Preliminary
Water Quality Management Plan

For: **Thousand Palms – Building 1**

Rio Del Sol Road 2,600 feet north of Varner Road

DEVELOPMENT NO. **PPT 220022**
DESIGN REVIEW NO. **PENDING**

Prepared for:

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Original Date Prepared: March, 2022

Revision Date(s): November, 2022

January, 2023

OWNER'S CERTIFICATION

This project-specific Water Quality Management Plan (WQMP) has been prepared for:

> **Error! Reference source not found.**
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> for the project known as Thousand Palms-Building 1.

This WQMP is intended to comply with the requirements of **Riverside County** for PPT-XXXX, 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 of this WQMP and will ensure that this WQMP is amended as appropriate to reflect up-to-date conditions on the site. 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 Error! Reference source not found. Water Quality Ordinance (Municipal Code Section).

If the undersigned transfers its interest in the subject property/project, the undersigned shall notify the successor in interest of its responsibility to implement this WQMP.

"I, the undersigned, certify under penalty of law that I am the owner of the property that is the subject of this WQMP, and 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

_____
Owner's Printed Name

_____
Owner's Title/Position

_____
Date

13191 Crossroads Pkwy N
Industry, CA 91746
562-948-4395

ATTEST

_____
Notary Signature

_____
Printed Name

_____
Title/Position

_____
Date

THIS FORM SHALL BE NOTARIZED BEFORE ACCEPTANCE OF THE
FINAL PROJECT SPECIFIC WQMP

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I. Project Description

Project Owner: Majestic Realty Company
13191 Crossroads Parkway N. 6th Floor
Industry, CA 91746
Telephone: 562-948-4395

WQMP Preparer: PBLA Engineering, Inc
1809 E. Dyer Road
Suite 301
Santa Ana CA 92705
Telephone: 888-714-9642

Project Site Address:	**Pending**
Planning Area/ Community Name/ Development Name:	Thousand Palms **Thousand Palms – Building 1**
APN Number(s):	**648-150-034, 035**
Latitude & Longitude:	**33-49-58.4 / 116-24-11.3**
Receiving Water:	**Whitewater River**
Project Site Size:	**81.2 Ac Net**

Standard Industrial Classification (SIC) Code: **4225, 4214**

Formation of Home Owners' Association (HOA)
or Property Owners Association (POA): Y ☐ N ☒

Additional Permits/Approvals required for the Project:

AGENCY	Permit required
State Department of Fish and Wildlife, Fish and Game Code §1602 Streambed Alteration Agreement	Y ☐ N☒
State Water Resources Control Board, Clean Water Act (CWA) Section 401 Water Quality Certification	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☒
Other *(please list in the space below as required)*	

Majestic Realty Company is proposing to develop one logistics industrial building on approximately 81 acres of land in the County of Riverside. The property is located on the east side of Rio Del Sol Road approximately 2,600 feet north of Varner Road in the community of Thousand Palms in the County of Riverside.

The property is vacant and unimproved and the current condition of Rio Del Sol Road is a 2-lane rural roadway. The natural drainage pattern flows north to south between 2.5% and 3.5%. The Site receives run-on sheet flow drainage on the eastern half of the site, however, the western half does not due to the adjacent property development.
It is proposed to create a diversion berm along the north east portion of the site directing the sheet flow water towards the east and along the eastern property line.

The developed site will direct runoff to the proposed Retention Basins located on the south and south west portion of the Site. The main basin (Basin 1) will receive runoff from a majority of the site via surface flow and underground storm drain. The basin is sized to retain and infiltrate the entire developed runoff from the site and a majority of proposed 30th Street for all design storm events. Likewise, Basin B2 will receive street flow runoff from Rio Del Sol Road and the remainder of 30th Street.

The constructed site will be paved with concrete & asphalt paving for automobile and tractor-trailer truck operations typical of logistics facilities. The proposed tenant is currently unknown, so specifics of materials being handled, outdoor storage, waste generation, and general operational details are not available.

Appendix A of this project-specific WQMP includes a complete copy of the final Conditions of Approval. Appendix B of this project-specific WQMP includes:

a. A Vicinity Map identifying the project site and surrounding planning areas in sufficient detail; and

b. A Site Plan for the project. The Site Plan included as part of Appendix B depicts the following project features:

- Location and identification of all structural BMPs, including Source Control, LID/Site Design and Treatment Control BMPs.
- Landscaped areas.
- Paved areas and intended uses (i.e., parking, outdoor work area, outdoor material storage area, sidewalks, patios, tennis courts, etc.).
- Number and type of structures and intended uses (i.e., buildings, tenant spaces, dwelling units, community facilities such as pools, recreation facilities, tot lots, etc.).
- Infrastructure (i.e., streets, storm drains, etc.) that will revert to public agency ownership and operation.
- Location of existing and proposed public and private storm drainage facilities (i.e., storm drains, channels, basins, etc.), including catch basins and other inlets/outlet structures. Existing and proposed drainage facilities should be clearly differentiated.
- Location(s) of Receiving Waters to which the project directly or indirectly discharges.

- Location of points where onsite (or tributary offsite) flows exit the property/project site.
- Delineation of proposed drainage area boundaries, including tributary offsite areas, for each location where flows exit the project site and existing site (where existing site flows are required to be addressed). Each tributary area should be clearly denoted.
- Pre- and post-project topography.

Appendix I is a one page form that summarizes pertinent information relative to this project-specific WQMP.

II. Site Characterization

Land Use Designation or Zoning:	**Exist: M-SC, Light Industrial**
Current Property Use:	**Vacant, undeveloped**
Proposed Property Use:	**Industrial**
Availability of Soils Report:	Y ☒ N ☐ *Note: A soils report is required if infiltration BMPs are utilized. Attach report in Appendix E.*
Phase 1 Site Assessment:	Y ☒ N ☐ *Note: If prepared, attached remediation summary and use restrictions in Appendix H.*

Receiving Waters for Urban Runoff from Site

Receiving Waters	EPA Approved 303(d) List Impairments	Designated Beneficial Uses	Proximity to RARE Beneficial Use Designated Receiving Waters
Whitewater River	None	None listed	None

III. Pollutants of Concern

Table 1. Pollutant of Concern Summary

Pollutant Category	Potential for Project and/or Existing Site	Causing Receiving Water Impairment
Bacteria/Virus	N	N
Heavy Metals	Y	N
Nutrients	Y	N
Toxic Organic Compounds	N	N
Sediment/Turbidity	Y	N
Trash & Debris	Y	N
Oil & Grease	Y	N
Other (specify pollutant):		
Other (specify pollutant):		

IV. Hydrologic Conditions of Concern

Local Jurisdiction Requires On-Site Retention of Urban Runoff:

Yes ☒ The project will be required to retain urban runoff onsite in conformance with local ordinance (See Table 6 of the WQMP Guidance document, "Local Land use Authorities Requiring Onsite Retention of Stormwater"). This section does not need to be completed; however, retention facility design details and sizing calculations must be included in Appendix F.

No ☐ This section must be completed.

This Project meets the following condition:

☐ **Condition A**: 1) Runoff from the Project is discharged directly to a publicly-owned, operated and maintained MS4 or engineered and maintained channel, 2) the discharge is in full compliance with local land use authority requirements for connections and discharges to the MS4 (including both quality and quantity requirements), 3) the discharge would not significantly impact stream habitat in proximate Receiving Waters, **and** 4) the discharge is authorized by the local land use authority.

☐ **Condition B**: The project disturbs less than 1 acre and is not part of a larger common plan of development that exceeds 1 acre of disturbance. The disturbed area calculation must include all disturbances associated with larger plans of development.

☐ **Condition C**: The project's runoff flow rate, volume, velocity and duration for the post-development condition do not exceed the pre-development condition for the 2-year, 24-hour and 10-year 24-hour rainfall events. This condition can be achieved by, where applicable, complying with the local land use authority's on-site retention ordinance, or minimizing impervious area on a site and incorporating other Site-Design BMP concepts and LID/Site Design BMPs that assure non-exceedance of pre-development conditions. This condition must be substantiated by hydrologic modeling methods acceptable to the local land use authority.

☐ **None:** Refer to Section 3.4 of the Whitewater River Region WQMP Guidance document for additional requirements.

Supporting engineering studies, calculations, and reports are included in Appendix C.

	2 year – 24 hour		10 year – 24 hour	
	Precondition	**Post-condition**	**Precondition**	**Post-condition**
Discharge (cfs)				
Velocity (fps)				
Volume (cubic feet)				
Duration (minutes)				

V. Best Management Practices

This project implements Best Management Practices (BMPs) to address the Pollutants of Concern that may potentially be generated from the use of the Choose one: 'project site' or 'project site plus existing site area(s)'. These BMPs have been selected and implemented to comply with Section 3.5 of the WQMP Guidance document, and consist of Site Design BMP concepts, Source Control, LID/Site Design and, if/where necessary, Treatment Control BMPs as described herein.

V.1 SITE DESIGN BMP CONCEPTS, LID/SITE DESIGN AND TREATMENT CONTROL BMPS

Local Jurisdiction Requires On-Site Retention of Urban Runoff:

Yes ☒ The project will be required to retain Urban Runoff onsite in conformance with local ordinance (See Table 6 of the WQMP Guidance document, "Local Land use Authorities Requiring Onsite Retention of Stormwater). **The LID/Site Design measurable goal has thus been met (100%), and Sections V.1.A and V.1.B do not need to be completed**; however, retention facility design details and sizing calculations must be included in Appendix F, and '100%' should be entered into Column 3 of Table 6 below.

No ☐ Section V.1 must be completed.

This section of the Project-Specific WQMP documents the LID/Site Design BMPs and, if/where necessary, the Treatment Control BMPs that will be implemented on the project to meet the requirements detailed within Section 3.5.1 of the WQMP Guidance document. Section 3.5.1 includes requirements to implement Site Design Concepts and BMPs, and includes requirements to address Pollutants of Concern with BMPs. Further, sub-section 3.5.1.1 specifically requires that Pollutants of Concern be addressed with LID/Site Design BMPs to the extent feasible.

LID/Site Design BMPs are those BMPs listed within Table 2 below which promote retention and/or feature a natural treatment mechanism; off-site and regionally-based BMPs are also LID/Site Design BMPs, and therefore count towards the measurable goal, if they fit these criteria. This project incorporates LID/Site Design BMPs to fully address the Treatment Control BMP requirement where and to the extent feasible. If and where it has been acceptably demonstrated to the local land use authority that it is infeasible to fully meet this requirement with LID/Site Design BMPs, Section V.1.B (below) includes a description of the conventional Treatment Control BMPs that will be substituted to meet the same requirements.

In addressing Pollutants of Concern, BMPs are selected using Table 2 below.

Table 2. BMP Selection Matrix Based Upon Pollutant of Concern Removal Efficiency [(1)]

(Sources: Riverside County Flood Control & Water Conservation District Design Handbook for Low Impact Development Best Management Practices, dated September 2011, the Orange County Technical Guidance Document for Water Quality Management Plans, dated May 19, 2011, and the Caltrans Treatment BMP Technology Report, dated April 2010 and April 2008)

Pollutant of Concern	Landscape Swale[2, 3]	Landscape Strip[2, 3]	Biofiltration (with underdrain)[2, 3]	Extended Detention Basin[2]	Sand Filter Basin[2]	Infiltration Basin[2]	Infiltration Trench[2]	Permeable Pavement[2]	Bioretention (w/o underdrain)[2, 3]	Other BMPs Including Proprietary BMPs[4, 6]
Sediment & Turbidity	M	M	H	M	H	H	H	H	H	Varies by Product[5]
Nutrients	L/M	L/M	M	L/M	L/M	H	H	H	H	
Toxic Organic Compounds	M/H	M/H	M/H	L	L/M	H	H	H	H	
Trash & Debris	L	L	H	H	H	H	H	L	H	
Bacteria & Viruses (also: Pathogens)	L	M	H	L	M	H	H	H	H	
Oil & Grease	M	M	H	M	H	H	H	H	H	
Heavy Metals	M	M/H	M/H	L/M	M	H	H	H	H	

Abbreviations:

L: Low removal efficiency M: Medium removal efficiency H: High removal efficiency

Notes:

(1) Periodic performance assessment and updating of the guidance provided by this table may be necessary.

(2) Expected performance when designed in accordance with the most current edition of the document, "Riverside County, Whitewater River Region Stormwater Quality Best Management Practice Design Handbook".

(3) Performance dependent upon design which includes implementation of thick vegetative cover. Local water conservation and/or landscaping requirements should be considered; approval is based on the discretion of the local land use authority.

(4) Includes proprietary stormwater treatment devices as listed in the CASQA Stormwater Best Management Practices Handbooks, other stormwater treatment BMPs not specifically listed in this WQMP (including proprietary filters, hydrodynamic separators, inserts, etc.), or newly developed/emerging stormwater treatment technologies.

(5) Expected performance should be based on evaluation of unit processes provided by BMP and available testing data. Approval is based on the discretion of the local land use authority.

(6) When used for primary treatment as opposed to pre-treatment, requires site-specific approval by the local land use authority.

V.1.A SITE DESIGN BMP CONCEPTS AND LID/SITE DESIGN BMPS

This section documents the Site Design BMP concepts and LID/Site Design BMPs that will be implemented on this project to comply with the requirements detailed in Section 3.5.1 of the WQMP Guidance document.

- Table 3 herein documents the implementation of the Site Design BMP Concepts described in sub-sections 3.5.1.3 and 3.5.1.4.
- Table 4 herein documents the extent to which this project has implemented the LID/Site Design goals described in sub-section 3.5.1.1.

Table 3. Implementation of Site Design BMP Concepts

Design Concept	Technique	Specific BMP	Included: Yes	Included: No	Included: N/A	Brief Reason for BMPs Indicated as No or N/A
Site Design BMP Concept 1	**Minimize Urban Runoff, Minimize Impervious Footprint, and Conserve Natural Areas (See WQMP Section 3.5.1.3)**	Conserve natural areas by concentrating or clustering development on the least environmentally sensitive portions of a site while leaving the remaining land in a natural, undisturbed condition.	☐	☐	☒	There are no environmentally sensitive areas onsite
		Conserve natural areas by incorporating the goals of the Multi-Species Habitat Conservation Plan or other natural resource plans.	☐	☐	☒	There are no environmentally sensitive areas onsite
		Preserve natural drainage features and natural depressional storage areas on the site.	☐	☐	☒	No storage or low points are existing
		Maximize canopy interception and water conservation by preserving existing native trees and shrubs, and planting additional native or drought tolerant trees and large shrubs.	☐	☐	☒	No trees exist onsite
		Use natural drainage systems.	☒	☐	☐	Incorporating bypass channel in north east corner
		Where applicable, incorporate Self-Treating Areas	☐	☐	☒	Retaining all flows onsite
		Where applicable, incorporate Self-Retaining Areas	☒	☐	☐	
		Increase the building floor to area ratio (i.e., number of stories above or below ground).	☐	☐	☒	Industrial building
		Construct streets, sidewalks and parking lot aisles to minimum widths necessary, provided that public safety and a walkable environment for pedestrians are not compromised.	☒	☐	☐	
		Reduce widths of streets where off-street parking is available.	☒	☐	☐	
		Minimize the use of impervious surfaces, such as decorative concrete, in the landscape design.	☐	☐	☒	Retaining all flows onsite
		Other comparable and equally effective Site Design BMP concept(s) as approved by the local land use authority (Note: Additional narrative required to describe BMP and how it addresses site design concept).	☐	☐	☒	Retaining all flows onsite

Table 3. Site Design BMP Concepts (continued)

Design Concept	Technique	Specific BMP	Included: Yes	Included: No	Included: N/A	Brief Reason for Each BMP Indicated as No or N/A
Site Design BMP Concept 2	**Minimize Directly Connected Impervious Area (See WQMP Section 3.5.1.4)**	Design residential and commercial sites to contain and infiltrate roof runoff, or direct roof runoff to landscaped swales or buffer areas.	☐	☐	☒	Bulk of roof drains outlet to truck courts
		Drain impervious sidewalks, walkways, trails, and patios into adjacent landscaping.	☒	☐	☐	
		Incorporate landscaped buffer areas between sidewalks and streets.	☒	☐	☐	
		Use natural or landscaped drainage swales in lieu of underground piping or imperviously lined swales.	☒	☐	☐	
		Where soil conditions are suitable, use perforated pipe or gravel filtration pits for low flow infiltration.	☐	☐	☒	Retaining all flows onsite
		Maximize the permeable area by constructing walkways, trails, patios, overflow parking, alleys, driveways, low-traffic streets, and other low-traffic areas with open-jointed paving materials or permeable surfaces such as pervious concrete, porous asphalt, unit pavers, and granular materials.	☐	☐	☒	Retaining all flows onsite
		Use one or more of the following:				
		Rural swale system: street sheet flows to landscaped swale or gravel shoulder, curbs used at street corners, and culverts used under driveways and street crossings.	☐	☐	☒	Retaining all flows onsite
		Urban curb/swale system: street slopes to curb; periodic swale inlets drain to landscaped swale or biofilter.	☐	☐	☒	Retaining all flows onsite
		Dual drainage system: first flush captured in street catch basins and discharged to adjacent vegetated swale or gravel shoulder; high flows connect directly to MS4s.	☐	☐	☒	Retaining all flows onsite
		Other comparable and equally effective Site Design BMP concept(s) as approved by the local land use authority (Note: Additional narrative required to describe BMP and how it addresses site design concept).	☐	☐	☒	Retaining all flows onsite
		Use one or more of the following for design of driveways and private residential parking areas:				
		Design driveways with shared access, flared (single lane at street), or wheel strips (paving only under the tires).	☐	☐	☒	Single building
		Uncovered temporary or guest parking on residential lots paved with a permeable surface, or designed to drain into landscaping.	☐	☐	☒	Retaining all flows onsite

Table 3. Site Design BMP Concepts (continued)

Design Concept	Technique	Specific BMP	Included			Brief Reason for Each BMP Indicated as No or N/A
			Yes	No	N/A	
Site Design BMP Concept 2 (cont'd)	**Minimize Directly Connected Impervious Area (See WQMP Section 3.5.1.4)**	Other comparable and equally effective Site Design BMP concept(s) as approved by the local land use authority (Note: Additional narrative required to describe BMP and how it addresses site design concept).	☐	☐	☒	Retaining all flows onsite
		Use one or more of the following for design of parking areas:				
		Where landscaping is proposed in parking areas, incorporate parking area landscaping into the drainage design.	☒	☐	☐	
		Overflow parking (parking stalls provided in excess of the Permittee's minimum parking requirements) may be constructed with permeable pavement.	☐	☐	☒	Retaining all flows onsite
		Other comparable and equally effective Site Design BMP (or BMPs) as approved by the local land use authority (Note: Additional narrative required describing BMP and how it addresses site design concept).	☐	☐	☒	Retaining all flows onsite

Project Site Design BMP Concepts:

The entire developed area will be tributary to onsite retention basins and will infiltrate the entire Water Quality Treatment Volume. This design meets the measurable goals of eliminating transport of pollutants offsite and minimizes any excess runoff to ensure there are no HCOCs.

