ENGINEERING GROUP

NORTH-CA:1590 OAKLAND RD., SUITE 112, SAN JOSE, CA 95131
SOUTH-CA: 548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357

3/6/2024
DATE

WAI LIN MAUNG CHIEN
R.C.E. C83487 EXP. 3/31/2025

CITY OF JURUPA VALLEY

JURUPA VALLEY SELF-STORAGE AND HABITAT PRESERVATION PLAN MA20269

BEING A PORTION OF SECTIONS 30 & 31 TOWNSHIP 2 SHOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN

FOR: JURUPA VALLEY 18 LP

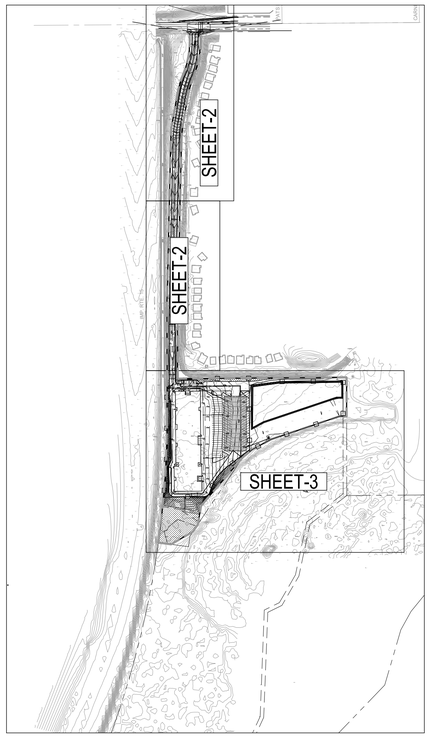
SHEET 2 OF 2 SHEET

WO: _____

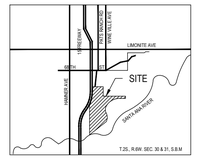
Appendix 2: Construction Plans

Grading and Drainage Plans

CITY OF JURUPA VALLEY
CALIFORNIA
ROUGH GRADING PLANS
FOR
R.V. SELF-STORAGE FACILITY
PROJECT No.



INDEX MAP
NTS



VICINITY MAP
N.T.S.

GENERAL GRADING NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY DOES NOT AUTHORIZE THE SUBDIVIDER AND/OR OWNER TO VIOLATE ANY FEDERAL, STATE, COUNTY, OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
3. ALL GRADING SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE AS AMENDED BY THE CITY OF JURUPA VALLEY'S ORDINANCE NUMBER 2019-18.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF JURUPA VALLEY MUST BE NOTIFIED, IN WRITING, AT LEAST THREE (3) DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
5. 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.
6. 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.
7. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION PREPARED BY _____ DATED _____.
8. 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.
9. 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.
10. PER SECTION 4216 OF THE GOVERNMENT CODE, THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO (2) DAYS PRIOR TO DIGGING AT 1-800-422-4133.
11. PRIOR TO GRADING, A MEETING SHALL BE SCHEDULED WITH THE CITY OF JURUPA VALLEY'S PROGRAM MANAGER PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.

CUT/FILL

1. MAXIMUM CUT AND FILL SLOPE SHALL BE 2:1, HORIZONTAL TO VERTICAL.
2. 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 5:1, HORIZONTAL TO VERTICAL, AND A HEIGHT GREATER THAN FIVE (5) FEET SHALL BE KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. THE BENCH UNDER THE TOE MUST BE TEN (10) FEET WIDE MINIMUM.
3. THE SLOPE STABILITY FOR CUT AND FILL SLOPES OVER THIRTY (3) FEET IN VERTICAL HEIGHT, OR CUT SLOPES STEEPER THAN 2:1 HAVE BEEN VERIFIED WITH A FACTOR OF SAFETY OF AT LEAST 1.5.
4. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN TWELVE (12) INCHES SHALL BE BURIED OR PLACED IN FILLS CLOSER THAN TEN (10) FEET TO THE FINISHED GRADE.

COMPLETION OF WORK NOTES

1. FOR ROUGH GRADING PLANS, 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, EXPANSION INDEX, DESIGN ALTERNATIVES (IF IE > 20), WATER SOLUBLE SULFATE CONTENT, CORROSIVITY AND REMEDIAL MEASURE IF NECESSARY.
2. FOR ROUGH GRADING PLANS, EXCEPT FOR NON-TRACT SINGLE RESIDENTIAL ROUGH GRADING, THE COMPACTION REPORT SHALL INCLUDE THE SPECIAL INSPECTION VERIFICATIONS LISTED ON TABLE 1705.6 OF THE 2019 CALIFORNIA BUILDING CODE.
3. FOR ROUGH GRADING, 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%) OR OTHER MEANS OF SITE STABILIZATION APPROVED BY ENVIRONMENTAL COMPLIANCE DIVISION, PRIOR TO RECEIVING A ROUGH GRADE PERMIT FINAL SIGNATURE.
4. FOR PRECISE GRADING, 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.

