

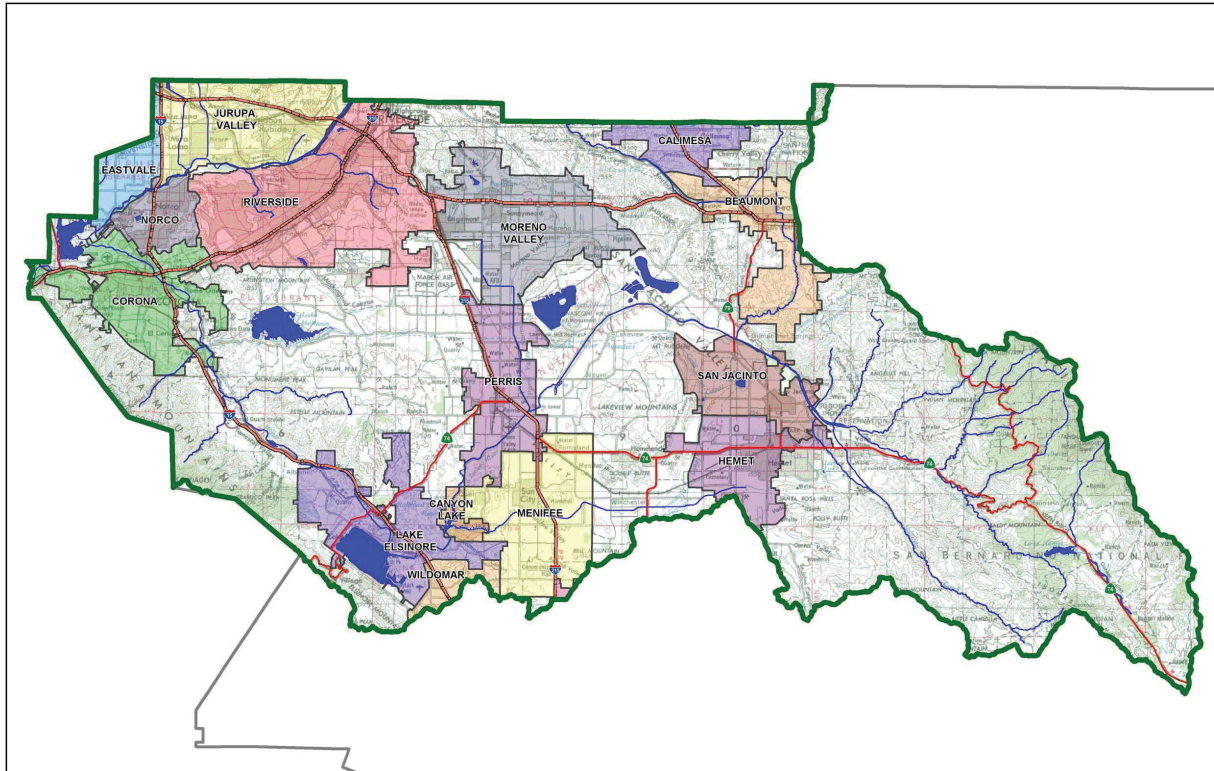
# Project Specific Water Quality Management Plan

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

**Project Title:** Gas Station and Convenience Store Project

**Public Works No:** GP-2021-00448

**Design Review/Case No:** P20-0429



## Contact Information:

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- Preliminary
- Final

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**Revision Date(s):**

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

## OWNER'S CERTIFICATION

This Project-Specific Water Quality Management Plan (WQMP) has been prepared for Steven Walker Communities by **WOODARD GROUP** for the 6892 Arlington Avenue project.

This WQMP is intended to comply with the requirements of the City of Riverside for Design Review, Planning Case No. P20-0429 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 the City of Riverside Water Quality Ordinance (Municipal Code Section 14.12.315).

"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

Steve Berzansky  
\_\_\_\_\_  
Owner's Printed Name

\_\_\_\_\_  
Date

Owner  
\_\_\_\_\_  
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

Andrew C. Woodard, PE  
\_\_\_\_\_  
Preparer's Printed Name

\_\_\_\_\_  
Date

Principal  
\_\_\_\_\_  
Preparer's Title/Position

Preparer's Licensure:

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## Section A: Project and Site Information

The project is a proposal to build a 4,740sq. ft. restaurant/retail and a 3,096 gas station canopy with an associated parking lot on a 1.23 acres site in the City of riverside. The site is located on the southeastern corner of Arlington Avenue and Monroe Street. The proposed condition site strives to keep the drainage proceeding to southwest of the site, which is where the existing lot natural drainage flows. Stormwater from the site will be treated by Bio-retention.