Alternative Project Site Design BMP Concepts:

N/A

Table 4. LID/Site Design BMPs Meeting the LID/Site Design Measurable Goal

(1) DRAINAGE SUB-AREA ID OR NO.	(2) LID/SITE DESIGN BMP TYPE* (See Table 2)	(3) POTENTIAL POLLUTANTS OF CONCERN WITHIN DRAINAGE SUB-AREA (Refer to Table 1)	(4) POTENTIAL POLLUTANTS WITHIN SUB-AREA CAUSING RECEIVING WATER IMPAIRMENTS (Refer to Table 1)	(5) EFFECTIVENESS OF LID/SITE DESIGN BMP AT ADDRESSING IDENTIFIED POTENTIAL POLLUTANTS (U, L, M, H/M, H; see Table 2)	(6) BMP MEETS WHICH DESIGN CRITERIA? (Identify as V_{BMP} OR Q_{BMP})	(7) TOTAL AREA WITHIN DRAINAGE SUB-AREA (Nearest 0.1 acre)
DMA D-1	INFILTRATION BASIN	SEE TABLE 1, PG 1-8	NONE	H	V-BMP	78.8
DMA D-2	INFILTRATION BASIN	SEE TABLE 1, PG 1-8	NONE	H	V-BMP	5.1
TOTAL PROJECT AREA TREATED WITH LID/SITE DESIGN BMPs (NEAREST 0.1 ACRE)						**83.9**

*** LID/Site Design BMPs listed in this table are those that <u>completely</u> address the 'Treatment Control BMP requirement' for their drainage sub-area.**

Justification of infeasibility for sub-areas not addressed with LID/Site Design BMPs

N/A

V.1.B TREATMENT CONTROL BMPS

Conventional Treatment Control BMPs shall be implemented to address the project's Pollutants of Concern as required in WQMP Section 3.5.1 where, and to the extent that, Section V.1.A has demonstrated that it is infeasible to meet these requirements through implementation of LID/Site Design BMPs.

☒ The LID/Site Design BMPs described in Section V.1.A of this project-specific WQMP completely address the 'Treatment Control BMP requirement' for the entire project site (and where applicable, entire existing site) as required in Section 3.5.1.1 of the WQMP Guidance document. Supporting documentation for the sizing of these LID/Site Design BMPs is included in Appendix F. ***Section V.1.B does not need to be completed**.

☐ The LID/Site Design BMPs described in Section V.1.A of this project-specific WQMP do **NOT** completely address the 'Treatment Control BMP requirement' for the entire project site (or where applicable, entire existing site) as required in Section 3.5.1.1 of the WQMP. ***Section V.1.B must be completed.**

The Treatment Control BMPs identified in this section are selected, sized and implemented to treat the design criteria of V_{BMP} and/or Q_{BMP} for all project (and if required, existing site) drainage sub-areas which were not fully addressed using LID/Site Design BMPs. Supporting documentation for the sizing of these Treatment Control BMPs is included in Appendix F.

Table 5: Treatment Control BMP Summary

(1) DRAINAGE SUB-AREA ID OR NO.	(2) TREATMENT CONTROL BMP TYPE* (See Table 2)	(3) POTENTIAL POLLUTANTS OF CONCERN WITHIN DRAINAGE SUB-AREA (Refer to Table 1)	(4) POTENTIAL POLLUTANTS WITHIN SUB-AREA CAUSING RECEIVING WATER IMPAIRMENTS (Refer to Table 1)	(5) EFFECTIVENESS OF TREATMENT CONTROL BMP AT ADDRESSING IDENTIFIED POTENTIAL POLLUTANTS (U, L, M, H/M, H; see Table 2)	(6) BMP MEETS WHICH DESIGN CRITERIA? (Identify as V_{BMP} OR Q_{BMP})	(7) TOTAL AREA WITHIN DRAINAGE SUB-AREA (Nearest 0.1 acre)
	TOTAL PROJECT AREA TREATED WITH TREATMENT CONTROL BMPs (NEAREST 0.1 ACRE)					

V.1.C MEASURABLE GOAL SUMMARY

This section documents the extent to which this project has met the measurable goal described in WQMP Section 3.5.1.1 of addressing 100% of the project's 'Treatment Control BMP requirement' with LID/Site Design BMPs. Projects required to retain Urban Runoff onsite in conformance with local ordinance are considered to have met the measurable goal; for these instances, '100%' is entered into Column 3 of the Table.

Table 6: Measurable Goal Summary

(1) **Total Area Treated with LID/Site Design BMPs** (Last row of Table 4)	(2) **Total Area Treated with Treatment Control BMPs** (Last row of Table 5)	(3) **% of Treatment Control BMP Requirement addressed with LID/Site Design BMPs**
83.9	0	100

V.2 SOURCE CONTROL BMPS

This section identifies and describes the Source Control BMPs applicable and implemented on this project.

Table 7. Source Control BMPs

BMP Name	Check One		If not applicable, state brief reason
	Included	Not Applicable	
Non-Structural Source Control BMPs			
Education for Property Owners, Operators, Tenants, Occupants, or Employees	☒	☐	
Activity Restrictions	☒	☐	
Irrigation System and Landscape Maintenance	☒	☐	
Common Area Litter Control	☒	☐	
Street Sweeping Private Streets and Parking Lots	☒	☐	
Drainage Facility Inspection and Maintenance	☒	☐	
Structural Source Control BMPs			
Storm Drain Inlet Stenciling and Signage	☒	☐	
Landscape and Irrigation System Design	☒	☐	
Protect Slopes and Channels	☒	☐	
Provide Community Car Wash Racks	☐	☒	Not in Project
Properly Design*:			
Fueling Areas	☐	☒	Not in Project
Air/Water Supply Area Drainage	☐	☒	Not in Project
Trash Storage Areas	☒	☐	
Loading Docks	☒	☐	
Maintenance Bays	☐	☒	Not in Project
Vehicle and Equipment Wash Areas	☐	☒	Not in Project
Outdoor Material Storage Areas	☐	☒	Not in Project
Outdoor Work Areas or Processing Areas	☐	☒	Not in Project
Provide Wash Water Controls for Food Preparation Areas	☐	☒	Not in Project

*Details demonstrating proper design must be included in Appendix F.

See CASQA Fact Sheets for implementation of source control BMPs.

Appendix D includes copies of the educational materials (described in Section 3.5.2.1 of the WQMP Guidance document) that will be used in implementing this project-specific WQMP.

V.3 EQUIVALENT TREATMENT CONTROL BMP ALTERNATIVES

N/A

V.4 REGIONALLY-BASED BMPS

N/A

VI. Operation and Maintenance Responsibility for BMPs

Appendix G of this project-specific WQMP includes copies of CC&Rs, Covenant and Agreements, BMP Maintenance Agreement and/or other mechanisms used to ensure the ongoing operation, maintenance, funding, transfer and implementation of the project-specific WQMP requirements.

See Operation & Maintenance Plan in Appendix J

VII. Funding

Funding for all BMPS identified in this WQMP will be the responsibility of

Appendix A

Conditions of Approval

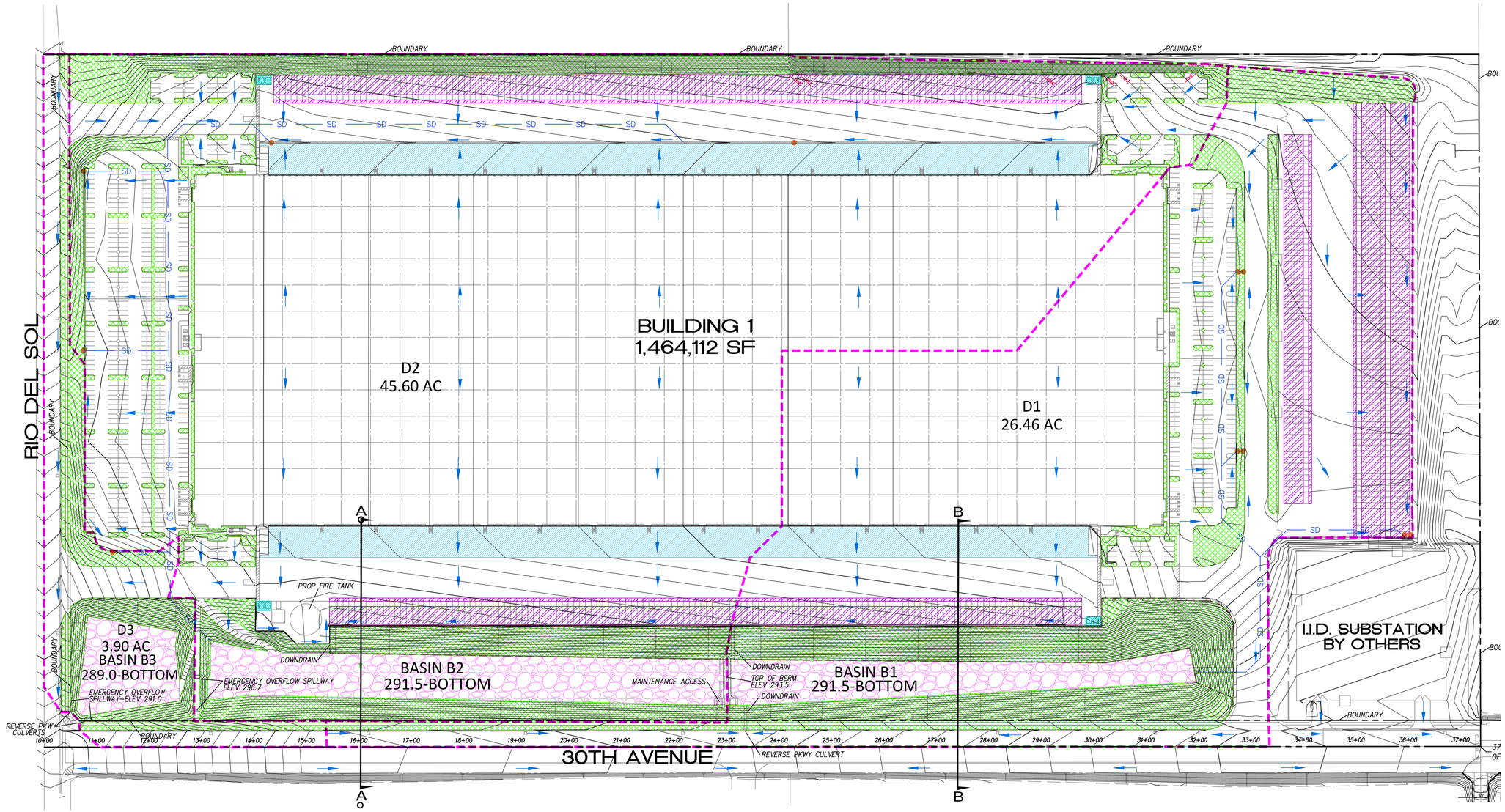
Planning Commission Resolution _____

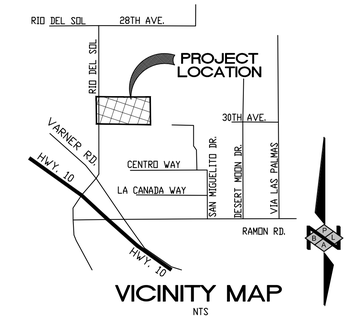
Dated _____

PENDING

Appendix B

Vicinity Map, WQMP Site Plan, and Receiving Waters Map





VICINITY MAP

NTS

THOMAS GUIDE PG: 758, GRID: C6

LEGEND — STRUCTURAL / TREATMENT BMPS

- LANDSCAPE AREA EFFICIENT IRRIGATION
  LANDSCAPE AREA RUNOFF-MINIMIZING DESIGN
  609,689 SF (13.99 AC)
- SELF TREATING LANDSCAPE AREAS NOT TRIBUTARY TO BASIN
  50,465 SF (1.16 AC)
- TRASH ENCLOSURE
- DOCK AREAS
- TRAILER AREAS
- DETENTION / BIO-RETENTION BASIN
- CATCH BASIN STENCIL
  TRITON INLET FILTER
- FLOW PATTERN
- DMA BOUNDARY
- ONSITE STORM DRAIN

NON-STRUCTURAL BMPS

PROPERTY OWNER EDUCATION
ACTIVITY RESTRICTIONS
COMMON AREA LANDSCAPE MAINTENANCE
BMP MAINTENANCE
LOCAL INDUSTRIAL PERMIT COMPLIANCE
SPILL CONTINGENCY PLAN
UNIFORM FIRE CODE IMPLEMENTATION
COMMON AREA LITTER CONTROL
EMPLOYEE TRAINING
ACTIVITY RESTRICTIONS
HOUSEKEEPING OF LOADING DOCKS
COMMON AREA CATCH BASIN INSPECTION
PARKING LOT SWEEPING

PROJECT DATA:

TOTAL NET AREA OF PROPOSED DEVELOPMENT: 3,749,610 SF (86.08 AC)

TOTAL DISTURBED AREA: 100%

CURRENT USE: VACANT
PROPOSED USE: INDUSTRIAL

WATERSHED:
WHITEWATER RIVER

DMA "D1" DATA

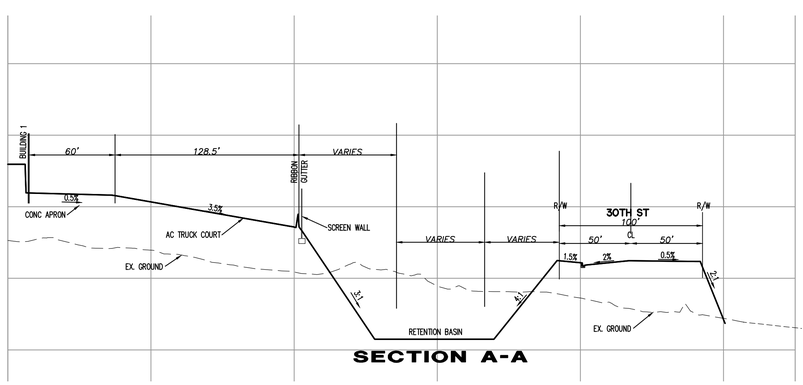
TOTAL AREA TRIBUTARY TO TREATMENT = 26.46 AC
IMPERVIOUS AREA: 21.95 AC
ONSITE LANDSCAPE: 4.51 SF
BASIN BOTTOM AREA: 56,876 SF
DESIGN CAPTURE VOLUME: = 24,012 CF (0.55 AC-FT)
WQ DEPTH = 0.42'
MAX DEPTH = 2.0'