DRAINAGE, EROSION/DUST CONTROL

1. 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.
2. THE CONTRACTOR SHALL PROVIDE A PAVED SLOPE INTERCEPTOR DRAIN ALONG THE TOP OF CUT SLOPES WHERE THE DRAINAGE PATH IS GREATER THAN FORTY (40) FEET TOWARDS THE CUT SLOPE.
3. THE CONTRACTOR SHALL PROVIDE FIVE (5) FEET WIDE BY ONE (1) FOOT HIGH BERM ALONG THE TOP OF ALL FILL SLOPES STEEPER THAN 3:1, HORIZONTAL TO VERTICAL.
4. 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% SLOPE) FOR A MINIMUM DISTANCE OF TEN (10) FEET MEASURED PERPENDICULAR TO THE FACE OF THE FOUNDATION.
5. NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED.
6. 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.
7. DUST CONTROL SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
8. CONSTRUCTION SITES SUBJECT TO PM10 FUGITIVE DUST MITIGATION SHALL COMPLY WITH AQMD RULE 403.1.
9. 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.
10. FOR ALL SLOPES EQUAL TO OR GREATER THAN THREE (3) FEET 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, 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.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

1. CONSTRUCTION SITE BMPs FOR THE MANAGEMENT OF STORM WATER AND NON-STORMWATER DISCHARGES SHALL BE DOCUMENTED ON THE GRADING PLAN. ARRANGEMENTS SHALL BE MADE BY THE DEVELOPER TO RETAIN THE SWPPP ON THE JOBSITE THROUGHOUT THE TIME OF CONSTRUCTION. THE IMPLEMENTATION AND MAINTENANCE OF THE SITE BMPs IS REQUIRED TO MINIMIZE JOBSITE EROSION AND SEDIMENTATION. ARRANGEMENTS SHALL BE MADE BY THE DEVELOPER TO MAINTAIN THOSE BMPs THROUGHOUT THE TIME OF CONSTRUCTION.
2. EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE ENTRAINMENT OF SOIL IN RUBOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES.
3. SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE.
4. GRADING SHALL BE PHASED TO LIMIT THE AMOUNT OF DISTURBED AREA EXPOSED TO THE EXTENT FEASIBLE.
5. AREAS THAT ARE CLEARED AND GRADED SHALL BE LIMITED TO ONLY THE PORTION OF THE SITE THAT IS NECESSARY FOR CONSTRUCTION. THE CONSTRUCTION SITE SHALL BE LIMITED TO ONLY THE PORTION OF THE SITE THAT IS NECESSARY FOR CONSTRUCTION. THE CONSTRUCTION SITE SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.
6. IF DISTURBED, SLOPES (TEMPORARY OR PERMANENT) SHALL BE STABILIZED IF THEY WILL NOT BE WORKED WITHIN 21 DAYS. DURING STORM SEASON, ALL SLOPES SHALL BE STABILIZED PRIOR TO PREDICTED STORM EVENTS. CONSTRUCTION SITES SHALL BE REVEGETATED AS EARLY AS FEASIBLE AFTER SOIL DISTURBANCE.
7. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OF REDUCE SEDIMENT TRANSPORT FROM THE SITE OR STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT. THE STATEWIDE GENERAL PERMIT-CONSTRUCTION ACTIVITY. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOIL OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS, FUEL, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS, CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ONSITE PHYSICALLY SEPARATE FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
9. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITE AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR LOCAL STORM DRAIN SYSTEM.
10. APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FRO THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
11. ALL CONSTRUCTION CONTRACTORS AND SUBCONTRACTOR PERSONNEL ARE TO BE TRAINED IN THE IMPLEMENTATION AND USE OF THE REQUIRED BMPs AND GOOD HOUSEKEEPING MEASURE FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS AND ALL TRAINING DOCUMENTATION SHALL BE MAINTAINED IN THE SWPPP.
12. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES MAY REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE REGIONAL WATER QUALITY CONTROL BOARD.
13. BMPs SHALL BE MAINTAINED AT ALL TIMES. IN ADDITION, BMPs SHALL BE INSPECTED PRIOR TO PREDICTED STORM EVENTS AND FOLLOWING STORM EVENTS.
14. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED OF IN TRASH OR RECYCLE BINS.

DECLARATION OF ENGINEER OF RECORD

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBLE CHARGE FOR SUCH DESIGN.
I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF JURUPA VALLEY IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THE PLANS COMPLY WITH CITY PROCEDURES, APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS. AS ENGINEER OF RECORD (EOR), I AGREE TO IDEMNIFY AND HOLD THE CITY OF JURUPA VALLEY, THE JURUPA VALLEY HOUSING AUTHORITY, AND THE JURUPA VALLEY COMMUNITY SERVICES DISTRICT (CSD), ITS OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY OF CLAIMS, DAMAGES OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM THE NEGLIGENT ACTS, ERRORS OR MISSIONS OF THE ENGINEER OF RECORD. I HAVE READ AND INFORMED THE PROJECT APPLICANT/DEVELOPER THAT APPROVAL OF THESE PLANS DO NOT RELIEVE THEM FROM THE REQUIREMENTS OF THE CONDITIONS OF APPROVAL (ATTACHED HEREIN OR IN OTHER APPROVED IMPROVEMENT PLANS).

I ALSO HEREBY DECLARE THAT I HAVE COMPARED THESE PLANS WITH ALL APPLICABLE ADA TITLE II AND TITLE 24 REQUIREMENTS FOR DISABILITY ACCESS FOR THIS PROJECT, AND THESE PLANS ARE IN FULL COMPLIANCE WITH THOSE REQUIREMENTS.