The existing condition of the site is vacant, bordered to the north and west by Arlington Avenue and Monroe Street, respectively and to the south and east by residential properties.

PROJECT INFORMATION	
Type of Project:	Commercial/Restaurant/Gas Station
Planning Area:	Ward 6, City of Riverside, County of Riverside
Community Name:	Ramona
Development Name:	Arlington & Monroe
PROJECT LOCATION	
Latitude & Longitude (DMS): 33° 55' 44" N 117° 26' 41" W	
Project Watershed and Sub-Watershed: Santa Ana; Santa Ana River, Reach 3	
APN(s):191-150-031, 191-150-032, 191-150-033	
Map Book and Page No.:	
PROJECT CHARACTERISTICS	
Proposed or Potential Land Use(s)	Gas Station / Restaurant
Proposed or Potential SIC Code(s)	5812, 5411, & 5541
Area of Impervious Project Footprint (SF)	39,277S.F.
Total Area of <u>proposed</u> Impervious Surfaces within the Project Limits (SF)/or Replacement	39,277 S.F.
Does the project consist of offsite road improvements?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Does the project propose to construct unpaved roads?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Is the project part of a larger common plan of development (phased project)?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
EXISTING SITE CHARACTERISTICS	
Total area of <u>existing</u> Impervious Surfaces within the project limits (SF)	0 S.F.
Is the project located within any MSHCP Criteria Cell?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
If so, identify the Cell number:	
Are there any natural hydrologic features on the project site?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Is a Geotechnical Report attached?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
If no Geotech. Report, list the NRCS soils type(s) present on the site (A, B, C and/or D)	
What is the Water Quality Design Storm Depth for the project?	0.61 in.

## A.1 Maps and Site Plans

Appendix 1 includes a map of the local vicinity and existing site. In addition, WQMP Site Plan, located in Appendix 1, includes 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

## A.2 Receiving Waters

In order of upstream to downstream, the receiving waters that the project site is tributary to are as follows. A map of the receiving waters is included in Appendix 1.

**Table A.1** Identification of Receiving Waters

Receiving Waters	Hydrologic Unit	EPA Approved 303(d) List Impairments	Designated Beneficial Uses	Proximity to RARE Beneficial Use
Santa Ana River, Reach 3	801.21	Pathogens	AGR, GWR, REC1, REC2, WARM, WILD, RARE	1.7 Miles

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

**Table A.2** Other Applicable Permits

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

## Section B: Optimize Site Utilization (LID Principles)

### Site Optimization

**Does the project identify and preserve existing drainage patterns? If so, how? If not, why?**

*Yes, the site strives to keep the drainage proceeding to the west of the site, which is where the existing lot natural drainage flows and in the Monroe Street. Stormwater from the project will be collected and treated with a Bio-retention system. All flows exceeding the design capture volume will be released from the site through a parkway drain and into Monroe Street existing curb and gutter and eventually into the municipally maintained stormwater system.*

**Does the project identify and protect existing vegetation? If so, how? If not, why?**

*No, the existing vegetation that exist does not meet current development standards. New drought tolerant landscaping is proposed through the site.*

**Does the project identify and preserve natural infiltration capacity? If so, how? If not, why?**

*Yes, the existing site is covered by undeveloped natural soil. The current infiltration capacity is limited to the existing landscaping area. The project proposes landscape area and a bio-retention system to treat the stormwater.*

**Does the project identify and minimize impervious area? If so, how? If not, why?**

*Yes, landscape is proposed to surround the impervious portion of the site.*

**Does the project identify and disperse runoff to adjacent pervious areas? If so, how? If not, why?**

*Yes, all roof runoff will be directed over landscaped areas, and the design capture volume will be treated by the designed bio-retention system*