DMA "D2" DATA

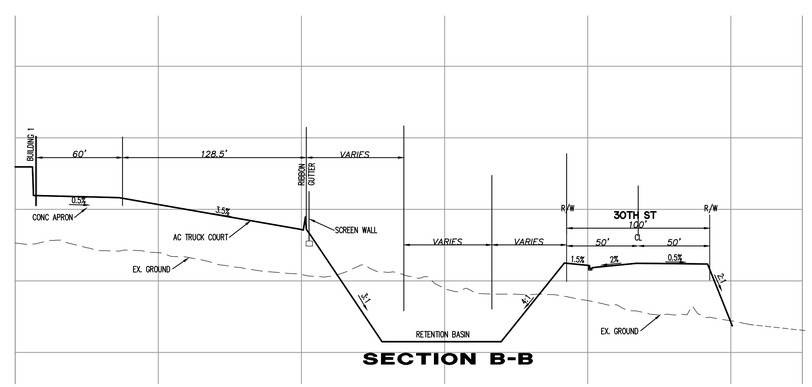
TOTAL AREA TRIBUTARY TO TREATMENT = 45.60 AC
IMPERVIOUS AREA: 40.01 AC
ONSITE LANDSCAPE: 5.59 AC
BASIN BOTTOM AREA: 83,385 SF
DESIGN CAPTURE VOLUME: = 46,348 CF (1.06 AC-FT)
WQ DEPTH = 0.56'
MAX DEPTH = 5.2'

DMA "D3" DATA

TOTAL AREA TRIBUTARY TO TREATMENT = 3.90 AC
IMPERVIOUS AREA: 2.53 AC
ONSITE LANDSCAPE: 1.37 AC
BASIN BOTTOM AREA: 29,675 SF
DESIGN CAPTURE VOLUME: = 2,548 CF (0.06 AC-FT)
WQ DEPTH = 0.09'
MAX DEPTH = 2.0'



SECTION A-A



SECTION B-B

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Jan 18 2023

PREPARED BY:

PBLA ENGINEERING, INC.
Planning • Engineering • Surveying
1809 E. DYER ROAD, STE 301
SANTA ANA, CA 92705
(888) 714-9642 • (714)389-9191 FAX

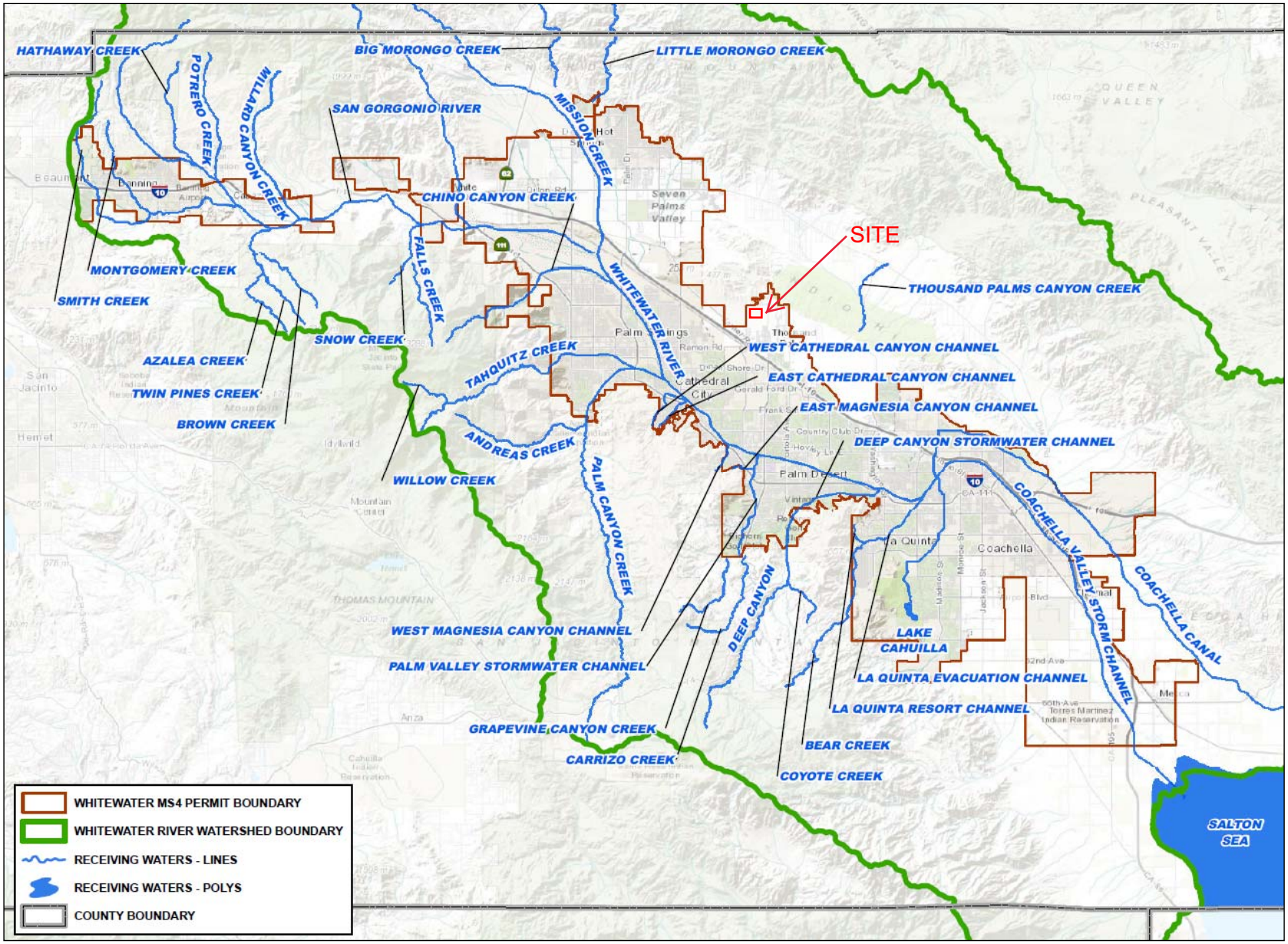
REVISIONS:

PRELIMINARY WATER QUALITY MANAGEMENT PLAN
SITE PLAN
BUILDING 1 – 1000 PALMS
RIVERSIDE COUNTY, CA

JOB NO. 100-135

SHEET 1 of 1

Figure 2. Whitewater River Region Receiving Waters Map



Appendix C

Supporting Detail Related to Hydrologic Conditions of Concern

N/A

Appendix D

Educational Materials

Stormwater Pollution

What you should know for...

Industrial & Commercial Facilities

Best Management Practices (BMPS) for:

- Industrial Facilities
- Commercial Facilities

Riverside County Stormwater Program Members

City of Banning
(951) 922-3105

City of Beaumont
(951) 769-8520

City of Calimesa
(909) 795-9801

City of Canyon Lake
(951) 244-2955

City of Cathedral City
(760) 770-0340

City of Coachella
(760) 398-3502

City of Corona
(951) 736-2447

City of Desert Hot Springs
(760) 329-6411

City of Eastvale
(951) 361-0900

City of Hemet
(951) 765-2300

City of Indian Wells
(760) 346-2489

City of Indio
(760) 391-4000

City of Jurupa Valley
(951) 332-6464

City of Lake Elsinore
(951) 674-3124

City of La Quinta
(760) 777-7000

City of Menifee
(951) 672-6777

City of Moreno Valley
(951) 413-3000

City of Murrieta
(951) 304-2489

City of Norco
(951) 270-5607

City of Palm Desert
(760) 346-0611

City of Palm Springs
(760) 323-8299

City of Perris
(951) 943-6100

City of Rancho Mirage
(760) 324-4511

City of Riverside
(951) 826-5311

City of San Jacinto
(951) 487-7330

City of Temecula
(951) 694-6444

City of Wildomar
(951) 677-7751

Coachella Valley Water District
(760) 398-2651

County of Riverside
(951) 955-1000

Riverside County Flood Control District
(951) 955-1200

YOU can prevent Stormwater Pollution following these practices...

Industrial and Commercial Facilities

The Riverside County Stormwater Program has identified a number of Best Management Practices (BMPs) for Industrial and Commercial Facilities. These BMPs control and reduce stormwater pollutants from reaching our storm drain system and ultimately our local water bodies. City and County ordinances require businesses to use these BMPs to protect our water quality. Local cities and the County are required to verify implementation of these BMPs by performing regular facility inspections.

Prohibited Discharges

Discontinue all non-stormwater discharges to the storm drain system. It is *prohibited* to discharge any chemicals, paints, debris, wastes or wastewater into the gutter, street or storm drain.

Outdoor Storage BMPs

- Install covers and secondary containment areas for all hazardous materials and wastes stored outdoors in accordance with County and/or City standards.
- Keep all temporary waste containers covered, at all times when not in use.
- Sweep outdoor areas instead of using a hose or pressure washer.
- Move all process operations including vehicle/equipment maintenance inside of the building or under a covered and contained area.
- Wash equipment and vehicles in a contained and covered wash bay which is closed-loop or connected to a clarifier sized to local standards and discharged to a sanitary sewer or take them to a commercial car wash.

Spills and Clean Up BMPs

- Keep the work site clean and orderly. Remove debris in a timely fashion. Sweep up the area.
- Clean up spills immediately when they occur, using dry clean up methods such as absorbent materials or sweep followed by proper disposal of materials.
- Always have a spill kit available near chemical loading dock doors and vehicle maintenance and fueling areas.
- Follow your Business Emergency Plan, as filed with the local Fire Department.
- Report all prohibited discharges and non-implementation of BMPs to your local Stormwater Coordinator as listed on the back of this pamphlet.
- Report hazardous materials spills to 951-358-5055 or call after hours to 951-782-2973 or, if an emergency, call the Fire Department's Haz Mat Team at 911.

Plastic Manufacturing Facilities BMPs

AB 258 requires plastic product manufacturers to use BMPs, such as safe storage and clean-up procedures to prevent plastic pellets (nurdles) from entering the waterway. The plastic pellets are released into the environment during transporting, packaging and processing and migrate to waterways through the storm drain system. AB 258 will help protect fish and wildlife from the hazards of plastic pollution.

Training BMPs

As prescribed by your City and County Stormwater Ordinance(s), train employees in spill procedures and prohibit non-stormwater discharges to the storm drain system. Applicable BMP examples can be found at www.cabmphandbooks.com.

Permitting

Stormwater discharges associated with specific categories for industrial facilities are regulated by the State Water Resources Control Board through an Industrial Stormwater General Permit. A copy of this General Permit and application forms are available at: www.waterboards.ca.gov, select stormwater then the industrial quick link.

To report illegal dumping or for more information on stormwater pollution prevention call: 1-800-506-2555 or e-mail us at: fcnpdes@rcflood.org.

IRRIGATION RUNOFF

STORMWATER FACT SHEET

Report Irrigation Runoff or Stormwater Pollution:
800.506.2555

RIVERSIDE COUNTY
WATERSHED PROTECTION

OVERWATERING

Overwatering causes irrigation runoff that may contain pollutants such as pesticides, herbicides, fertilizers, pet waste, yard waste, and sediments which can be hazardous to residents and harmful to our environment. Runoff can also serve as a transport mechanism for other pollutants already on the ground or in the curb gutter. Irrigation runoff entering the storm drain system is an illicit discharge.

BEST PRACTICES

Urban runoff begins when yards and landscaped areas are over-irrigated. Irrigation systems require regular maintenance and visual inspection of the system should be performed to prevent over-spray, leaks, and other problems that result in runoff to storm drains, curbs and gutters.

You can **prevent pollution** by conserving water on your property. Water during cooler times of the day (before 10am and after 6pm).

- Adjust sprinklers to stop overspray and runoff.
- Make needed repairs immediately.
- Use drip irrigation, soaker hoses, or micro-spray systems.
- Use an irrigation timer to pre-set watering times.
- Use a control nozzle or similar mechanism when watering by hand.
- Switch to a water-wise landscape - native plants need less fertilizers, herbicides, pesticides and water.

PROTECT OUR WATERSHED

Many people think that when water flows into a storm drain it is treated, but the storm drain system and the sanitary sewer system are not connected. Everything that enters storm drains flows untreated directly into our creeks, rivers, lakes, beaches and ultimately the ocean. Storm water often contains pollutants, including chemicals, trash, and automobile fluids, all of which pollute our watershed and harm fish and wildlife.

Whether at home or work, you can help reduce pollution and improve water quality by using the above Best Management Practices (BMP's) as part of your daily clean up and maintenance routine.

The Complete Guide to Residential Recycling

Northwest Riverside County

Banning, Calimesa, Corona, Eastvale, Jurupa Valley, Moreno Valley, Norco, Riverside

Used Oil and Filters

RECYCLE USED OIL

Recycling used motor oil and filters is easy!
Simply take them to one of the certified collection centers below. **It's free!**

Banning

AutoZone
3453-A W. Ramsey St.
(951) 849-7626

Certified Tire & Service Center Goodyear
1820 W. Ramsey St.
(951) 849-5028

Diamond Hills Auto Group
4545 W. Ramsey St.
(951) 849-7861

Cruz Industrial Truck Inc.
313 South Gallaher Way
(951) 849-7861

Corona

AutoZone
501 North McKinley St.
(951) 278-2073

AutoZone
1280 East Ontario Ave.
(951) 273-1583

AutoZone
1014 W. 6th St.
(951) 371-4730

Corona Nissan
2575 Wardlow Rd.
(877) 322-6739

Firestone Store
522 N. Main St.
(951) 735-4101

Goodyear
Mountain View Tire
1630 E. Ontario Ave.
(951) 808-0818

Hamner Towing & Service Center
2125 Railroad St.
(951) 734-9331

Heavy Equipment Rentals
13013 Temescal Cyn. Rd.
(951) 609-4623

Jiffy Lube
906 W. 6th St.
(951) 549-9060

Jiffy Lube
1600 E. Ontario Blvd.
(951) 284-0922

O'Reilly Autoparts
1220 Magnolia Ave.
Suite 102
(951) 273-9891

O'Reilly Autoparts
1142 W. 6th St.
(951) 735-0936

Pep Boys
581 N. Main St.
(951) 279-9230

Quality Toyota
1700 W. Sixth St.
(951) 734-6020

Ramona Tire
304 W. Sixth St.
(951) 734-1222

Certified Tire and Service
624 N. Main St.
(951) 284-3443

Certified Tire and Service
2189 Sampson Ave., # 111
(951) 547-2080

Team Dykstra Carwash & Lube Center
2315 California Ave.
(951) 898-6482

Eastvale

Mountain View Tire
6080 Hamner Ave., #105
(909) 484-9497

Autozone
14228 Schleisman Rd.
(951) 898-4712

Jurupa Valley

D & B Automotive and Transmission
4321 Campbell St., #C
(951) 681-6483

Firestone Complete Auto Care
8360 Limonite Ave.
(951) 934-7304

LKQ Pick A Part
3760 Pyrite St.
(800) 749-2720

O'Reilly Autoparts
8702 Limonite Ave.
(951) 685-0822

Used Oil and Filters

RECYCLE
USED OIL FILTERS

You can also find Certified Collection Centers on the Cal Recycle Website:
www.calrecycle.ca.gov/recycle