WAI LIN MAUNG CHEN — NAME
3/6/2024 — DATE
R.C.E. C83487 (EXP. 3/31/2025)

ENGINEER'S NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY THE SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
THE CONTRACTOR SHALL POSSESS THE CLASS (OR CLASSES) OF LICENSE AS SPECIFIED IN THE "NOTICE INVITING BIDS" OF THE BID DOCUMENTS.

OWNER: STEVE GALVEZ

20 PASEO VERDE
SAN CLEMENTE, CA 92673
PHONE:(951) 297-8120
EMAIL: STEVE@STEVEGALVEZ.COM

EARTHWORK QUANTITIES

CUT	: 24,750	C.Y.
FILL	: 67,395	C.Y.
EXPORT	: 0	C.Y.
IMPORT	: 42,645	C.Y.

SHEET INDEX

CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT APPROVED BY:	CITY OF JURUPA VALLEY ENGINEERING DEPARTMENT RECOMMENDED BY:
PAUL TOOR, CITY ENGINEER RCE 46281 — DATE	TINA YORK, DEVELOPMENT SERVICES MANAGER RCE 46367 — DATE

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.
Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

8930 LIMONITE AVE
JURUPA VALLEY, CA 92509
TEL: (951) 332-6464
EMAIL: ENGINEERING@JURUPAVALLEY.ORG

IMPORTANT NOTE:
THE GRADING AND/OR IMPROVEMENT PLANS ARE APPROVED FOR A PERIOD OF TWO (2) YEARS FROM THE DATE SIGNED BY THE CITY ENGINEER. AFTER THE TWO (2) YEAR PERIOD HAS LAPSED, THE ENGINEER OF RECORD MAY BE REQUIRED TO SUBMIT AND PROCESS FOR CITY ENGINEER APPROVAL, UPDATED PLANS THAT COMPLY WITH THE MOST CURRENT CITY STANDARDS, PRACTICES, AND POLICIES.

MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR	DATE
		E.O.R.	REVISION			

BENCHMARK:
N.G.S. BM. NO. DX5476

PEDLEY, AT THE SOUTHWEST COUTHWEST CORNER OF VAN BUREN BL AND LIMONITE AVE 233 FEET (71.0 M) WEST OF VAN BUREN BL AND 68 FEET (20.7 M) SOUTH OF LIMONITE AVE AT ENTRANCE TO SHOPPING CENTER 2 FEET (0.6 M) EAST OF VONS SIGN IS 20 FEET (6.1 M) TALL A STANDARD RIV CO SUR ALUMINUM DISK SET IN TOP OF CONCETE POST.

ELECATION: 718.88' (NAVD 1988)

BASIS OF BEARING:
CENTERLINE OF 68TH STREET N 89°34'04"E
AS PER TRACT MAP NO. 36391, M.B. 449/90-115

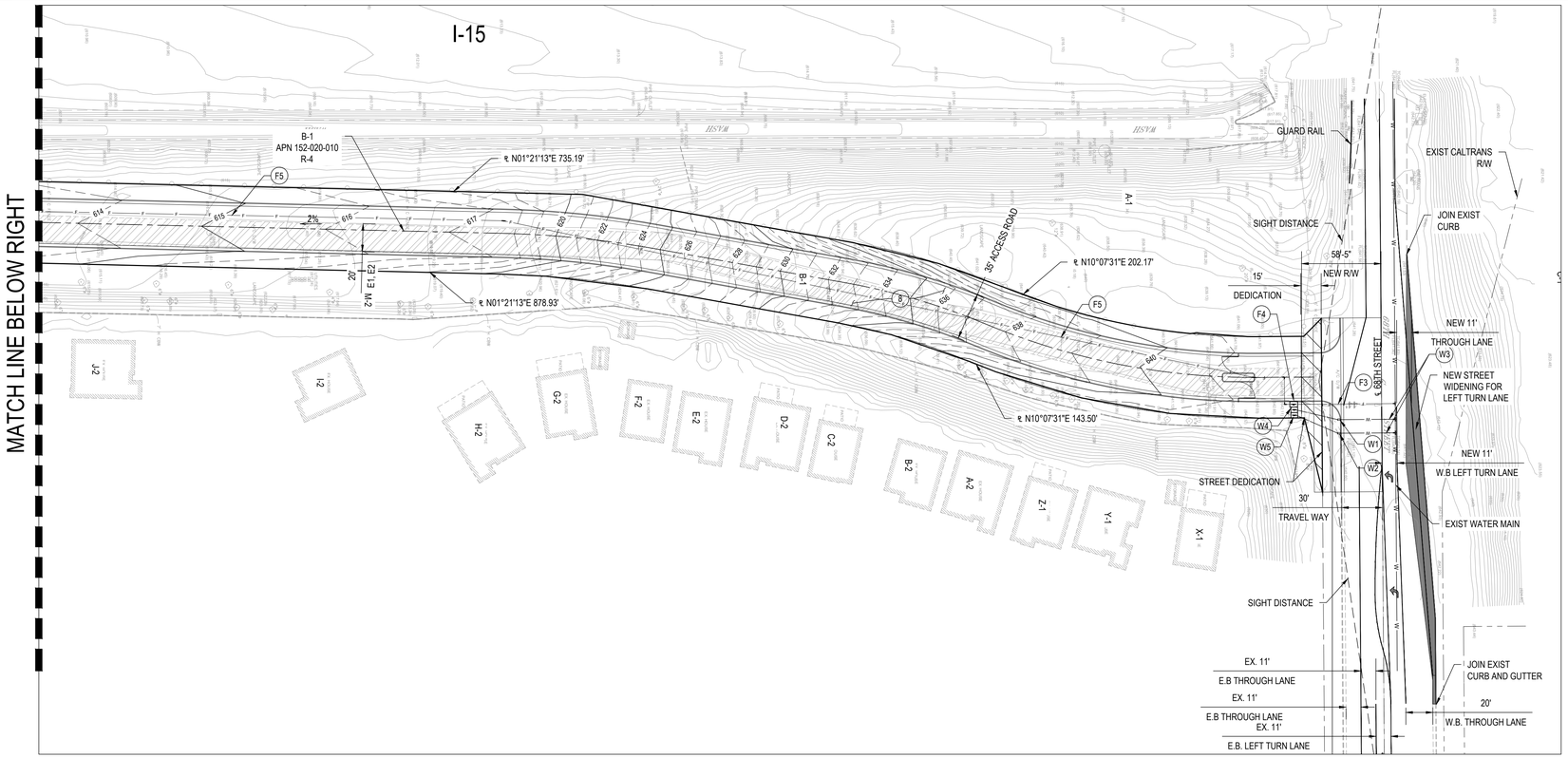
REGISTERED PROFESSIONAL ENGINEER — CHEN WAI LIN MAUNG — NO. C 83487 — EXP. 3/31/25 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
W.H. ENGINEERING GROUP
NORTH-CA:1590 OAKLAND RD., SUITE 112, SAN JOSE, CA 95131
SOUTH-CA: 548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357
3/6/2024 — DATE
WAI LIN MAUNG CHEN
R.C.E. C83487 EXP. 3/31/2025