# Section C: Delineate Drainage Management Areas (DMAs)

**Table C.1 DMA Classifications**

DMA Name or ID	Surface Type(s)	Area (Sq. Ft.)	DMA Type
1-A	Concrete or Asphalt	34,537	D
1-B	Roof	4,740	D
1-C	Ornamental Landscape	12,771	D
1-D	Bio-retention	1,511	D
2-E	Self-Treating	2,316	A

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

DMA Name or ID	Area (Sq. Ft.)	Stabilization Type	Irrigation Type (if any)
2-E	2,316	Landscape	Per Landscape Architect's Approved Plans

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

**N/A**

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

**N/A**

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

DMA Name or ID	BMP Name or ID
1-A	1-D
1-B	
1-C	
1-D	

## Section D: Implement LID BMPs

### D.1 Infiltration Applicability

Is there an approved downstream 'Highest and Best Use' for stormwater runoff (ref: Chapter 2.4.4 of the WQMP Guidance Document)?  Y  N

#### Geotechnical Report

A Geotechnical Report is required by the City of Riverside to confirm present and past site characteristics that may affect the use of Infiltration BMPs, see Appendix 3.

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 Infiltration Feasibility

Does the project site...	YES	NO
...have any DMAs with a seasonal high groundwater mark shallower than 10 feet? If Yes, list affected DMAs: All DMA's - Due to shallow groundwater table, infiltration BMP is not possible	X	
...have any DMAs located within 100 feet of a water supply well? If Yes, list affected DMAs:		X
...have any areas identified by the geotechnical report as posing a public safety risk where infiltration of stormwater could have a negative impact? If Yes, list affected DMAs:		X
...have measured in-situ infiltration rates of less than 1.6 inches / hour? If Yes, list affected DMAs: All DMA's	X	
...have significant cut and/or fill conditions that would preclude in-situ testing of infiltration rates at the final infiltration surface? If Yes, list affected DMAs:		X
...geotechnical report identify other site-specific factors that would preclude effective and safe infiltration? Describe here:		X

## D.2 Harvest and Use Assessment

The following conditions apply:

- 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 (verified with the City of Riverside).
- The Design Capture Volume will be addressed using Infiltration Only BMPs. (Harvest and Use BMPs are still encouraged, but are not required as the Design Capture Volume will be infiltrated or evapotranspired).
- None of the above.

Harvest and Use BMPs need not be assessed for the site.

### Irrigation Use Feasibility

Step 1: *Total Area of Irrigated Landscape: 0.30Acres*

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

Step 2: *Total Area of Impervious Surfaces: 0.90 Acres*

Step 3: *The project EIATIA factor: 0.86*

Step 4: *Minimum required irrigated area: 0.77 acres*

Step 5:

<b>Minimum required irrigated area (Step 4)</b>	<b>Available Irrigated Landscape (Step 1)</b>
0.77 Acres	0.34 Acres

### Toilet Use Feasibility

Step 1: *Projected Number of Daily Toilet Users: 25*

*Project Type: Commercial*

Step 2: *Total Area of Impervious Surfaces: 0.90 Acres*

Step 3: *The project TUTIA factor: 134*

Step 4: *Minimum number of toilet users: 121*

Step 5:

<b>Minimum required Toilet Users (Step 4)</b>	<b>Projected number of toilet users (Step 1)</b>
121 Users	25 users

### Other Non-Potable Use Feasibility

N/A

### 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.

*For the project, the following applies:*

- 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.

### D.4 Feasibility Assessment Summaries

**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	
1-A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1-B	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1-C	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1-D	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## D.5 LID BMP Sizing

Table D.3 DCV Calculations for LID BMPs

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Impervious Fraction, I <sub>f</sub>	DMA Runoff Factor	DMA Areas x Runoff Factor	<b>1-D BIO-RETENTION</b>		
	[A]				[C]			
<b>1-A</b>	34,537	Concrete or Asphalt	1	0.89	30,807	Design Storm Depth (in)	Design Capture Volume, V <sub>BMP</sub> (cubic feet)	Proposed Volume on Plans (cubic feet)
<b>1-B</b>	4,740	Roof	1	0.89	4,228.1			
<b>1-C</b>	12,771	Ornamental Landscaping	0.1	0.11	1,410.7			
<b>1-D</b>	1,511	Ornamental Landscaping	0.1	0.11	166.9			
	A <sub>T</sub> = Σ[A]				Σ= [D]	[E]	[F] = $\frac{[D] \times [E]}{12}$	[G]
	53,559				36,612.7	0.61	1,861.1	2,040