Scher Goodyear Tire #24
6072 Camino Real
(951) 685-1000

AutoZone
3782 Riverview Dr.
(951) 275-0301

Moreno Valley

Auto Express Moreno Valley
24035 Sunnymead Blvd., #G
(951) 924-6363

AutoZone
27660 Eucalyptus Ave.
(951) 242-5190

AutoZone
16210 Perris Blvd.
(951) 242-2026

AutoZone
24570 Alessandro Blvd.
(951) 242-8439

AutoZone
12601 Perris Blvd.
(951) 242-4353

AutoZone
23510 Sunnymead Blvd.
(951) 924-5460

Buds Moreno Valley Tire Pros
22510 Alessandro Blvd.
(951) 776-7211

Certified Tire & Service Center
16190 Perris Blvd.
(951) 243-5655

Certified Tire & Service Center
23920 Alessandro Blvd., #A
(951) 656-6466

Certified Tire & Service Center
23135 Hemlock Ave.
(951) 369-0025

Firestone
24673 Alessandro Blvd.
(951) 242-6631

Integrity Tire
24901 Sunnymead Blvd.
(951) 656-6466

Moss Bros. Chevrolet
12625 Auto Mall Dr.
(951) 658-3145

Moss Brothers Honda
27910 Eucalyptus Ave.
(951) 486-9366

Moss Brothers Buick, GMC
8146 Auto Drive
(951) 242-2223

Moss Brothers Chrysler Jeep Dodge
27810 Eucalyptus Ave.
(951) 486-9288

Moss Brothers Toyota
12630 Motor Way
(951) 247-8000

Moss Brothers Volkswagen
27750 Eucalyptus Ave.
(951) 485-4188

O'Reilly Autoparts #1304
24021 Alessandro Blvd., #C
(951) 242-0641

O'Reilly Autoparts #1704
12240 Perris Blvd.
(951) 247-5509

Pep Boys #724
23470 Sunnymead Blvd.
(951) 247-4564

Valvoline Instant Oil Change
23165 Hemlock Ave.
(951) 247-1873

Norco

AutoZone #3340
1404 Hamner Ave.
(951) 817-9432

Browning Dodge Chrysler Jeep Ram
1983 Hamner Ave.
(951) 272-3110

Jiffy Lube
2925 Hamner Ave.
(951) 284-0210

Goodyear Mountain View Tire
2935 Hamner Ave.
(877) 872-0133

O'Reilly Autoparts
1050 Hamner Ave.
Suite 1616
(951) 898-1283

Used Oil and Filters

RECYCLE USED OIL

Riverside

Auto Express Riverside
11850 Magnolia Ave.
(951) 351-8875

AutoZone
7315 Indiana Ave.
(951) 637-6701

AutoZone
1947 University Ave.
(951) 788-4013

AutoZone
4195 Van Buren Blvd.
(951) 359-7760

AutoZone
19486 Van Buren Blvd.
(951) 653-5585

AutoZone
10249 Arlington Ave.
(951) 688-0296

AutoZone
6047 Magnolia Ave.
(951) 784-9201

AutoZone
3400 La Sierra Ave.
(951) 354-0781

BMW Of Riverside
3060 Adams St.
(951) 785-4444

Bud's Tire and Wheel
8651 Indiana Ave.
(951) 776-7211

Bud's Tire and Wheel Orangecrest
15967 Wood Rd.
(951) 776-7211

Goodyear Certified Tire & Service Center
8994 Trautwein Rd.
(951) 653-6800

Goodyear Certified Tire & Service Center
7341 Indiana Ave.
(951) 343-8535

Dutton Motor Company
8201 Auto Dr.
(951) 687-2020

Firestone Store
4199 Market St.
(951) 289-7811

Firestone Store
10091 Magnolia Ave.
(951) 977-5863

George Fritts Auto Repair
91 Commercial Ave.
(951) 788-9043

Jiffy Lube
3693 La Sierra Ave.
(951) 359-8999

Malcolm Smith Motorsports
7599 Indiana Ave.
(951) 687-1300

Moss Motors Dodge
8151 Auto Center Dr.
(951) 688-6200

O'Reilly Autoparts
6160 Arlington Ave.
(951) 689-0944

O'Reilly Autoparts
3790 Jurupa Ave.
(951) 682-6082

O'Reilly Autoparts
1691 University Ave.
(951) 222-2900

O'Reilly Autoparts
9929 Magnolia Ave.
(951) 359-3041

O'Reilly Autoparts
18570 Van Buren Blvd.
(951) 780-8721

Pep Boys #690
10831 Magnolia Ave.
(951) 354-0100

Raceway Ford
5900 Sycamore Canyon Blvd.
(951) 784-1000

Raceway Nissan
6030 Sycamore Canyon Blvd.
(951) 571-9300

Riverside Mitsubishi and Kia
8100 Auto Dr.
(951) 509-1000

Used Oil and Filters

RECYCLE
USED OIL FILTERS

Riverside Nissan
8330 Indiana Ave.
(951) 509-6581

Singh Chevrolet
8200 Auto Center Dr.
(951) 688-8111

Spoiled
2634 E. Alessandro Blvd.
(951) 656-2300

Toyota of Riverside
7870 Indiana Ave.
(951) 687-1622

Valvoline Instant Oil Change
3504 Central Ave.
(951) 367-0411

Valvoline Instant Oil Change
7450 Mission Grove Pkwy. South
(951) 780-2500

Valvoline Instant Oil Change
7437 Arlington Ave.
(951) 689-7805

Valvoline Instant Oil Change
3417 Arlington Ave.
(951) 788-7725

Valvoline Instant Oil Change
18681 Van Buren Blvd.
(951) 789-2882

Valvoline Instant Oil Change
3335 Iowa Blvd.
(951) 367-0147

Walters Mercedes-Benz
3213 Adam's St.
(888) 656-3915

Walters Porsche/Audi
3210 Adams St.
(888) 656-3915

Curbside pickup of used oil is available in some cities in Riverside County. Contact your waste hauler for more information. Waste hauler contact information is provided on the back page of this guide.

CalRecycle

You may not need to change your oil every 3000 miles! Save time, money, and the environment by visiting **www.checkyournumber.org** to find out what your manufacturer recommended oil change interval is. Check your number is provided by CalRecycle.

Locations marked with a also accept oil filters.

Please DO NOT drop off oil when the location is closed. **For more information about used oil collection centers call 800-350-4OIL.**

Household Hazardous Waste

Examples of household waste that are considered hazardous include:

- Batteries (all types)
- Electronic Waste
- Paint
- Used Oil and Antifreeze
- Sharps/ Needles

Permanent Household Hazardous Waste Collection Centers

Lake Elsinore Area (Closed January and December)

Lake Elsinore Regional Permanent HHW Collection Facility
512 N. Langstaff Street, Lake Elsinore, 92530
Open first Saturday of the month*, 9:00 a.m. to 2:00 p.m.
*Except holiday weekends and during inclement weather.

Riverside Area

Agua Mansa Regional Permanent HHW Collection Facility
1780 Agua Mansa Road, Riverside, 92509
Open non-holiday Saturdays*, 9:00 a.m. to 2:00 p.m.
*Except during inclement weather.

Regional ABOP Collection Centers (Antifreeze, Batteries, Oil and Oil Filters, and Latex Paint ONLY)

Murrieta Area

County Road Yard
25315 Jefferson Avenue, Murrieta, 92562
Open non-holiday Saturdays, 9:00 a.m. to 2:00 p.m.

Beaumont / Banning Area

Lamb Canyon Landfill
16411 Lamb Canyon Rd, Beaumont, 92223
Open non-holiday Saturdays, 9:00 a.m. to 2:00 p.m.

These sites accept residential waste only. For more information, contact the Riverside County Household Hazardous Waste Department Hotline at **800-304-2226 or 951-486-3200, or visit:**
www.rivcowm.org/opencms/hhw/index.html

Household Hazardous Waste

Below is a list of materials accepted at permanent HHW collection sites.*

Chemicals and Cleaners

Adhesives
Air Freshener
Aluminum Cleaners
Ammonia
Antifreeze
Brake Fluid
Carburetor Cleaner
Caulking
Chlorine Bleach
Chrome Polish
Disinfectant
Drain Cleaner
Engine Degreaser
Fertilizer
Fiberglass and Resins
Flea Powder
Floor / Surface Cleaners
Fungicides
Furniture Polish
Gas / Diesel Fuel
Glue
Gun Cleaner
Hair Dye
Hobby Chemicals
Insecticides / Pesticides
Kerosene / Lamp Oil
Lighter Fluid
Motor Oil
Mercury Devices
Oven Cleaner
Paint - Latex / Oil Based
Paint Stripper / Thinner
Photo Chemicals
Pool / Spa Chemicals
Rodent Bait / Poison
Roof Coating
Shoe Dye
Spot Remover
Transmission Fluid
Turpentine
Varnish
Weed Killer / Herbicide
Wood Preservative

Aerosols and Tanks

Aerosol Insecticides
Aerosol Cans
BBQ Propane Tanks
Camp Propane Tanks

E-Waste and Batteries

Batteries (all types)
Electronic Devices
Fluorescent Bulbs / Tubes
Old TVs and Computers

Medical Waste

Sharps / Needles

Please DO NOT bring the following types of materials (If you have any of these wastes please call (951) 486-3200):

Unacceptable Materials

Business, Non-Profit, or Out-of-County Waste
Explosives / Ammunition
Radioactive or Remediation Materials
Medical / Infectious Waste (Except Sharps)
Asbestos
Appliances
Tires
55 or 30 Gallon Drums
Compressed Gas Cylinders >40 lbs
Trash

*Maximum Chemical Load: 5 Gallons or 50lbs per trip. Residential waste only, no business waste accepted.

Recycling

What can go into your curbside recycling bins? Not sure what you can recycle? Check out the list below.

Paper and Cardboard

- Books and Coloring Books
- Cardboard
- Cardstock and Construction Paper
- Office Paper
- Egg Cartons
- Clean Food Boxes
- Junk Mail and Envelopes
- Magazines and Newspapers
- Notebook Paper
- Paper Bags
- Telephone Books

Metal

- Aluminum and Steel Cans
- Clean Aluminum Foil
- Scrap Metal

Glass Jars and Bottles

- Glass Jars
- Beverage Bottles

Plastic Bottles and Grocery Bags

- Plastic Milk Jugs
- Plastic Beverage Containers
- Plastic Grocery Bags

Recycling

Used Tires

Used tires are accepted at various locations in Riverside County. There is generally a fee to dispose of tires. The following locations accept tires:

Badlands Landfill

31125 Ironwood Ave., Moreno Valley, 92553

Lamb Canyon Landfill

16411 Lamb Canyon Rd., Beaumont, 92223

Visit www.rivcowm.org/opencms/landfill_info/landfill_fees.html for information on current landfill pricing.

BAS Recycling, Inc.

14050 Day St., Moreno Valley, 92553
(909) 383-7050
Call facility for pricing.

Electronic Waste Recyclers

Badlands, Lamb Canyon, and El Sobrante Landfills accept up to 2 CRT devices (e.g. computer monitors or TVs) per day for recycling at **no cost** during operating hours. The following recyclers also accept electronic waste:

Gold'n West Surplus, Corona - (951) 371-2020
Graebel Los Angeles Movers, Corona - (800) 373-6552
WM Recycle America, Jurupa Valley - (951) 681-4297
Waste Management, Inc., Moreno Valley - (951) 242-0421
Your Neighborhood Recycling, Moreno Valley - (951) 796-7673
1-800-GOT-JUNK, Riverside - (909) 425-9722

Other Recycling Facilities

For a complete list of recycling facilities visit www.calrecycle.ca.gov .

Earth911.com also provides valuable information and resources about recycling and recycling facilities.

Reycling Centers

What should you do with those empty cans and bottles? Below is a list of centers that accept beverage containers for recycling*.

Banning

Banning Recycling
284 S. 8th St.
(951) 922-9236

Ramsey Recyling
1243 E. Ramsey St.
(951) 849-5997

Calimesa

rePlanet
1155 Calimesa Blvd.
(877) 737-5263

Corona

NexCycle
535 N. McKinley St.
(800) 969-2020

rePlanet
260 W. Foothill Pkwy.
(951) 520-1700

rePlanet
1193 Magnolia Ave.
(877) 737-5263

rePlanet
1288 Border Ave.
(877) 737-5263

Sanchez Recycling Inc.
1130 W. 6th St.
(714) 793-9934

Six Pac Recycling
1430 E. 6th St.
(951) 734-2910

Eastvale

rePlanet
7070 Archibald Ave.
(951) 520-1700

rePlanet
12660 Limonite Ave.
(951) 520-1700

Jurupa Valley

Etiwanda Recycling
6102 Etiwanda Ave.
(951) 263-6173

Recycle Kingdom
4868 Etiwanda Ave.
(626) 617-1859

rePlanet
11070 Limonite Ave.
(877) 737-5263

Salazar's Recycler
5666 Etiwanda Ave.
(951) 966-6408

EarthWize Recycling
9075 Mission Blvd.
(909) 933-2773

Jurupa Valley Recycling Collection Center
6315 Pedley Rd.
(951) 681-0382

Pedley Recycling Center
7850 Limonite Ave.
(951) 823-1383

Pedley Vet Recycling
8980 Limonite Ave.
(909) 856-9053

Recycling Services Centers
6565 Mission Blvd.
(951) 685-4430

Renovate Recycling Center
8800 Limonite Ave.
(714) 453-7028

rePlanet
9155 Jurupa Rd.
(877) 737-5263

Rubidoux Recycling Center
5675 Mission Blvd.
(951) 823-1353

Moreno Valley

EarthWize Recycling
24525 Alessandro Blvd.
(909) 923-2773

Menlo Recycling Center
22405 Goldencrest Dr.
Bldg., A.
(951) 653-5565

Moreno Valley Recycling
22862 Alessandro Blvd.
(323) 732-9253

Moreno Valley Recycling 2
24135 Sunnymead Blvd.
(213) 625-8165

Moreno Valley Recycling 3
14940 Perris Blvd.
(323) 732-9253

Recycling Centers

rePlanet
23575 Sunnymead Ranch Pkwy.
(951) 520-1700

rePlanet
27100 Eucalyptus Ave.
(951) 520-1700

rePlanet
25900 Iris Ave.
(951) 520-1700

Smittys
25073 Sunnymead Blvd., #D-14
(951) 453-0806

Worasing Recycling
15928 Perris Blvd.
(951) 323-7532

Zuniga Recycling
21524 Dracea Ave.
(866) 718-7150

Norco

E&M Recycling
1943 River Rd.
(323) 732-9253

Norco Feed and Recycling
4409 California Ave.
(877) 247-6923

rePlanet
2790 Hamner Ave.
(877) 737-5263

Riverside

AAA Recycle
5490 26th St.
(951) 781-8046

ABC
10330 Hole Ave., #B-9
(909) 742-7129

Cash 4 Cans
7633 Cypress Ave.
(951) 352-5995

El Taray Recycling
12702 Magnolia Ave., #11
(714) 222-4047

rePlanet
4250 Van Buren Blvd.
(951) 520-1700

rePlanet
6155 Magnolia Ave.
(951) 520-1700

rePlanet
5225 Canyon Crest Dr.
(951) 520-1700

rePlanet
315 E. Alessandro Blvd.
(951) 520-1700

rePlanet
3900 Chicago Ave.
(951) 520-1700

rePlanet
2995 Iowa Ave.
(951) 520-1700

rePlanet
6160 Arlington Ave.
(951) 520-1700

rePlanet
9225 Magnolia Ave.
(951) 520-1700

rePlanet
17050 Van Buren Blvd.
(951) 520-1700

rePlanet
3420 La Sierra Ave.
(951) 520-1700

rePlanet
4680 La Sierra Ave.
(951) 520-1700

Riverside Scrap Iron and Metal Corp.
2993 6th St.
(951) 686-2129

Robert A. Nelson Transfer Station
1830 Agua Mansa Rd.
(951) 786-0639

rePlanet
4250 Van Buren Blvd.
(951) 520-1700

*Some recycling centers may accept other recyclable materials. It is advisable to call the center and confirm this, as well as operating hours, before visiting.

Fore more information about local recycling centers visit the **CalRecycle** website: **www.calrecycle.ca.gov.**

Types of Plastic

Confused about the types of plastic and if they can be recycled? Many plastic containers display an identification code that indicates what they are made from. Below are the 7 codes.

1
PETE

#1: Polyethylene Terephthalate (PETE or PET)
Used to create 2-liter soda bottles, water bottles, cooking oil bottles, peanut butter jars.
The most commonly accepted plastic for recycling.

2
HDPE

#2: High Density Polyethylene
Used to create detergent bottles, milk and water jugs, grocery bags, yogurt cups.
Commonly accepted for recycling. Bags can be recycled at some large grocery stores.

3
V

#3: Polyvinyl Chloride
Used to create plastic pipes, outdoor furniture, shrink-wrap, liquid detergent containers, flooring, showercurtains.
Not currently accepted for recycling.

4
LDPE

#4: Low Density Polyethylene
Used to create food storage containers, cellophane wrap, dry cleaning bags, produce bags, trash can liners.
Not commonly recycled, some large grocery stores accept LDPE bags.

5
PP

#5: Polypropylene
Used to create ketchup bottles, aerosol caps, drinking straws, yogurt containers.
Not commonly accepted for recycling.

6
PS

#6: Polystyrene
Also known as "Styrofoam." Used to make coffee cups, take-out food packaging, egg cartons, and packaging "peanuts."
Sometimes accepted for recycling and made into the same products.

7
OTHER

#7: Other
All other plastic resins or a mixture of resins used to make reusable water bottles, Tupperware, biodegradable and compostable plastics.
Not commonly accepted for recycling.

Composting Basics

Got food scraps and yardwaste? Below is a quick guide to Backyard Composting.

1. Select a good spot for composting

- Sun or shade
- Convenient to kitchen or garden, and close to a source of water
- Keep away from structures and wood, as moisture can hasten decay
- Place only on bare ground, as organisms from soil are needed

2. Know the Ingredients

Nitrogen - Green materials - grass clippings, fresh leaves and twigs, vegetable and fruit trimmings, coffee grounds and filters, and non-meat eating animal manures.