CITY OF JURUPA VALLEY
R.V. SELF-STORAGE FACILITY
VACANT LOTS (AT 68TH STREET AND I-15)
JURUPA VALEY, CA
TITLE SHEET

ACCT. NO. 23G001
SHEET 1 OF 3

FOR: | W.O | CITY I. D. NO.



LEGEND

100	EXISTING CONTOUR
100	PROPOSED CONTOUR
100FS	SPOT ELEVATION
	PROPOSED HARDSCAPE
	PROPOSED STORM DRAIN
	EXIST WALL
	PROPOSED PLANTER WALL
	PROPOSED STREET WIDENING
	FLOW LINE
	PROPERTY LINE
X.X%	SURFACE SLOPE
S=X.X	STORM DRAIN SLOPE
100	FLOOD ELEVATION

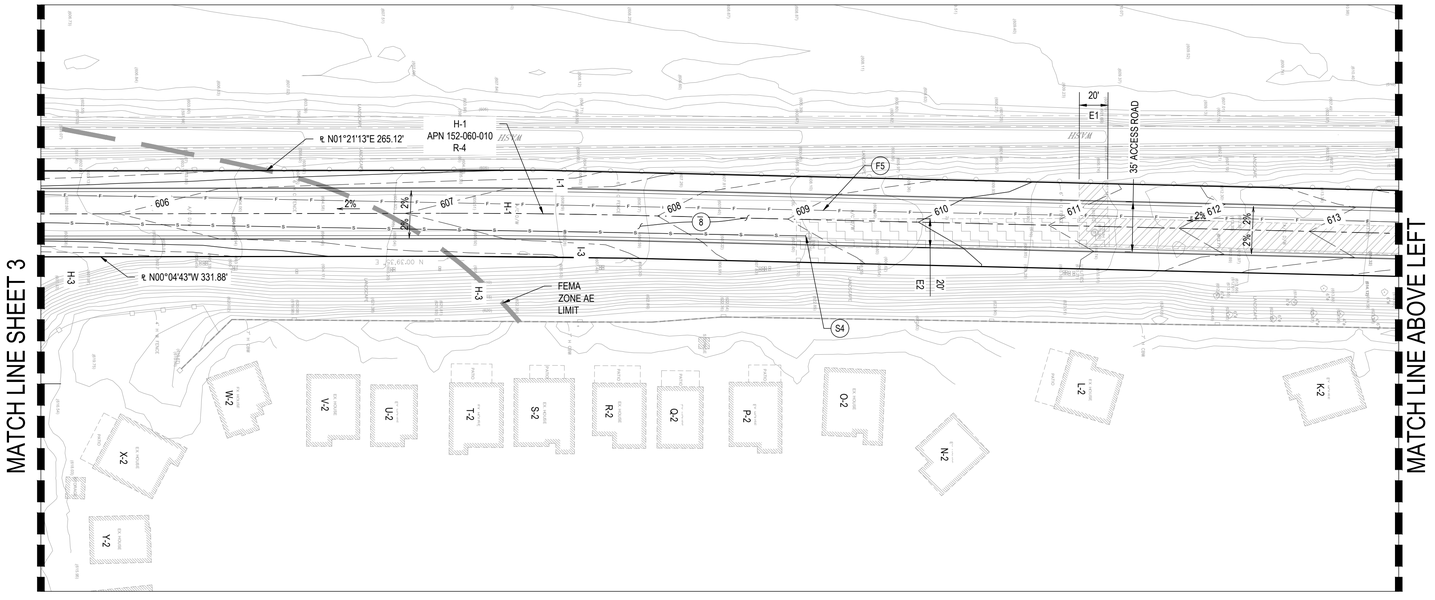
DF	DEEPENED FOOTING
PAD	PROPOSED PAD ELEVATION
FS	PROPOSED FINISHED SURFACE
FG	PROPOSED FINISHED GROUND
FF	PROPOSED FINISHED FLOOR
INV	INVERT OF PIPE
TG	TOP OF GRATE
PL	PROPERTY LINE
TW	TOP OF WALL
TF	TOP OF FOOTING
HP	HIGH POINT
LP	LOW POINT