[B], [C] are obtained from Section 2.3.1 of the WQMP Guidance Document

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

[G] is obtained from LID BMP design procedure sheet, placed in Appendix 6

Table D.4 DCV Calculations for LID BMPs

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Impervious Fraction, I <sub>f</sub>	DMA Runoff Factor	DMA Areas x Runoff Factor	<b>2-E SELF TREATING</b>		
	[A]				[C]			
<b>2-E</b>	2,316	Ornamental Landscaping	0.1	0.11	255.8	Design Storm Depth (in)	Design Capture Volume, V <sub>BMP</sub> (cubic feet)	Proposed Volume on Plans (cubic feet)
	A <sub>T</sub> = Σ[A]				Σ= [D]	[E]	[F] = $\frac{[D] \times [E]}{12}$	[G]
	2,316				255.8	0.61	13	13*

[B], [C] are obtained from Section 2.3.1 of the WQMP Guidance Document

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

[G] is obtained from LID BMP design procedure sheet, placed in Appendix 6

\*Landscapes to be designed to retain 13 Cubic feet of storm water.

## 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 confirmation of LID waiver approval by the Regional Board). For the project, the following applies:

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 Regional Board 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 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.

# Section F: Hydromodification

## F.1 Hydrologic Conditions of Concern (HCOC) Analysis

The project does not create a Hydrologic Condition of Concern, meeting the criteria for HCOC Exemption as shown below:

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

Does the project qualify for this HCOC Exemption?       Y     N

**HCOC EXEMPTION 2:** The volume and time of concentration<sup>1</sup> 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

Results included in Table F.1 below and hydrologic analysis included in Appendix 7.

**Table F.1** Hydrologic Conditions of Concern Summary

	2 year – 24 hour		
	Pre-condition	Post-condition	% Difference
<b>Time of Concentration</b>	13	8.7	33%
<b>Flow (CFS)</b>	0.87	1.63*	53%
<b>Volume (Cubic Feet)</b>	6,782	8,537 – 2,086** = 6,451	-4.88%

<sup>1</sup> 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.

\*Unmitigated flow. Basin routing mitigation has not been accounted for.

\*\*2,086 = proposed volume of the bio-retention.

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

Does the project qualify for this HCOC Exemption?       Y       N

## F.2 HCOC Mitigation

As an alternative to the HCOC Exemption Criteria above, HCOC criteria is considered mitigated if the project meets one of the following conditions, as indicated:

- 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.
- d. None of the above.

## Section G: Source Control BMPs

The following table identifies the potential sources of runoff pollutants for this project and specifies how they are addressed through permanent controls and operational BMPs:

**Table G.1** Permanent and Operational Source Control Measures

Potential Sources of Runoff pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
A. On-site storm drain inlets	<ul style="list-style-type: none"> <li>-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.</li> </ul>	<ul style="list-style-type: none"> <li>- Maintain and periodically repaint or replace inlet markings.</li> <li>- Provide stormwater pollution prevention information to new site owners, lessees, or operators.</li> <li>- See applicable operational BMPs in Fact Sheet SC-44, “Drainage System Maintenance,” in the CASQA Stormwater Quality Handbooks at <a href="http://www.cabmphandbooks.com">www.cabmphandbooks.com</a></li> <li>- 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.”</li> </ul>
D2. Landscape/ Outdoor Pesticide Use	<ul style="list-style-type: none"> <li>-State that final landscape plans will accomplish all of the following.</li> <li>-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.</li> <li>-Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions.</li> <li>-Consider using pest-resistant plants, especially adjacent to hardscape.</li> <li>-To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.</li> </ul>	<ul style="list-style-type: none"> <li>-Maintain landscaping using minimum or no pesticides.</li> <li>- See applicable operational BMPs in “What you should know for.....Landscape and Gardening” at <a href="http://rcflood.org/stormwater/Downloads/LandscapeGardenBrochure.pdf">http://rcflood.org/stormwater/Downloads/LandscapeGardenBrochure.pdf</a></li> <li>- Provide IPM information to new owners, lessees and operators.</li> </ul>