Carbon - Brown materials that have released their nitrogen - dry and brittle leaves and grasses, straw, wood chips, corn stalks, shredded newspaper, paper towels, napkins, and cardboard.

Water - The correct moisture level should be about the same as a damp wrung out sponge. A few drops should fall when squeezed in your hand.

Air - Oxygen is very important to the bacteria, fungi, and microorganisms that are working in the pile to breakdown the organic material.

Do Not Add - Meat, dairy products, fats, oils, waste from meat eating animals (dogs and cats), thorny plant material, or diseased plant material.

2. Know the Methods

Aerobic - Pile equal parts green and brown material on ground or in a bin in a 3'x3'x3' heap, water well, and cover with a tarp, carpet or opaque plastic sheet. The pile will heat up (120 to 160 degrees), and needs to be turned after a few days, once it has cooled. Turn the pile weekly and continue composting until the pile has a dark rich look like chocolate cake and the things you put in don't look like their original form. After the compost is done, water well, cover, and let it rest for one to two weeks to make sure it is completely done and the nitrogen has a chance to stabilize. If the compost is used too soon it could rob nutrients from the surrounding plants. Remove large chunks and add them to the next compost pile.

Anerobic - Similar to the Aerobic method, but there is no need to actively turn the material. It may take longer (1-2 years), but is still beneficial to your garden. Just pile the stuff, water, cover, and wait.

For more detailed information on composting, free workshops, or other methods, such as **Vermicomposting**, visit www.rivcowm.org and search for composting.

Source Reduction

The best way to reduce waste is to prevent it!

Buy Responsibly

Reduce packaging waste - Look for products that reduce packaging, or purchase in bulk to reduce the amount of packaging needed.

Look for products containing recycled material - Recycled paper products, motor oil, and even pens and pencils are just a few examples of products that reduce waste.

Consider reusable products - Buy reusable water bottles and sturdy utensils and plates that can be washed and used again.

Get it "For Here," or bring your own - Many coffee shops will provide drinks to their customers in ceramic mugs rather than paper cups if requested. Just ask! Reusable tumblers are also a great alternative to paper cups, and many establishments will even give a small discount to those who bring their own!

Borrow, rent, or share - Why buy something if you are only going to use it once? Items such as tools, party decorations, and even newspapers and magazines can be shared with your friends, family, and/or community.

Purchase rebuilt, remanufactured, or refurbished - Many electronics such as cell phones, computers, and media players can be purchased "refurbished" at a sometimes substantial price reduction. This conserves the resources needed to manufacture a new product.

Choose Non-Toxic

Choose products that contain only non-toxic materials, or try one of these **homemade alternatives**:

- Instead of glass cleaner, dilute 1 cup of vinegar in 1 quart of water.
- To open clogged drains, flush with a mixture of boiling water, and equal parts baking soda and vinegar.

For more information on non-toxic alternatives, visit the California Coastal Commission website:
http://www.coastal.ca.gov/ccbn/lesstoxic.html

Source Reduction

Plastic bags and junk mail contribute to a significant amount of un-needed waste. You can lessen their impact by Reducing, Reusing, and Recycling.

Plastic Bags

Reduce: BYOB (Bring Your Own Bag) - Use reusable canvas or cloth bags rather than plastic bags, and keep them in your car. Not all items need a bag, just say "no, thank you."

Reuse - Plastic grocery bags can serve multiple purposes, such as trash can liners or for pet waste.

Recycle - If you find that you must use a plastic bag, recycle it when you are finished. Most large supermarkets and pharmacies offer free recycling of plastic bags.

Junk Mail Reduction

You can reduce the amount of unwanted junk mail in your mailbox by simply mailing a postcard to the following addresses, requesting your name be removed from their mailing list. Be sure to include your full name, your address(es), your signature, and the date.

Mail Preference Service
Attn.: Dept. 10088342
PO Box 282
Carmel, NY 10512

ADVO
Consumer Assistance
PO Box 249
Windsor, CT 06095

Harte-Hanks Circulation
C/O Pennysaver
2830 Orbiter St.
Brea, CA 92821

Valpak Direct Marketing Systems, Inc.
8605 Largo Lakes Dr.
Largo, FL 33773

Credit Card Junk Mail
Call (888)5-OPT OUT (888-567-8688)

City / County Resources

City of Banning - Recycling and Waste Hauling Information | (951) 922-3105
http://www.ci.banning.ca.us/index.aspx?NID=380

City of Calimesa - Public Works / Engineering Department | (909) 795-9801
http://www.cityofcalimesa.net/publicworks.htm

City of Corona - Trash and Recycling | (951) 736-2400
http://www.discovercorona.com/city-departments/public-works/refuse-and-recycling.aspx

City of Eastvale - Recycling / Solid Waste / Street Sweeping | (951) 361-0900
http://www.eastvalecity.org/index.aspx?page=140

City of Jurupa Valley - Local Resources | (951) 358-7387
http://www.jurupavalley.org/resources.php

City of Moreno Valley - Waste Disposal and Recycling | (951) 413-3100
http://www.moreno-valley.ca.us/resident_services/waste/index-waste.shtml

City of Norco - Trash / Recycling | (951) 270-5656
http://www.norco.ca.us/about/welcome_residents/trash_recycling.asp

City of Riverside - Trash & Recycling | (951) 826-5311
http://www.riversideca.gov/trash

County of Riverside - Riverside County Waste Management Department
http://www.rivcowm.org | (951) 486-3200

Western Riverside Council of Governments
http://www.wrcog.cog.ca.us | (800) 350-4645

Waste Haulers

Waste Management, Inc. - (951) 280-5400 - www.wm.com
Serves: All Cities

Burrtec - (951) 786-9660 - www.burrtec.com
Serves: Eastvale, Jurupa Valley, and Riverside

Athens - (888) 336-6100 - www.athensservices.com
Serves: Riverside

CR&R Disposal - (951) 943-1991 - www.crrwasteservices.com
Serves: Riverside

The Complete Guide to Residential Recyling is sponsored by:

Printed on recycled paper.

The Complete Guide to Residential Recycling

Southwest Riverside County

Canyon Lake, Hemet, Lake Elsinore, Menifee, Murrieta, Perris, San Jacinto, Temecula, Wildomar

Used Oil and Filters

Used Oil and Filters

RECYCLE USED OIL

RECYCLE USED OIL FILTERS

Recycling used motor oil and filters is easy!
Simply take them to one of the certified collection centers below. **It's free!**

You can also find Certified Collection Centers on the Cal Recycle Website:
www.calrecycle.ca.gov/recycle

Hemet

AutoZone #2820
1550 W. Florida Ave.
(951) 929-0807

AutoZone #5556
3100 E. Florida Ave.
(951) 652-1308

EZ Lube #112
532 W. Florida Ave.
(951) 766-1996

Firestone Store #2233
350 W. Florida St.
(951) 929-2424

Inland Chevrolet
350 Carriage Circle
(951) 658-4401

Integrity Tire
3223 W. Florida Ave.
(951) 658-3145

Jiffy Lube #3187
330 N Sanderson Ave.
(951) 487-2001

Masterlube #101
3615 W. Florida St.
(951) 766-7055

O'Reilly Autoparts #1332
849 W. Florida Ave.
(951) 929-2210

Pep Boys #866
2050 W. Florida Ave.
(951) 766-1477

Ramona Tire
2350 W. Menlo Ave.
(951) 925-6659

Synfast Oil Change
3615 W. Florida Ave.
(951) 766-7055

Valvoline Instant Oil Change
532 W. Florida Ave.
(951) 766-1996

Idyllwild

Idyllwild Garage
25015 Hwy. 243
(951) 659-2613

Lake Elsinore

AutoZone #5558
30870 Riverside Dr.
(951) 674-7806

AutoZone #5559
32231 Mission Trail
(951) 245-1012

Express Tire
300 Diamond Dr.
(951) 674-0794

EZ Lube #96
29285 Central Ave.
(951) 253-5200

Firestone Store #2238
31748 Mission Trail
(951) 674-0633

Jiffy Lube #2681
311 Summerhill Dr.
(951) 471-8445

O'Reilly Autoparts #1429
31660 Grape St.
(951) 245-8389

Valvoline Instant Oil Change
29285 Central Ave.
(951) 253-5200

Menifee

AutoZone #5561
30123 Antelope Rd.
(951) 301-7240

One Stop Lube & Oil Center
26825 Newport Rd.
(951) 301-7479

Murrieta

AutoZone #5566
40950 California Oaks Rd.
(951) 677-6206

Express Tire
40615 California Oaks Rd.
(951) 696-5200

EZ Lube #115
40430 California Oaks Rd.
(951) 696-2882

Mountain View Tire and Service
27584 Clinton Keith Rd.
(888) 860-0535

Murrieta Volkswagen
41300 Date St.
(951) 634-5434

O'Reilly Autoparts #1430
40951 California Oaks Rd.
(951) 696-2991

Valvoline Instant Oil Change
40430 California Oaks Rd.
(951) 696-2882

Perris

AutoZone #5570
401 E. 4th St.
(951) 657-0696

AutoZone #5571
1675 Perris Blvd.
(951) 943-5998

Jiffy Lube #3294
118 E. Ramona Expressway
(951) 943-2200

Jiffy Lube #3361
3150 Case Rd., Bldg. J.
(951) 284-0922

O'Reilly Autoparts #1046
119 W. Nuevo Rd.
(951) 657-1488

San Jacinto

AutoZone #5581
1540 San Jacinto Ave.
(951) 654-2216

Jiffy Lube #3186
635 S. State St.
(951) 487-2001

Ramona Auto Services, Inc.
2447 S. San Jacinto Ave.
(951) 925-5117

Temecula

AutoZone #5582
31837 US Hwy. 79
(951) 302-8334

AutoZone #5936
40345 Winchester Rd.
(951) 296-3973

DCH Acura of Temecula
26705 Ynez Rd.
(951) 491-2451

Used Oil and Filters

RECYCLE USED OIL

RECYCLE USED OIL FILTERS

Used Oil and Filters

Temecula

DCH Chrysler Jeep Dodge of Temecula
26845 Ynez Rd.
(951) 491-2151

DCH Honda of Temecula
26755 Ynez Rd.
(951) 491-2351

Express Tire
40915 Winchester Rd.
(951) 296-6699

Express Tire
44092 Margarita Rd.
(951) 302-5033

Express Tire
29095 Front St.
(951) 695-0555

EZ Lube #85
30625 Highway 79 South
(951) 553-7399

Jiffy Lube #1878
30690 Rancho California Rd.
(951) 694-5460

John Hine Temecula Mazda
42050 DLR Dr.
(951) 553-2000

O'Reilly Autoparts #0483
41125 Winchester Rd., #C1
(951) 296-5530

O'Reilly Autoparts #4291
33417 Temecula Pkwy.
(951) 302-1351

Paradise Chevrolet Cadillac
27360 Ynez Rd.
(951) 506-0058

Pep Boys #800
40605 Winchester Rd.
(951) 695-2322

Precision Tune Auto Care
26673 Ynez Rd., #A
(951) 699-6969

Promethean Biofuels Cooperative
27635 Diaz Rd.
(626) 232-7608

Quality Nissan
41895 Motor Car Pkwy.
(951) 676-6601

Ramona Auto Services, Inc.
40385 Winchester Rd.
(951) 719-1600

Ramona Auto Services, Inc.
31955 Via Rio Rd.
(951) 303-3584

Ramona Tire
40385 Winchester Rd.
(951) 719-1600

Rancho Car Wash and Quick Lube
27378 Jefferson Ave.
(951) 296-5644

Temecula Hyundai
27430 Ynez Rd.
(951) 699-6807

Temecula Quick Lube
29764 Rancho California Rd.
(951) 587-6624

Valvoline Instant Oil Change
30625 Highway 79 South
(951) 553-7399

Wildomar

Grease Monkey
32120 Clinton Keith Rd.
(951) 609-3000

Jiffy Lube #3412
32374 Clinton Keith Rd.
(951) 678-5300

Winchester

Mountain View Tire/Goodyear
30664 Benton Rd.
(877) 872-1021

Curbside pickup of used oil is available in some cities in Riverside County. Contact your waste hauler for more information. Waste hauler contact information is provided on the back page of this guide.

You may not need to change your oil every 3000 miles! Save time, money, and the environment by visiting **www.checkyournumber.org** to find out what your manufacturer recommended oil change interval is.

Locations marked with a also accept oil filters.

Please DO NOT drop off oil when the location is closed. **For more information about used oil collection centers call 800-350-4OIL.**

Household Hazardous Waste

Examples of household waste that are considered hazardous include:

- Batteries (all types)
- Electronic Waste
- Paint
- Used Oil and Antifreeze
- Sharps/ Needles

Permanent Household Hazardous Waste Collection Centers

Lake Elsinore Area (Closed January and December)

Lake Elsinore Regional Permanent HHW Collection Facility
512 N. Langstaff Street, Lake Elsinore, 92530
Open first Saturday of the month*, 9:00 a.m. to 2:00 p.m.
*Except holiday weekends and during inclement weather.

Riverside Area

Agua Mansa Regional Permanent HHW Collection Facility
1780 Agua Mansa Road, Riverside, 92509
Open non-holiday Saturdays*, 9:00 a.m. to 2:00 p.m.
*Except during inclement weather.

Regional ABOP Collection Centers (Antifreeze, Batteries, Oil and Oil Filters, and Latex Paint ONLY)

Murrieta Area

County Road Yard
25315 Jefferson Avenue, Murrieta, 92562
Open Non-Holiday Saturdays, 9:00 a.m. to 2:00 p.m.

These sites accept residential waste only. For more information, contact the Riverside County Household Hazardous Waste Department Hotline at **800-304-2226 or 951-486-3200, or visit, www.rivcowm.org/opencms/hhw/index.html**

Household Hazardous Waste

Below is a list of materials accepted at permanent HHW collection sites.*

Chemicals and Cleaners

Adhesives
Air Freshener
Aluminum Cleaners
Ammonia
Antifreeze
Brake Fluid
Carburetor Cleaner
Caulking
Chlorine Bleach
Chrome Polish
Disinfectant
Drain Cleaner
Engine Degreaser
Fertilizer
Fiberglass and Resins
Flea Powder
Floor / Surface Cleaners
Fungicides
Furniture Polish
Gas / Diesel Fuel
Glue
Gun Cleaner
Hair Dye
Hobby Chemicals
Insecticides / Pesticides
Kerosene / Lamp Oil
Lighter Fluid
Motor Oil
Mercury Devices
Oven Cleaner
Paint - Latex / Oil Based
Paint Stripper / Thinner
Photo Chemicals
Pool / Spa Chemicals
Rodent Bait / Poison
Roof Coating
Shoe Dye
Spot Remover
Transmission Fluid
Turpentine
Varnish
Weed Killer / Herbicide
Wood Preservative

Aerosols and Tanks

Aerosol Insecticides
Aerosol Cans
BBQ Propane Tanks
Camp Propane Tanks

E-Waste and Batteries

Batteries (all types)
Electronic Devices
Fluorescent Bulbs / Tubes
Old TVs and Computers

Medical Waste

Sharps / Needles

Please DO NOT bring the following types of materials (If you have any of these wastes please call (951) 486-3200):

Unacceptable Materials

Business, Non-Profit, or Out-of-County Waste
Explosives / Ammunition
Radioactive or Remediation Materials
Medical / Infectious Waste (Except Sharps)
Asbestos
Appliances
Tires
55 or 30 Gallon Drums
Compressed Gas Cylinders >40 lbs
Trash

*Maximum Chemical Load: 5 Gallons or 50lbs per trip. Residential waste only, no business waste accepted.

Recycling

Recycling

What can go into your curbside recycling bins? Not sure what you can recycle? Check out the list below.

Paper and Cardboard

- Books and Coloring Books
- Cardboard
- Cardstock and Construction Paper
- Office Paper
- Egg Cartons
- Clean Food Boxes
- Junk Mail and Envelopes
- Magazines and Newspapers
- Notebook Paper
- Paper Bags
- Telephone Books

Metal

- Aluminum and Steel Cans
- Clean Aluminum Foil
- Scrap Metal

Glass Jars and Bottles

- Glass Jars
- Beverage Bottles

Plastic Bottles and Grocery Bags

- Plastic Milk Jugs
- Plastic Beverage Containers
- Plastic Grocery Bags

Used Tires

Used tires are accepted at various locations in Riverside County. There is generally a fee to dispose of tires. The following locations accept tires:

Badlands Landfill

31125 Ironwood Ave., Moreno Valley, 92553

Lamb Canyon Landfill

16411 Lamb Canyon Rd., Beaumont, 92223

Visit www.rivcowm.org/opencms/landfill_info/landfill_fees.html for information on current landfill pricing.