UTILITY CONSTRUCTION NOTE

W1	INSTALL 1 ½" WATER METER FOR DOMESTIC PURPOSE.
W2	INSTALL 1 ½" WATER METER FOR IRRIGATION PURPOSE.
W3	INSTALL 1 ½" LATERAL CONNECTION TO MAIN PER DISTRICT STANDARD.
W4	INSTALL BACK-FLOW DEVICE FOR DOMESTIC PER DISTRICT STANDARD.
W5	INSTALL BACK-FLOW DEVICE FOR IRRIGATION PER DISTRICT STANDARD.
F1	INSTALL FIRE HYDRANT AND CONNECTION PER DISTRICT STANDARD.
F2	INSTALL FIRE SPRINKLER CONNECTION RISER.
F3	INSTALL 6" DIA. FIRE LINE LATERAL CONNECTION TO MAIN LINE PER DISTRICT STANDARD.
F4	INSTALL BACK-FLOW DEVICE FOR FIRE SERVICE PER DISTRICT STANDARD.
F5	INSTALL 6" DIA. FIRE LINE PRIVATE LATERAL LINE.
F6	INSTALL FIRE DEPARTMENT CONNECTION PER DISTRICT STANDARD.
F7	INSTALL POST INDICATOR VALVES PER DISTRICT STANDARD.
S1	INSTALL SEWER CLEANOUT PER DISTRICT STANDARD.
S2	INSTALL SUMP PUMP SYSTEM.
S3	INSTALL 4" DIA. SCH 40 OR SDR 35 SEWER FORCE MAIN PIPE.
S4	CONNECT EXISTING SEWER MANHOLE.

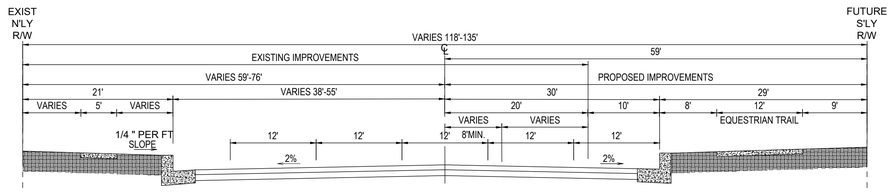
CONSTRUCTION NOTE

1	INSTALL CONCRETE CURB DRAIN BY CONTECH.
2	INSTALL 18" DIA. PVC PIPE.
3	INSTALL 4' WIDE CONCRETE GUTTER.
4	INSTALL A2-6 CURB AND GUTTER PER 2021 SPPWC STANDARD 120-3
5	INSTALL UNDERGROUND DETENTION SYSTEM BY CONTECH.
6	CONSTRUCT RIP-RAP SYSTEM FOR STORM WATER OUTLET
7	INSTALL MODULAR WETLAND BIO-FILTRATION PLANTER SYSTEM BY CONTECH.
8	CONSTRUCT NEW 35' WIDE ACCESS ROAD.
9	INSTALL SUMP PUMP SYSTEM.
10	INSTALL 24" X 24" CONCRETE INLET.
11	CONSTRUCT 6' HIGH WROUGHT IRON FENCE AROUND THE BASIN PARAMETER.



ROUGH GRADING PLAN

SCALE 1"=50'



TYPICAL SECTION

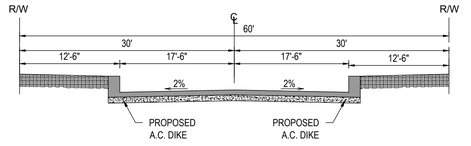
68 TH STREET

SCALE: 1"=10'

EASEMENT NOTES

E1 EASEMENT TO JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY FOR PIPE LINES FOR ALL PURPOSE, TOGETHER WITH ANY EASEMENT ROADS AND APPURTENANCES WITHIN THE RIGHT OF WAY INCLUDING, BUT NOT LIMITED TO, CABLES FOR COMMUNICATION, AND FOR INGRESS AND EGRESS PURPOSES PER INST. NO. 2002-660550, RECORDED NOV. 13, 2002, AND INST. NO. 2003-167661, RECORDED MAR. 10, 2003, OF OFFICIAL RECORDS.

E2 EASEMENT TO JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY FOR SEWER PURPOSE PER INST. NO. 2016-0122749, RECORDED MAR. 3, 2016, OF OFFICIAL RECORDS.