F. Food service	<p>-Describe the location and features of the designated cleaning area.</p> <p>-Describe the items to be cleaned in this facility and how it has been sized to ensure that the largest items can be accommodated.</p>	<p>See the brochure, “The Food Service Industry Best Management Practices for: Restaurants, Grocery Stores, Delicatessens and Bakeries” at <a href="http://rcflood.org/stormwater/">http://rcflood.org/stormwater/</a> Provide this brochure to new site owners, lessees, and operators.</p>
G. Refuse areas	<p>-State how site refuse will be handled and provide supporting detail to what is shown on plans.</p> <p>- State that signs will be posted on or near dumpsters with the words “Do not dump hazardous materials here” or similar.</p>	<p>- 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 <a href="http://www.cabmphandbooks.com">www.cabmphandbooks.com</a></p>
L. Fuel Dispensing Areas	N/A	<p>-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 <a href="http://www.cabmphandbooks.com">www.cabmphandbooks.com</a></p>
O. Miscellaneous Drain or Wash Water or Other Sources Roofing, gutters, and trim	Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment.	
P. Plazas, sidewalks, and parking lots.	N/A	<p>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.</p>

## Section H: Construction Plan Checklist

**Table H.1** Construction Plan Cross-reference

BMP No. or ID	BMP Identifier and Description	Plan Sheet Number(s)	Latitude / Longitude
1-D	BIO-RETENTION	Conceptual Grading Plan	33°56'43.81"N, 117°26'42.7"W

## Section I: Operation, Maintenance and Funding

As required by the City of Riverside, the following Operation, Maintenance and Funding details are provided as summarized:

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.
3. An outline of general maintenance requirements for the Stormwater BMPs 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.
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.

See Appendix 9 for a detailed Stormwater BMP Operation and Maintenance Plan that sets forth a maintenance schedule for each of the Stormwater BMPs built on site, and an agreement assigning responsibility for maintenance and providing for inspections and certification.

**Maintenance Mechanism:**      **WQMP Covenant & Agreement**

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

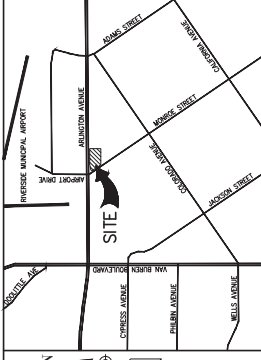
Y       N

Operation and Maintenance Plan and Maintenance Mechanism is included in Appendix 9. Educational materials for those personnel that will be maintaining the proposed BMPs within this Project-Specific WQMP are included in Appendix 10.