BAS Recycling, Inc.

14050 Day St., Moreno Valley, 92553
(909) 383-7050
Call facility for pricing.

Electronic Waste Recyclers

Badlands, Lamb Canyon, and El Sobrante Landfills accept up to 2 CRT devices (e.g. computer monitors or TVs) per day for recycling at **no cost** during operating hours. The following recyclers also accept electronic waste:

The Green Guys Recycling, Hemet - (951) 757-9156
Starsurplus.com, Murrieta - (951) 677-5696
XIT Communications, Murrieta - (951) 691-5138
CR&R, Perris - (800) 755-8112
Tire Stop & Recycling, Sun City - (951) 928-9600
GKAT, INC. dba Temecula Recycling, Temecula - (951) 693-1500
Heavy Metal Scrap & Recycling, Inc., Temecula - (951) 693-4677

Other Recycling Facilities

For a complete list of recycling facilities visit www.calrecycle.ca.gov and click on the "Recycle Tab."
Earth911.com also provides valuable information and resources about recycling and recycling facilities.

Reycling Centers

Recycling Centers

What should you do with those empty cans and bottles? Below is a list of centers that accept beverage containers for recycling*.

Hemet

EarthWize Recycling
1231 S. Sanderson Ave.
(909) 933-2773

Menlo Recycle Center
445 E. Menlo Ave.
(951) 766-8520

NexCycle
1295 S. State St.
(800) 969-2020

NexCycle
3125 W. Florida Ave.
(800) 969-2020

rePlanet
43396 US Hwy 74
(877) 737-5263

The Green Guys Recycling
100 N. State St., #101
(951) 757-9156

Valley Metals
342 N. Juanita St.
(951) 925-8577

Lake Elsinore

Cans Plus Recycling
29170 Riverside Dr., #1
(951) 245-1178

Downtown Elsinore Recycling
217 N. Main St.
(323) 204-8308

Lake Elsinore Recycling Center
1315 W. Flint St.
(951) 579-4102

Love Earth Recycling
31949 Corydon Rd., #160
(951) 230-6580

NexCycle
31564 Grape St.
(909) 796-2210

rePlanet
32281 Mission Tr.
(951) 520-1700

rePlanet
16750 Lakeshore Dr.
(877) 737-5263

Menifee

rePlanet
30125 Antelope Rd.
(951) 520-1700

rePlanet
25904 Newport Rd.
(877) 737-5263

Neill's Recycling
26026 Sherman Rd.
(951) 514-8656

NexCycle
27220 Sun City Blvd.
(909) 796-2210

Tire Stop and Recycling
27491 Ethanac Rd.
(888) 515-1376

Murrieta

EarthWize Recycling
27826 Clinton Keith Rd.
(909) 933-2773

Go Green Murrieta Recycling
40645 Cal. Oaks Rd.
(818) 220-9540

Murrieta Recycling
38365 Innovation Ct., #1102-1105
(951) 894-3094

rePlanet
40473 Murrieta Hot Springs Rd.
(951) 520-1700

rePlanet
23801 Washington Ave.
(951) 520-1700

rePlanet
4100 Cal. Oaks Rd.
(951) 520-1700

rePlanet
39140 Winchester Ave.
(951) 520-1700

rePlanet
28047 Scott Rd.
(877) 737-5263

SA Recycling
41400 Date St.
(951) 677-8586

Perris

A-1
24440 Hwy 74
(951) 940-4224

Ecology Auto Parts
23332 Cajalco Rd.
(951) 657-7725

Go Green Recycling
164 Malbert St., #A-2
(951) 487-5875

Harb Family Market Recycling
22707 San Jacinto Ave.
(951) 657-7733

4th Street Recycling
510 W. 4th St.
(323) 204-8308

Menlo Recycle Center
151 W. 7th St.
(951) 657-8200

RecycleWise
200 Sinclair St. #4
(951) 443-1894

Recycling Depot
1320 W. Oleander Ave.
(951) 442-5221

rePlanet
47 W. Nuevo Rd.
(877) 737-5263

San Jacinto

CA Recycling
762 S. San Jacinto Ave.
(951) 651-0010

rePlanet
1271 N. State St.
(877) 737-5263

San Jacinto Recycling Center
658 W. Esplanade Ave.
(951) 654-1399

Temecula

Heavy Metal Scrap Reycling Inc.
43136 Rancho Way
(951) 693-4677

NexCycle
29530 Rancho California Rd.
(909) 796-2210

NexCycle
26419 Ynez Rd.
(909) 796-2210

rePlanet
30530 Rancho California Rd.
(951) 520-1700

rePlanet
33293 Temecula Pkwy.
(951) 520-1700

rePlanet
31813 Temecula Pkwy.
(877) 737-5263

Temecula Recycling
27635 Diaz Rd., #120
(951) 693-1500

Wildomar

rePlanet
23893 Clinton Keith Rd.
(951) 520-1700

rePlanet
30712 Benton Rd.
(877) 737-5263

*Some recycling centers may accept other recyclable materials. It is advisable to call the center and confirm this, as well as operating hours, before visiting.

Fore more information about local recycling centers visit the **CalRecycle** website: **www.calrecycle.ca.gov.**

Types of Plastic

Confused about the types of plastic and if they can be recycled? Many plastic containers display an identification code that indicates what they are made from. Below are the 7 codes.

1 PETE

#1: Polyethylene Terephthalate (PETE or PET)
Used to create 2-liter soda bottles, water bottles, cooking oil bottles, peanut butter jars.
The most commonly accepted plastic for recycling.

2 HDPE

#2: High Density Polyethylene
Used to create detergent bottles, milk and water jugs, grocery bags, yogurt cups.
Commonly accepted for recycling. Bags can be recycled at some large grocery stores.

3 V

#3: Polyvinyl Chloride
Used to create plastic pipes, outdoor furniture, shrink-wrap, liquid detergent containers, flooring, showercurtains.
Not currently accepted for recycling.

4 LDPE

#4: Low Density Polyethylene
Used to create food storage containers, cellophane wrap, dry cleaning bags, produce bags, trash can liners.
Not commonly recycled, some large grocery stores accept LDPE bags.

5 PP

#5: Polypropylene
Used to create ketchup bottles, aerosol caps, drinking straws, yogurt containers.
Not commonly accepted for recycling.

6 PS

#6: Polystyrene
Also known as "Styrofoam." Used to make coffee cups, take-out food packaging, egg cartons, and packaging "peanuts."
Sometimes accepted for recycling and made into the same products.

7 OTHER

#7: Other
All other plastic resins or a mixture of resins used to make reusable water bottles, Tupperware, biodegradable and compostable plastics.
Not commonly accepted for recycling.

Composting Basics

Got food scraps and yardwaste? Below is a quick guide to Backyard Composting.

1. Select a good spot for composting

- Sun or shade
- Convenient to kitchen or garden, and close to a source of water
- Keep away from structures and wood, as moisture can hasten decay
- Place only on bare ground, as organisms from soil are needed

2. Know the Ingredients

Nitrogen - Green materials - grass clippings, fresh leaves and twigs, vegetable and fruit trimmings, coffee grounds and filters, and non-meat eating animal manures.

Carbon - Brown materials that have released their nitrogen - dry and brittle leaves and grasses, straw, wood chips, corn stalks, shredded newspaper, paper towels, napkins, and cardboard.

Water - The correct moisture level should be about the same as a damp wrung out sponge. A few drops should fall when squeezed in your hand.

Air - Oxygen is very important to the bacteria, fungi, and microorganisms that are working in the pile to breakdown the organic material.

Do Not Add - Meat, dairy products, fats, oils, waste from meat eating animals (dogs and cats), thorny plant material, or diseased plant material.

2. Know the Methods

Aerobic - Pile equal parts green and brown material on ground or in a bin in a 3'x3'x3' heap, water well, and cover with a tarp, carpet or opaque plastic sheet. The pile will heat up (120 to 160 degrees), and needs to be turned after a few days, once it has cooled. Turn the pile weekly and continue composting until the pile has a dark rich look like chocolate cake and the things you put in don't look like their original form. After the compost is done, water well, cover, and let it rest for one to two weeks to make sure it is completely done and the nitrogen has a chance to stabilize. If the compost is used too soon it could rob nutrients from the surrounding plants. Remove large chunks and add them to the next compost pile.

Anerobic - Similar to the Aerobic method, but there is no need to actively turn the material. It may take longer (1-2 years), but is still beneficial to your garden. Just pile the stuff, water, cover, and wait.

For more detailed information on composting, free workshops, or other methods, such as **Vermicomposting**, visit www.rivcowm.org and search for composting.

Source Reduction

The best way to reduce waste is to prevent it!

Buy Responsibly

Reduce packaging waste - Look for products that reduce packaging, or purchase in bulk to reduce the amount of packaging needed.

Look for products containing recycled material - Recycled paper products, motor oil, and even pens and pencils are just a few examples of products that reduce waste.

Consider reusable products - Buy reusable water bottles and sturdy utensils and plates that can be washed and used again.

Get it "For Here," or bring your own - Many coffee shops will provide drinks to their customers in ceramic mugs rather than paper cups if requested. Just ask! Reusable tumblers are also a great alternative to paper cups, and many establishments will even give a small discount to those who bring their own!

Borrow, rent, or share - Why buy something if you are only going to use it once? Items such as tools, party decorations, and even newspapers and magazines can be shared with your friends, family, and/or community.

Purchase rebuilt, remanufactured, or refurbished - Many electronics such as cell phones, computers, and media players can be purchased "refurbished" at a sometimes substantial price reduction. This conserves the resources needed to manufacture a new product.

Choose Non-Toxic

Choose products that contain only non-toxic materials, or try one of these **homemade alternatives**:

- Instead of glass cleaner, dilute 1 cup of vinegar in 1 quart of water.
- To open clogged drains, flush with a mixture of boiling water, and equal parts baking soda and vinegar.

For more information on non-toxic alternatives, visit the California Coastal Commission website:
http://www.coastal.ca.gov/ccbn/lesstoxic.html

Source Reduction

Plastic bags and junk mail contribute to a significant amount of un-needed waste. You can lessen their impact by Reducing, Reusing, and Recycling.

Plastic Bags

Reduce: BYOB (Bring Your Own Bag) - Use reusable canvas or cloth bags rather than plastic bags, and keep them in your car. Not all items need a bag, just say "no, thank you."

Reuse - Plastic grocery bags can serve multiple purposes, such as trash can liners or for pet waste.

Recycle - If you find that you must use a plastic bag, recycle it when you are finished. Most large supermarkets and pharmacies offer free recycling of plastic bags.

Junk Mail Reduction

You can reduce the amount of unwanted junk mail in your mailbox by simply mailing a postcard to the following addresses, requesting your name be removed from their mailing list. Be sure to include your full name, your address(es), your signature, and the date.

Mail Preference Service
Attn.: Dept. 10088342
PO Box 282
Carmel, NY 10512

ADVO
Consumer Assistance
PO Box 249
Windsor, CT 06095

Harte-Hanks Circulation
C/O Pennysaver
2830 Orbiter St.
Brea, CA 92821

Valpak Direct Marketing Systems, Inc.
8605 Largo Lakes Dr.
Largo, FL 33773

Credit Card Junk Mail
Call (888)5-OPT OUT (888-567-8688)

City / County Resources

City of Canyon Lake - Waste and Recycling | (800) 755-8112
http://www.cityofcanyonlake.com/recycling.asp

City of Hemet - Integrated Waste Management | (951) 765-3712
http://www.cityofhemet.org/index.aspx?nid=93

City of Lake Elsinore - Recycling | (951) 674-3124
http://www.lake-elsinore.org/index.aspx?page=751

City of Menifee - Public Works Department | (951) 672-6777
http://www.cityofmenifee.us/index.aspx?nid=99

City of Murrieta - Trash & Recycling | (951) 461-6007
http://www.murrieta.org/services/trash

City of Perris - Waste & Recycling | (951) 943-6100
http://www.cityofperris.org/residents/waste-recycle.html

City of San Jacinto - Waste & Recycling | (951) 487-7330
http://www.san-jacinto.ca.us/residents/waste.html

City of Temecula - Trash & Recycling | 951-694-6444
http://www.cityoftemecula.org/temecula/residents/trashrecycling/recycling.htm

City of Wildomar - Trash Hauling and Recycling | (951) 677-7751
http://www.cityofwildomar.org/trash-hauling-recycling.asp

County of Riverside - Riverside County Waste Management Department
http://www.rivcowm.org | (951) 486-3200

Western Riverside Council of Governments
http://www.wrcog.cog.ca.us | (800) 350-4645

Waste Haulers

Waste Management, Inc. - (951) 280-5400 - www.wm.com
Serves: Menifee, Murrieta, and Wildomar

CR&R Disposal - (951) 943-1991 - www.crrwasteservices.com
Serves: Canyon Lake, Hemet, Lake Elsinore, Perris, San Jacinto, and Temecula

The Complete Guide to Residential Recyling is sponsored by:

After the Storm

What is stormwater runoff?

Stormwater runoff occurs when precipitation from rain or snowmelt flows over the ground. Impervious surfaces like driveways, sidewalks, and streets prevent stormwater from naturally soaking into the ground.

Why is stormwater runoff a problem?

Stormwater can pick up debris, chemicals, dirt, and other pollutants and flow into a storm sewer system or directly to a lake, stream, river, wetland, or coastal water. Anything that enters a storm sewer system is discharged untreated into the waterbodies we use for swimming, fishing, and providing drinking water.

The effects of pollution

Polluted stormwater runoff can have many adverse effects on plants, fish, animals, and people.

- Sediment can cloud the water and make it difficult or impossible for aquatic plants to grow. Sediment also can destroy aquatic habitats.
- Excess nutrients can cause algae blooms. When algae die, they sink to the bottom and decompose in a process that removes oxygen from the water. Fish and other aquatic organisms can't exist in water with low dissolved oxygen levels.

- Bacteria and other pathogens can wash into swimming areas and create health hazards, often making beach closures necessary.
- Debris—plastic bags, six-pack rings, bottles, and cigarette butts—washed into waterbodies can choke, suffocate, or disable aquatic life like ducks, fish, turtles, and birds.
- Household hazardous wastes like insecticides, pesticides, paint, solvents, used motor oil, and other auto fluids can poison aquatic life. Land animals and people can become sick or die from eating diseased fish and shellfish or ingesting polluted water.

- Polluted stormwater often affects drinking water sources. This, in turn, can affect human health and increase drinking water treatment costs.

For more information contact:

or visit
www.epa.gov/npdes/stormwater
www.epa.gov/nps

EPA United States Environmental Protection Agency

EPA 833-B-03-002

January 2003

Internet Address (URL) • HTTP://www.epa.gov
Recycled/Recyclable • Printed With Vegetable Oil Based Inks on 100% Postconsumer, Process Chlorine Free Recycled Paper

A Citizen's Guide to Understanding Stormwater

Stormwater Pollution Solutions

Residential

Recycle or properly dispose of household products that contain chemicals, such as insecticides, pesticides, paint, solvents, and used motor oil and other auto fluids. Don't pour them onto the ground or into storm drains.

Lawn care

Excess fertilizers and pesticides applied to lawns and gardens wash off and pollute streams. In addition, yard clippings and leaves can wash into storm drains and contribute nutrients and organic matter to streams.

- Don't overwater your lawn. Consider using a soaker hose instead of a sprinkler.
- Use pesticides and fertilizers sparingly. When use is necessary, use these chemicals in the recommended amounts. Use organic mulch or safer pest control methods whenever possible.
- Compost or mulch yard waste. Don't leave it in the street or sweep it into storm drains or streams.
- Cover piles of dirt or mulch being used in landscaping projects.

Auto care

Washing your car and degreasing auto parts at home can send detergents and other contaminants through the storm sewer system. Dumping automotive fluids into storm drains has the same result as dumping the materials directly into a waterbody.

- Use a commercial car wash that treats or recycles its wastewater, or wash your car on your yard so the water infiltrates into the ground.
- Repair leaks and dispose of used auto fluids and batteries at designated drop-off or recycling locations.

Septic systems

Leaking and poorly maintained septic systems release nutrients and pathogens (bacteria and viruses) that can be picked up by stormwater and discharged into nearby waterbodies. Pathogens can cause public health problems and environmental concerns.

- Inspect your system every 3 years and pump your tank as necessary (every 3 to 5 years).
- Don't dispose of household hazardous waste in sinks or toilets.

Pet waste

Pet waste can be a major source of bacteria and excess nutrients in local waters.