TYPICAL SECTION

ACCESS ROAD "A"

SCALE: 1"=10'

100 75 50 25 0 50 100

SCALE 1"=50'

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.
Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF JURUPA VALLEY
8930 LIMONITE AVE
JURUPA VALLEY, CA 92509
TEL: (951) 332-6464
EMAIL: ENGINEERING@JURUPAVALLEY.ORG

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MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR	DATE
		E.O.R.	REVISION			

BENCHMARK:
N.G.S. BM. NO. DX5476

PEDLEY, AT THE SOUTHWEST COUTHWEST CORNER OF VAN BUREN BL AND LIMONITE AVE 233 FEET (71.0 M) WEST OF VAN BUREN BL AND 68 FEET (20.7 M) SOUTH OF LIMONITE AVE AT ENTRANCE TO SHOPPING CENTER 2 FEET (0.6 M) EAST OF VONS SIGN IS 20 FEET (6.1 M) TALL A STANDARD RIV CO SUR ALUMINUM DISK SET IN TOP OF CONCETE POST.

ELECATION: 718.88' (NAVD 1988)

BASIS OF BEARING:
CENTERLINE OF 68TH STREET N 89°34'04"E
AS PER TRACT MAP NO. 36391, M.B. 449/90-115

REGISTERED PROFESSIONAL ENGINEER
CHEN WAI LIN MAUNG
NO. C83487
EXP. 3/31/25
CIVIL
STATE OF CALIFORNIA

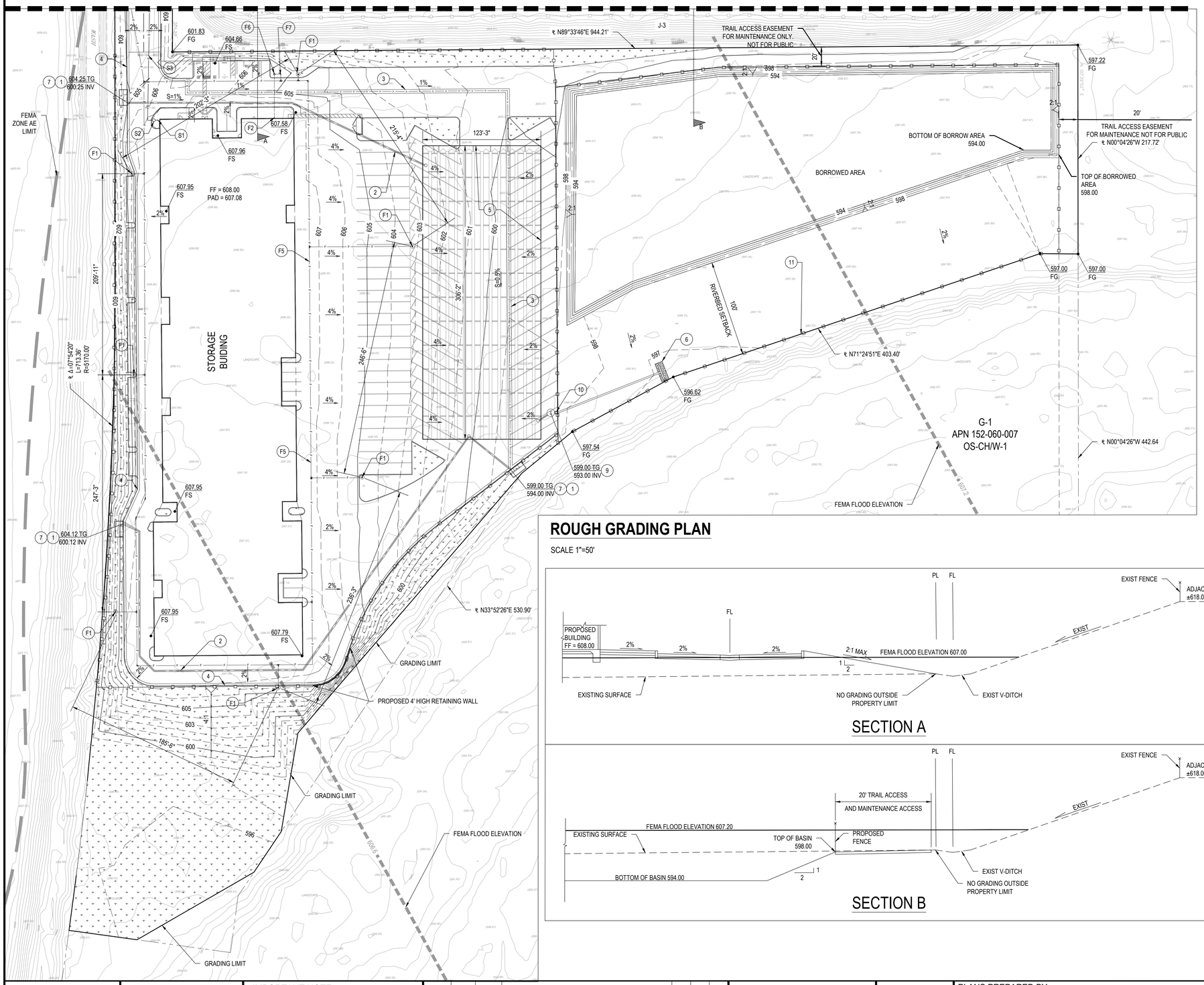
PLANS PREPARED BY:
W.H. ENGINEERING GROUP
NORTH-CA:1590 OAKLAND RD., SUITE 112, SAN JOSE, CA 95131
SOUTH-CA: 548 WALD, IRVINE, CA 92618
INFO@WHENGINEERINGGROUP.COM
PHONE: 949-229-3357
3/6/2024
WAI LIN MAUNG CHEN — DATE
R.C.E. C83487 EXP. 3/31/2025

CITY OF JURUPA VALLEY
R.V. SELF-STORAGE FACILITY
VACANT LOTS (AT 68TH STREET AND I-15)
JURUPA VALEY, CA
ROUGH GRADING PLAN

ACCT. NO. 23G001
SHEET 2 OF 3

FOR: | W.O | CITY I. D. NO.