# Appendix 1: Maps and Site Plans

*Location Map, WQMP Site Plan and Receiving Waters Map*

# WQMP SITE PLAN 6892 ARLINGTON AVENUE

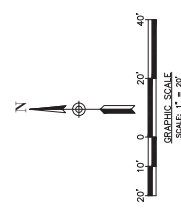
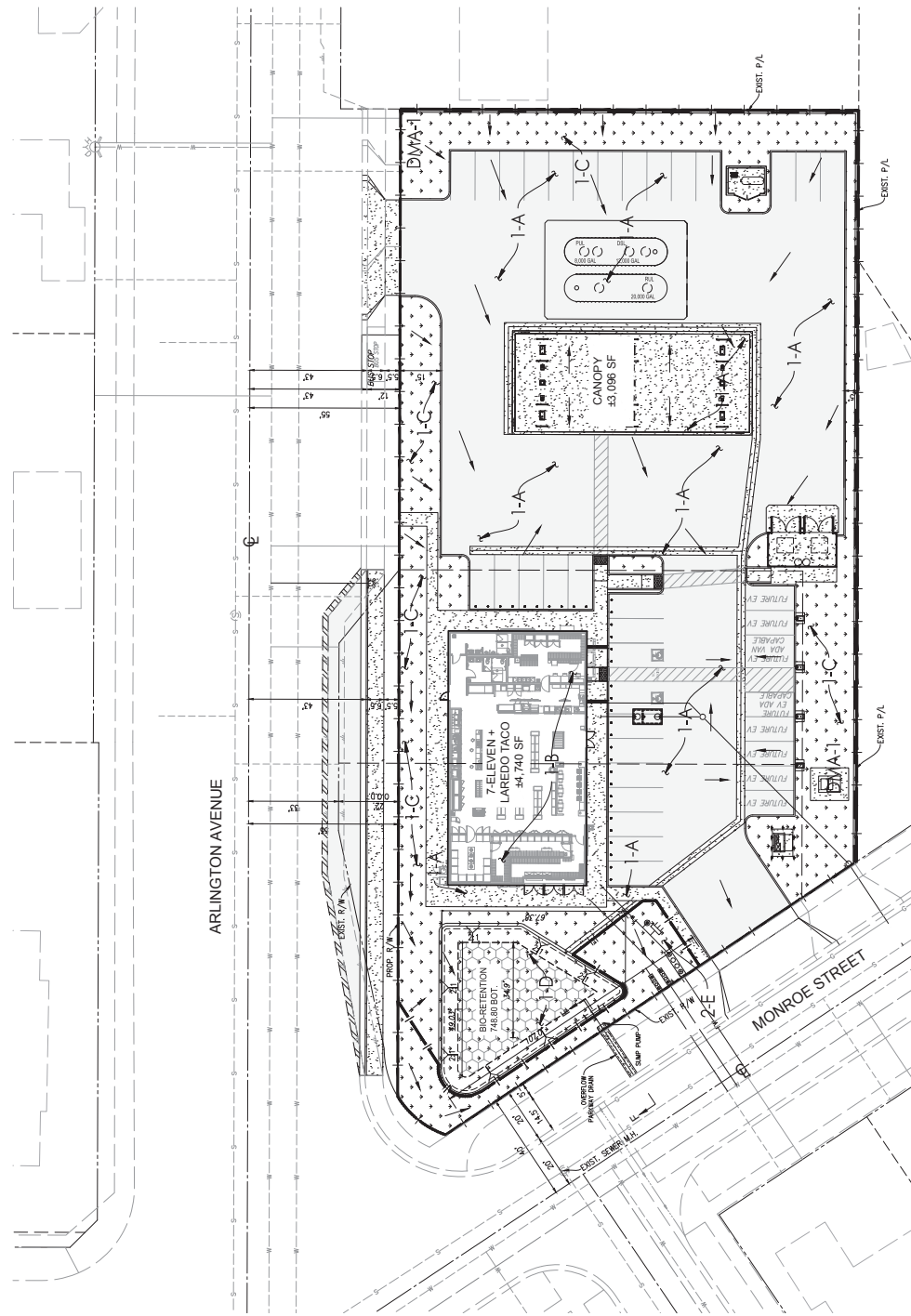
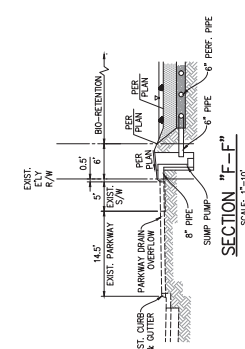
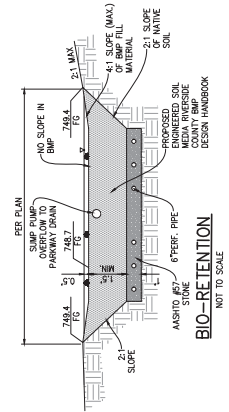


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- LEGEND**
- PROPOSED CONCRETE
  - PROPOSED AC PAVEMENT
  - PROPOSED LANDSCAPE AREA
  - PROPOSED BIO-RETENTION AREA

- BMP LEGEND**
- DIRECTION OF FLOW
  - PROPOSED DRAINAGE MANAGEMENT AREA BOUNDARY
  - PROPOSED DRAINAGE MANAGEMENT AREA IDENTIFICATION



**LOT DRAINAGE MANAGEMENT AREAS**

DMA ID	SURFACE TYPE	AREA (S.F.)	PERV. (S.F.)	% IMPERV.	% PERV.	DOV (CF)	V <sub>50</sub> (CF)	BMP NAME/TYPE
1-A	CONCRETE OR ASPHALT	34,537	0	100	0	0	0	
1-B	ROOF	4,790	0	100	0	0	0	
1-C	ORNAMENTAL LANDSCAPE	12,771	38,277	27	73	1,861	2,040	DMA-1 BIO-RETENTION
2-C	ORNAMENTAL LANDSCAPE	2,316	0	100	0	0	0	SELF-TREATING
<b>EFFECTIVE AREA</b>		55,875						