- When walking your pet, remember to pick up the waste and dispose of it properly. Flushing pet waste is the best disposal method. Leaving pet waste on the ground increases public health risks by allowing harmful bacteria and nutrients to wash into the storm drain and eventually into local waterbodies.

Education is essential to changing people's behavior. Signs and markers near storm drains warn residents that pollutants entering the drains will be carried untreated into a local waterbody.

Residential landscaping

Permeable Pavement—Traditional concrete and asphalt don't allow water to soak into the ground. Instead these surfaces rely on storm drains to divert unwanted water. Permeable pavement systems allow rain and snowmelt to soak through, decreasing stormwater runoff.

Rain Barrels—You can collect rainwater from rooftops in mosquito-proof containers. The water can be used later on lawn or garden areas.

Rain Gardens and Grassy Swales—Specially designed areas planted with native plants can provide natural places for rainwater to collect and soak into the ground. Rain from rooftop areas or paved areas can be diverted into these areas rather than into storm drains.

Vegetated Filter Strips—Filter strips are areas of native grass or plants created along roadways or streams. They trap the pollutants stormwater picks up as it flows across driveways and streets.

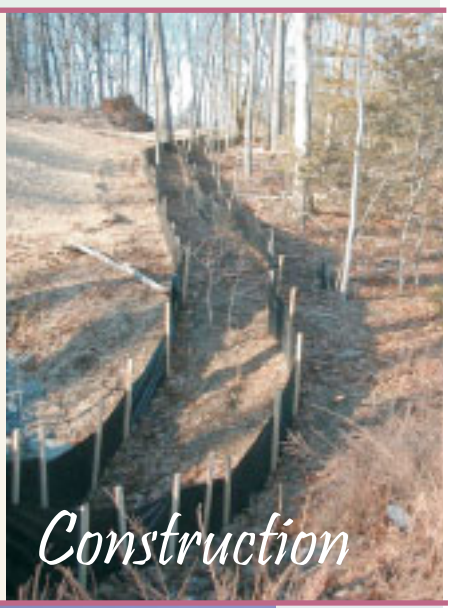
Commercial

Dirt, oil, and debris that collect in parking lots and paved areas can be washed into the storm sewer system and eventually enter local waterbodies.

- Sweep up litter and debris from sidewalks, driveways and parking lots, especially around storm drains.
- Cover grease storage and dumpsters and keep them clean to avoid leaks.
- Report any chemical spill to the local hazardous waste cleanup team. They'll know the best way to keep spills from harming the environment.

Erosion controls that aren't maintained can cause excessive amounts of sediment and debris to be carried into the stormwater system. Construction vehicles can leak fuel, oil, and other harmful fluids that can be picked up by stormwater and deposited into local waterbodies.

- Divert stormwater away from disturbed or exposed areas of the construction site.
- Install silt fences, vehicle mud removal areas, vegetative cover, and other sediment and erosion controls and properly maintain them, especially after rainstorms.
- Prevent soil erosion by minimizing disturbed areas during construction projects, and seed and mulch bare areas as soon as possible.



Construction

Agriculture

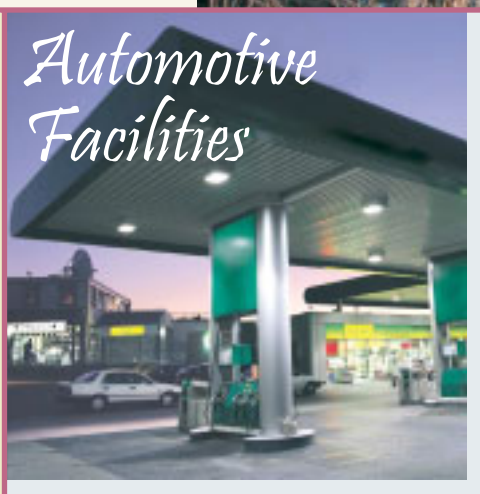
Lack of vegetation on streambanks can lead to erosion. Overgrazed pastures can also contribute excessive amounts of sediment to local waterbodies. Excess fertilizers and pesticides can poison aquatic animals and lead to destructive algae blooms. Livestock in streams can contaminate waterways with bacteria, making them unsafe for human contact.

- Keep livestock away from streambanks and provide them a water source away from waterbodies.
- Store and apply manure away from waterbodies and in accordance with a nutrient management plan.
- Vegetate riparian areas along waterways.
- Rotate animal grazing to prevent soil erosion in fields.
- Apply fertilizers and pesticides according to label instructions to save money and minimize pollution.

Forestry

Improperly managed logging operations can result in erosion and sedimentation.

- Conduct preharvest planning to prevent erosion and lower costs.
- Use logging methods and equipment that minimize soil disturbance.
- Plan and design skid trails, yard areas, and truck access roads to minimize stream crossings and avoid disturbing the forest floor.
- Construct stream crossings so that they minimize erosion and physical changes to streams.
- Expedite revegetation of cleared areas.



Automotive Facilities

Uncovered fueling stations allow spills to be washed into storm drains. Cars waiting to be repaired can leak fuel, oil, and other harmful fluids that can be picked up by stormwater.

- Clean up spills immediately and properly dispose of cleanup materials.
- Provide cover over fueling stations and design or retrofit facilities for spill containment.
- Properly maintain fleet vehicles to prevent oil, gas, and other discharges from being washed into local waterbodies.
- Install and maintain oil/water separators.

Appendix E

Soils Report

Sladden Engineering

45090 Golf Center Parkway, Suite F, Indio, CA 92201 (760) 863-0713 Fax (760) 863-0847
6782 Stanton Avenue, Suite C, Buena Park, CA 90621 (714) 523-0952 Fax (714) 523-1369
450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863
www.SladdenEngineering.com

September 20, 2021

Project No. 544-21317
21-09-612

Commerce Construction Company, L.P.
13191 Crossroads Parkway North, Sixth Floor
City of Industry, California 91746-3497

Project: Proposed Warehouse Building
NEC Rio Del Sol Road & 30th Avenue
Thousand Palms Area
Riverside County, California

Subject: Infiltration Testing for On-Site Storm Water Management

In accordance with your request, we have performed infiltration testing on the subject site to evaluate the infiltration potential of the near surface soil to assist in storm water management system design. The infiltration rates determined by testing should be useful in the assessment of on-site storm water management needs. The approximate locations of the tests are indicated on the attached Exploration Location Plan (Figure 2).

Infiltration testing was performed on September 4, 2021 utilizing double-ring infiltrometers. The tests were performed at a depth of approximately five (5) feet below the existing ground surface (bgs). The soil conditions encountered consisted of fine to coarse-grained, grayish brown, gravelly sand (SP). Testing was performed in general accordance with the *Standard Test Method for Infiltration Rate of Soils in Field Using Double-Ring Infiltrometer* (ASTM D-3385).

INFILTRATION TEST RESULTS

Test Location No.	Depth Below Existing Ground Surface (ft)	Infiltration Rate (in/hr)
DR-1	5.0	8.9
DR-2	5.0	9.5

The rates determined represent ultimate rates and an appropriate safety factor should be incorporated into the design to account for long-term saturation and potential "silting" of the surface soil. The safety factor should be determined with consideration to other factors considered in the storm water retention system design (specifically storm water volume estimates) and the safety factors associated with the related design components.

If you have any questions regarding this memo or the testing summarized herein, please contact the undersigned.

Respectfully submitted,
SLADDEN ENGINEERING

Kusal F. Weerasinghe
Staff Engineer

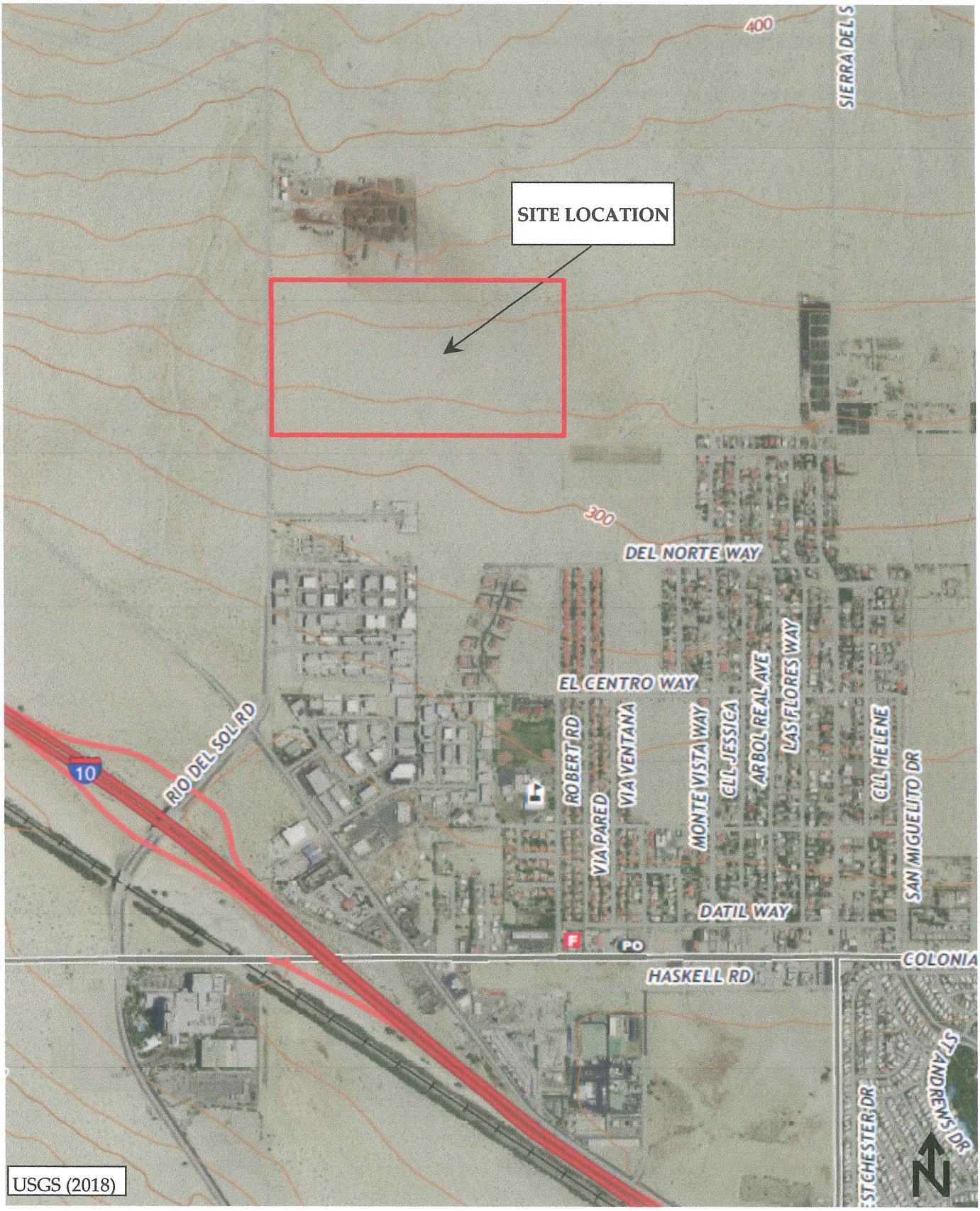
Brett L. Anderson
Principal Engineer

REGISTERED PROFESSIONAL ENGINEER
BRETT L. ANDERSON
No. C45389
CIVIL ENGINEERING
STATE OF CALIFORNIA

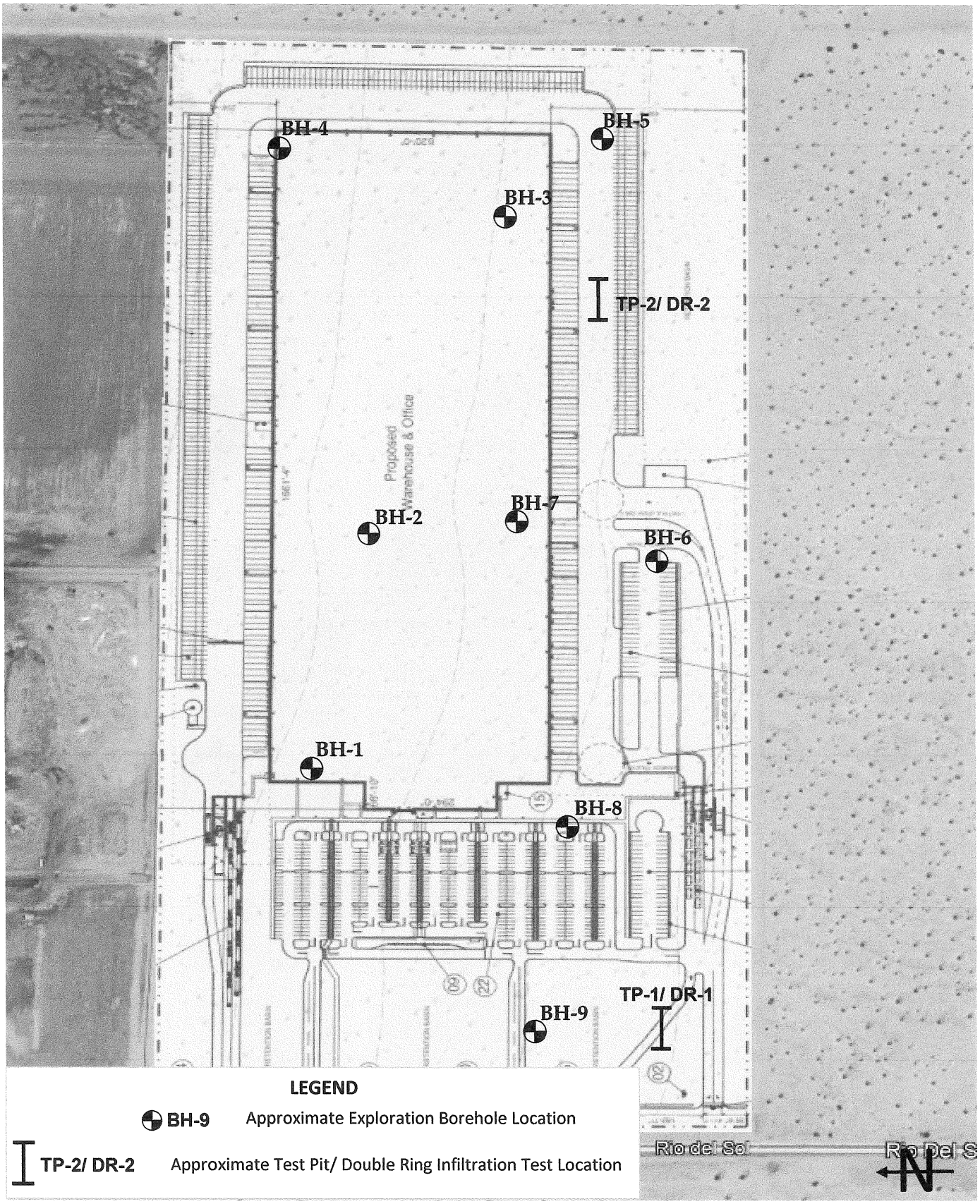
Copies: 4 / Addressee

FIGURES

SITE LOCATION MAP
EXPLORATION LOCATION PLAN



Sladden Engineering	SITE LOCATION MAP		FIGURE
	Project Number:	544-21317	1
	Report Number:	21-09-612	
	Date:	September 20, 2021	



Sladden Engineering	EXPLORATION LOCATION PLAN		FIGURE 2
	Project Number:	544-21317	
	Report Number:	21-09-612	
	Date:	September 20, 2021	

APPENDIX A

DOUBLE RING TESTING DATA SHEETS

DOUBLE RING PERCOLATION RATE CALCULATIONS

INNER RING

Interval Number	Initial Water(cm)	Final Water(cm)	Con. Factor (cm to in)	Water (in)	Area Mar. (in2)	Volume (in3)	Area IR (in2)	Time (min)	Time (hr)	Vir (in/hr)
1	50.8	0.0	0.39	20.0	8.9	178.8	113.1	25	0.42	3.8
2	50.8	0.0	0.39	20.0	8.9	178.8	113.1	25	0.42	3.8
3	50.8	1.9	0.39	19.3	8.9	172.2	113.1	10	0.17	9.1
4	50.8	2.5	0.39	19.0	8.9	170.0	113.1	10	0.17	9.0
5	50.8	2.9	0.39	18.9	8.9	168.6	113.1	10	0.17	8.9
6	50.8	3.2	0.39	18.7	8.9	167.6	113.1	10	0.17	8.9
7	50.8	3.5	0.39	18.6	8.9	166.5	113.1	10	0.17	8.8
8	50.8	3.3	0.39	18.7	8.9	167.2	113.1	10	0.17	8.9
9	50.8	3.4	0.39	18.7	8.9	166.9	113.1	10	0.17	8.9
10	50.8	3.3	0.39	18.7	8.9	167.2	113.1	10	0.17	8.9
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Job No. 544-21317