MATCH LINE SHEET 2

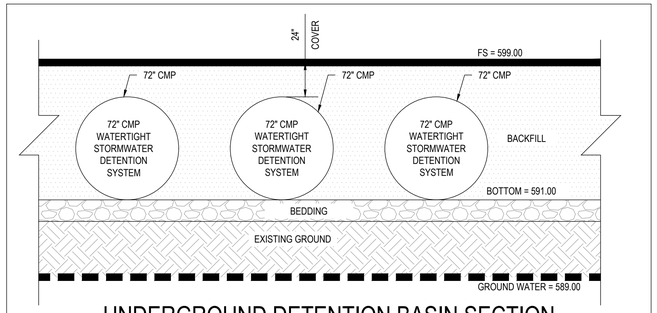


ROUGH GRADING PLAN

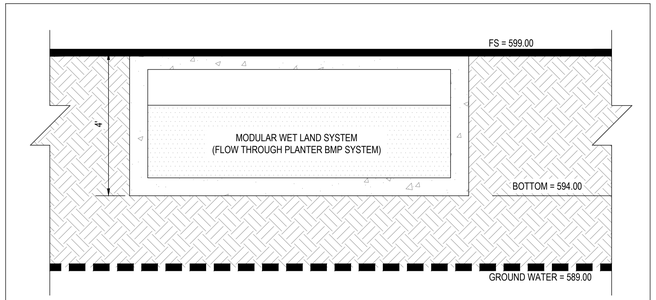
SCALE 1"=50'

SECTION A

SECTION B



UNDERGROUND DETENTION BASIN SECTION



FLOW THROUGH PLANTER SECTION

UTILITY CONSTRUCTION NOTE

W1	INSTALL 1 ½" WATER METER FOR DOMESTIC PURPOSE.
W2	INSTALL 1 ½" WATER METER FOR IRRIGATION PURPOSE.
W3	INSTALL 1 ½" LATERAL CONNECTION TO MAIN PER DISTRICT STANDARD.
W4	INSTALL BACK-FLOW DEVICE FOR DOMESTIC PER DISTRICT STANDARD.
W5	INSTALL BACK-FLOW DEVICE FOR IRRIGATION PER DISTRICT STANDARD.
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S1	INSTALL SEWER CLEANOUT PER DISTRICT STANDARD.
S2	INSTALL SUMP PUMP SYSTEM.
S3	INSTALL 4" DIA. SCH 40 OR SDR 35 SEWER FORCE MAIN PIPE.

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LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 100FS SPOT ELEVATION
- PROPOSED HARDSCAPE
- PROPOSED STORM DRAIN
- EXIST WALL
- PROPOSED PLANTER WALL
- PROPOSED STREET WIDENING
- FLOW LINE
- PROPERTY LINE
- X.X% SURFACE SLOPE
- S=X.X STORM DRAIN SLOPE
- FLOOD ELEVATION

DF	DEEPENED FOOTING
PAD	PROPOSED PAD ELEVATION
FS	PROPOSED FINISHED SURFACE
FG	PROPOSED FINISHED GROUND
FF	PROPOSED FINISHED FLOOR
INV	INVERT OF PIPE
TG	TOP OF GRATE
PL	PROPERTY LINE
TW	TOP OF WALL
TF	TOP OF FOOTING
HP	HIGH POINT
LP	LOW POINT

100 75 50 25 0 50 100

SCALE 1"=50'

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ELECATION 718.88' (NAVD 1988)

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AS PER TRACT MAP NO. 36391, M.B. 449/90-115

REGISTERED PROFESSIONAL ENGINEER CHEN WAI LIN MAUNG NO. C 83487 EXP. 3/31/25 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
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3/6/2024
WAI LIN MAUNG CHEN — DATE
R.C.E. C83487 EXP. 3/31/2025

CITY OF JURUPA VALLEY

ACCT. NO. 23G001

R.V. SELF-STORAGE FACILITY

VACANT LOTS (AT 68TH STREET AND I-15)
JURUPA VALEY, CA

ROUGH GRADING PLAN

SHEET 3 OF 3

FOR: | W.O | CITY I. D. NO.

Appendix 3: Soils Information

Geotechnical Study and Other Infiltration Testing Data

See attached Soil Reports

Appendix 4: Historical Site Conditions

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

Environmental report will be provided with final WQMP.

Appendix 5: LID Infeasibility

LID Technical Infeasibility Analysis

LID is feasible. Not used.

Appendix 6: BMP Design Details

BMP Sizing, Design Details and other Supporting Documentation

Appendix 7: Hydromodification

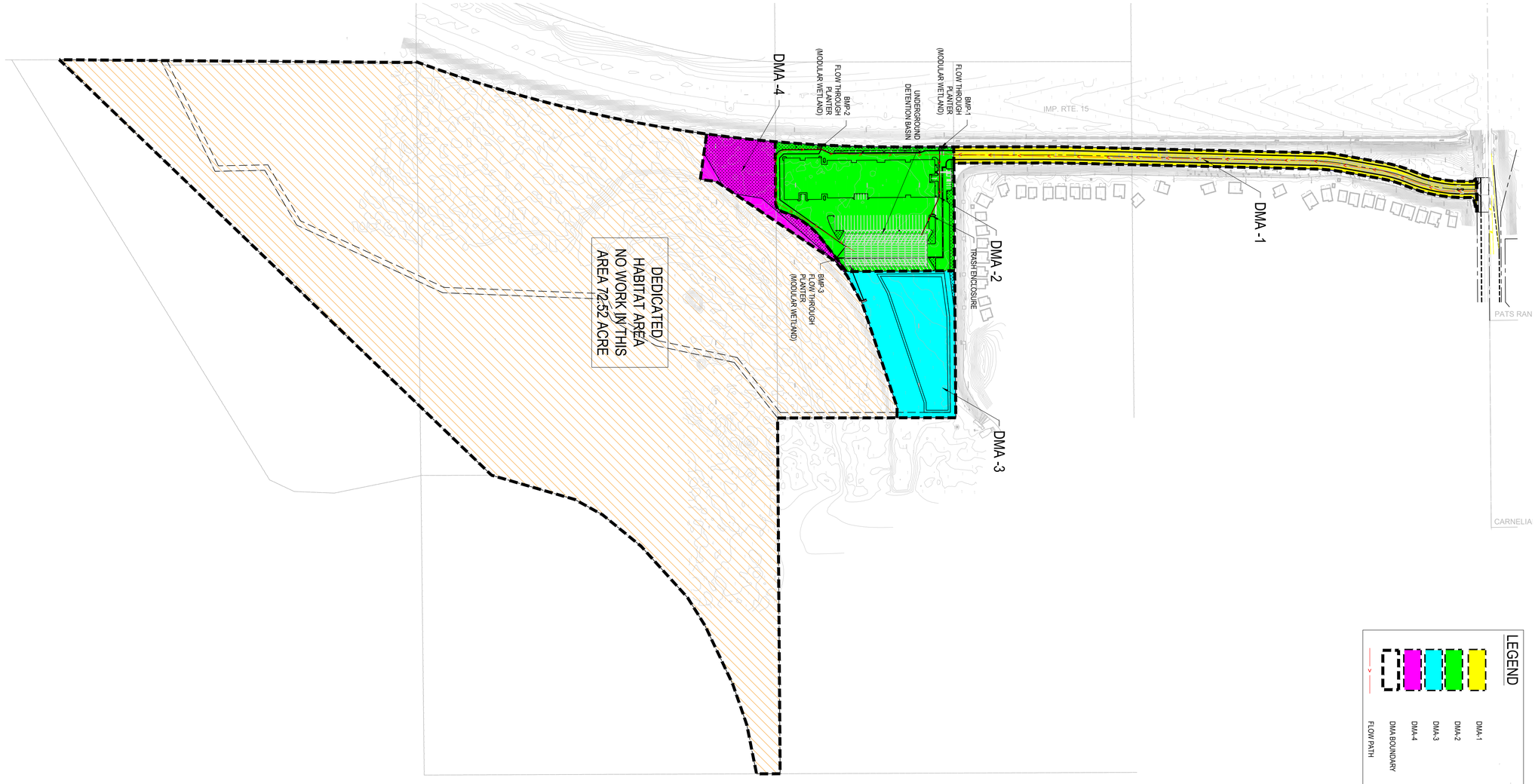
Supporting Detail Relating to Hydrologic Conditions of Concern

This project doesn't require Hydromodification.

WQMP EXHIBIT

SCALE: 1" = 200'

AREA	LAND USE	TOTAL AREA		IMPERVIOUS AREA	PERVIOUS AREA
		ACRE	SQ-FT	SQ-FT	SQ-FT
DMA-1	ACCESS ROAD	2.70	117,606	64,497	53,109
DMA-2	STORAGE AND PARKING	6.20	270,264	251,718	18,546
DMA-3	OPENSPACE	3.72	161,831	0	161,831
DMA-4	OPENSPACE	1.65	71,673	0	71,673
	TOTAL	14.27			



SCALE 1"=200'

400 300 200 100 0 100 200

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No. C 87487
EXP. 3/31/25
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:

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VACANT LOTS (AT 68TH STREET AND I-15)
JURUPA VALEY, CA

SHEET ___ OF ___

FOR: | W.O | CITY I. D. NO.

Appendix 8: Source Control

Pollutant Sources/Source Control Checklist

See attached.

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

How to use this worksheet (also see instructions in Section G of the 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 G.1on page 23 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.**

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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
☐ 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. (See instructions in Chapter 3, Step 5 and guidance in Chapter 5.)**	**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://rcflood.org/stormwater/**Error! Hyperlink reference not valid.** ☐ **Provide IPM information to new owners, lessees and operators.**

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☐ 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://rcflood.org/stormwater/
☐ 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://rcflood.org/stormwater/ **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**

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❑ 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://rcflood.org/stormwater/

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❑ 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**

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://rcflood.org/stormwater/ ❑**Car dealerships and similar may rinse cars with water only.**

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❑ 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". Brochure can be found at http://rcflood.org/stormwater/ 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://rcflood.org/stormwater/

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❑ 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.**

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❑ 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**

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☒ 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.**	

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❑ 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

To be part of final WQMP

Appendix 10: Educational Materials

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

To be part of final WQMP