Test Hole DR-1

AVERAGE RATE* = 8.9 (in/hr)

DOUBLE RING PERCOLATION RATE CALCULATIONS

INNER RING

Interval Number	Initial Water(cm)	Final Water(cm)	Con. Factor (cm to in)	Water (in)	Area Mar. (in2)	Volume (in3)	Area IR (in2)	Time (min)	Time (hr)	Vir (in/hr)
1	50.8	0.0	0.39	20.0	8.9	178.8	113.1	25	0.42	3.8
2	50.8	0.0	0.39	20.0	8.9	178.8	113.1	25	0.42	3.8
3	50.8	0.0	0.39	20.0	8.9	178.8	113.1	10	0.17	9.5
4	50.8	0.0	0.39	20.0	8.9	178.8	113.1	10	0.17	9.5
5	50.8	0.0	0.39	20.0	8.9	178.8	113.1	10	0.17	9.5
6	50.8	0.0	0.39	20.0	8.9	178.8	113.1	10	0.17	9.5
7	50.8	0.0	0.39	20.0	8.9	178.8	113.1	10	0.17	9.5
8	50.8	0.0	0.39	20.0	8.9	178.8	113.1	10	0.17	9.5
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Job No. 544-21317

Test Hole DR-2

AVERAGE RATE* = 9.5 (in/hr)

Appendix F

Structural BMP and/or Retention Facility Sizing Calculations
and Design Details

Whitewater Watershed

BMP Design Volume, V_{BMP} (Rev. 06-2014)

Legend: Required Entries / Calculated Cells

Company Name	PBLA Engineerin, Inc	Date	11/7/2022
Designed by	SDL	County/City Case No	PPT-220022
Company Project Number/Name	Thousand Palms - Basin B1		
Drainage Area Number/Name	Whitewater		

Enter the Area Tributary to this Feature (A_{TRIB}) A_{TRIB} = 26.46 acres

Determine the Impervious Area Ratio

Determine the Impervious Area within A_{TRIB} (A_{IMP}) A_{IMP} = 21.95 acres

Calculate Impervious Area Ratio (I_f) I_f = 0.83

$I_f = A_{IMP}/A_{TRIB}$

Calculate the composite Runoff Coefficient, C for the BMP Tributary Area

Use the following equation based on the WEF/ASCE Method

$C_{BMP} = 0.858I_f^3 - 0.78I_f^2 + 0.774I_f + 0.04$ C_{BMP} = 0.64

Determine Design Storage Volume, V_{BMP}

Calculate V_U, the 80% Unit Storage Volume $V_U = 0.40 \times C_{BMP}$ V_u = 0.25 (in*ac)/ac

Calculate the design storage volume of the BMP, V_{BMP}.

$$V_{BMP}\ (ft^3) = \frac{V_U\ (in\text{-}ac/ac) \times A_T\ (ac) \times 43{,}560\ (ft^2/ac)}{12\ (in/ft)}$$

V_{BMP} = 24,012 ft^3

Notes:

Basin bottom area = 56,876 sf

Whitewater Watershed

BMP Design Volume, V_{BMP} (Rev. 06-2014)

Legend: Required Entries / Calculated Cells

Company Name	PBLA Engineerin, Inc	Date	11/7/2022
Designed by	SDL	County/City Case No	PPT-220022
Company Project Number/Name	Thousand Palms - Basin B2		
Drainage Area Number/Name	Whitewater		

Enter the Area Tributary to this Feature (A_{TRIB}) A_{TRIB} = 45.6 acres

Determine the Impervious Area Ratio

Determine the Impervious Area within A_{TRIB} (A_{IMP}) A_{IMP} = 40.01 acres

Calculate Impervious Area Ratio (I_f) I_f = 0.88

$I_f = A_{IMP}/A_{TRIB}$

Calculate the composite Runoff Coefficient, C for the BMP Tributary Area

Use the following equation based on the WEF/ASCE Method

$C_{BMP} = 0.858I_f^3 - 0.78I_f^2 + 0.774I_f + 0.04$ C_{BMP} = 0.70

Determine Design Storage Volume, V_{BMP}

Calculate V_U, the 80% Unit Storage Volume $V_U = 0.40 \times C_{BMP}$ V_u = 0.28 (in*ac)/ac

Calculate the design storage volume of the BMP, V_{BMP}.

$$V_{BMP}\ (ft^3) = \frac{V_U\ (in\text{-}ac/ac) \times A_T\ (ac) \times 43{,}560\ (ft^2/ac)}{12\ (in/ft)}$$

V_{BMP} = 46,348 ft^3

Notes:

Basin Bottom = 83,455 sf

Whitewater Watershed

BMP Design Volume, V_{BMP} (Rev. 06-2014)

Legend: Required Entries / Calculated Cells

Company Name	PBLA Engineerin, Inc	Date	11/7/2022
Designed by	SDL	County/City Case No	PPT-220022
Company Project Number/Name	Thousand Palms - Basin B3		
Drainage Area Number/Name	Whitewater		

Enter the Area Tributary to this Feature (A_{TRIB}) A_{TRIB} = 3.9 acres

Determine the Impervious Area Ratio

Determine the Impervious Area within A_{TRIB} (A_{IMP}) A_{IMP} = 2.53 acres

Calculate Impervious Area Ratio (I_f) I_f = 0.65

$I_f = A_{IMP}/A_{TRIB}$

Calculate the composite Runoff Coefficient, C for the BMP Tributary Area

Use the following equation based on the WEF/ASCE Method

$C_{BMP} = 0.858I_f^3 - 0.78I_f^2 + 0.774I_f + 0.04$ C_{BMP} = 0.45

Determine Design Storage Volume, V_{BMP}

Calculate V_U, the 80% Unit Storage Volume $V_U = 0.40 \times C_{BMP}$ V_u = 0.18 (in*ac)/ac

Calculate the design storage volume of the BMP, V_{BMP}.

$$V_{BMP}\ (ft^3) = \frac{V_U\ (in\text{-}ac/ac) \times A_T\ (ac) \times 43{,}560\ (ft^2/ac)}{12\ (in/ft)}$$

V_{BMP} = 2,548 ft^3

Notes:

Basin Bottom = 29,718 sf

Infiltration Basin - Design Procedure (Rev. 06-2014)	BMP ID DMA-D1	Legend:	Required Entries / Calculated Cells
Company Name: PBLA Engineering, Inc		Date:	11/7/2022
Designed by: SDL		County/City Case No.:	PPT220022

Design Volume

a) Tributary Drainage Area (BMP subarea)	A_{TRIB} =	26.46	acres
b) Enter V_{BMP} determined from Section 4.3 of this Handbook	V_{BMP}=	24,012	ft^3

Maximum Depth

a) Infiltration rate	I =	8.9	in/hr
b) Factor of Safety (See Table 1, Appendix B: "Infiltration Testing" from this BMP Handbook)	FS =	3	
c) Calculate D_1 $\quad D_1 = \dfrac{I\ (in/hr) \times 48\ hrs}{12\ (in/ft) \times FS}$	D_1 =	11.9	ft
d) Enter the depth of freeboard (at least 1 ft)		1	ft
e) Enter depth to historic high ground water (measured from **top** of basin)		51	ft
f) Enter depth to top of bedrock or impermeable layer (measured from **top** of basin)		52	ft
g) D_2 is the smaller of: Depth to groundwater - (10 ft + freeboard) and Depth to impermeable layer - (5 ft + freeboard)	D_2 =	40.0	ft
h) D_{MAX} is the smaller value of D_1 and D_2 but shall not exceed 5 feet	D_{MAX} =	11.9	ft

Basin Geometry

a) Basin side slopes (no steeper than 4:1)	z =	4	:1
b) Proposed basin depth (excluding freeboard)	d_B =	2	ft
c) Minimum bottom surface area of basin ($A_S = V_{BMP}/d_B$)	A_S =	12006	ft^2
d) Proposed Design Surface Area	A_D =	56,876	ft^2

Forebay

a) Forebay volume (minimum 0.5% V_{BMP})	Volume =	120	ft^3
b) Forebay depth (height of berm/splashwall. 1 foot min.)	Depth =	1	ft
c) Forebay surface area (minimum)	Area =	120	ft^2
d) Full height notch-type weir	Width (W) =	48.0	in

Notes:

Infiltration Basin - Design Procedure (Rev. 06-2014)	BMP ID DMA-D2	Legend:	Required Entries / Calculated Cells

Company Name:	PBLA Engineering, Inc	Date:	11/7/2022
Designed by:	SDL	County/City Case No.:	PPT220022

Design Volume

a) Tributary Drainage Area (BMP subarea)	A_{TRIB} =	45.6	acres
b) Enter V_{BMP} determined from Section 4.3 of this Handbook	V_{BMP}=	46,348	ft^3

Maximum Depth

a) Infiltration rate	I =	8.9	in/hr
b) Factor of Safety (See Table 1, Appendix B: "Infiltration Testing" from this BMP Handbook)	FS =	3	
c) Calculate D_1 $\quad D_1 = \dfrac{I\ (in/hr) \times 48\ hrs}{12\ (in/ft) \times FS}$	D_1 =	11.9	ft
d) Enter the depth of freeboard (at least 1 ft)		1	ft
e) Enter depth to historic high ground water (measured from **top** of basin)		51	ft
f) Enter depth to top of bedrock or impermeable layer (measured from **top** of basin)		52	ft
g) D_2 is the smaller of: Depth to groundwater - (10 ft + freeboard) and Depth to impermeable layer - (5 ft + freeboard)	D_2 =	40.0	ft
h) D_{MAX} is the smaller value of D_1 and D_2 but shall not exceed 5 feet	D_{MAX} =	11.9	ft

Basin Geometry

a) Basin side slopes (no steeper than 4:1)	z =	4	:1
b) Proposed basin depth (excluding freeboard)	d_B =	3	ft
c) Minimum bottom surface area of basin (A_S= V_{BMP}/d_B)	A_S =	15449	ft^2
d) Proposed Design Surface Area	A_D =	83,385	ft^2

Forebay

a) Forebay volume (minimum 0.5% V_{BMP})	Volume =	232	ft^3
b) Forebay depth (height of berm/splashwall. 1 foot min.)	Depth =	1	ft
c) Forebay surface area (minimum)	Area =	232	ft^2
d) Full height notch-type weir	Width (W) =	48.0	in

Notes:

Infiltration Basin - Design Procedure (Rev. 06-2014)	BMP ID DMA-D3	Legend:	Required Entries / Calculated Cells
Company Name: PBLA Engineering, Inc		Date:	11/7/2022
Designed by: SDL		County/City Case No.:	PPT220022

Design Volume

a) Tributary Drainage Area (BMP subarea)	A_{TRIB} =	3.9	acres
b) Enter V_{BMP} determined from Section 4.3 of this Handbook	V_{BMP}=	2,548	ft^3

Maximum Depth

a) Infiltration rate	I =	8.9	in/hr
b) Factor of Safety (See Table 1, Appendix B: "Infiltration Testing" from this BMP Handbook)	FS =	3	
c) Calculate D_1 $D_1 = \frac{I\ (in/hr) \times 48\ hrs}{12\ (in/ft) \times FS}$	D_1 =	11.9	ft
d) Enter the depth of freeboard (at least 1 ft)		1	ft
e) Enter depth to historic high ground water (measured from **top** of basin)		51	ft
f) Enter depth to top of bedrock or impermeable layer (measured from **top** of basin)		52	ft
g) D_2 is the smaller of: Depth to groundwater - (10 ft + freeboard) and Depth to impermeable layer - (5 ft + freeboard)	D_2 =	#N/A	ft
h) D_{MAX} is the smaller value of D_1 and D_2 but shall not exceed 5 feet	D_{MAX} =	#N/A	ft

Basin Geometry

a) Basin side slopes (no steeper than 4:1)	z =	4	:1
b) Proposed basin depth (excluding freeboard) #N/A	d_B =	1	ft
c) Minimum bottom surface area of basin ($A_S = V_{BMP}/d_B$)	A_S =	2548	ft^2
d) Proposed Design Surface Area	A_D =	29,675	ft^2

Forebay

a) Forebay volume (minimum 0.5% V_{BMP})	Volume =	13	ft^3
b) Forebay depth (height of berm/splashwall. 1 foot min.)	Depth =	1	ft
c) Forebay surface area (minimum)	Area =	13	ft^2
d) Full height notch-type weir	Width (W) =	48.0	in

Notes:

Appendix G

AGREEMENTS – CC&RS, COVENANT AND AGREEMENTS, BMP MAINTENANCE AGREEMENTS AND/OR OTHER MECHANISMS FOR ENSURING ONGOING OPERATION, MAINTENANCE, FUNDING AND TRANSFER OF REQUIREMENTS FOR THIS PROJECT-SPECIFIC WQMP

PENDING

Appendix H

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT – SUMMARY OF SITE REMEDIATION CONDUCTED AND USE RESTRICTIONS

AllWest

ENVIRONMENTAL SITE ASSESSMENT

Undeveloped Land
648-150-022 and 648-150-027
Thousand Palms, California

PREPARED FOR:

P&N Construction
8730 Wilshire Boulevard, Suite 202
Beverly Hills, California, 90211

ALLWEST PROJECT No. 25T023.20
April 14, 2005

PREPARED BY:

Scott M. Zook, REA
Project Manager

REVIEWED BY:

Marc D. Cunningham, REA
President

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Environmental Site Assessment

Undeveloped Land
648-150-022 and 648-150-027
Thousand Palms, California

I. EXECUTIVE SUMMARY

AllWest has completed an environmental site assessment of the undeveloped land (APNs 648-150-022 and 648-150-027) located in Thousand Palms, California. This assessment was performed in general accordance with the scope and limitations of ASTM E 1527-00. Any exceptions to, or deletions from, the practice are described in Section III of this report.

This executive summary is provided solely for the purpose of overview. Any party who relies on this report must read the full report. The executive summary omits a number of details, any one of which could be crucial to the proper understanding and risk assessment of the subject matter.

AllWest visited the subject property on Friday, April 8, 2005. The subject property is located in an undeveloped area of Thousand Palms and is located on the eastern side of Rio Del Sol Road, approximately 0.5 miles north of Varner Road. It is bordered by undeveloped land on all four sides. The subject property is sited on two contiguous rectangular shaped parcels of land totaling 83.18 acres (Riverside County Tax Assessor records). Both parcels are undeveloped, raw land entirely covered by natural vegetation. Two unimproved dirt roads cross the property in an east-west direction; however, both roads are only accessible via four wheel drive vehicles. Although two small piles of debris (construction materials, i.e, wood, concrete and a toilet) were noted, no significant indications of dumping or debris were noted on the subject property. No onsite environmental concerns were noted.

No hazardous materials are stored or used on site. Review of records from the Riverside Fire Department (RFD) and County of Riverside Department of Environmental Health (RDEH) did not reveal any manufacturing, underground storage tanks (USTs)s/above ground storage tanks (ASTs), or the use or storage of hazardous materials or petrochemicals at the subject property. No PCB-containing electrical equipment was noted on the subject property. AllWest did not observe any physical evidence of USTs at the site, such as, vent pipes, fill ports, or fill covers or ASTs.

The subject property is not a recorded source of soil or groundwater contamination. There is no evidence that site soil's or groundwater are contaminated based on review of regulatory agency files/lists and the site visit conducted by AllWest. There was no visual evidence, such as surface staining, spills or distressed vegetation, to indicate that the soil or groundwater have been impacted.

A landfill that accepts only construction materials is located approximately 0.25 miles to the north of the subject property. A large pile of crushed concrete was noted along the southern border of this site, a water tank was observed on the northern side. No industrial equipment or large scale hazardous materials usage or storage were noted on any of the surrounding properties. No hazardous waste generation or storage was noted on any of the surrounding properties.

A review of historical documents for the subject property indicated it has been undeveloped, raw land, since at least 1953. No dumping, landfill activities, large scale hazardous materials storage or usage were noted on the subject property in any of the photographs or historical documents.

To evaluate off-site environmental concerns, AllWest reviewed a site specific EDR report which searched agency lists/databases for recorded sites within the industry standard search radii. The agency database search found no recorded sites that may have impacted the subject property based on hydraulic gradient, site distance, regulatory status or contamination magnitude considerations.

II. SPECIFIC CONCLUSIONS AND RECOMMENDATIONS

AllWest has conducted an industry standard environmental site assessment of the subject property in general accordance with ASTM E 1527-00. The current, historic and surrounding land use of the site has a low probability of impacting its soil and/or groundwater resources. No further investigation of the property is recommended.

III. SCOPE OF WORK AND LIMITATIONS

This Phase I Environmental Site Assessment (ESA) was prepared in accordance with AllWest's April 2005 proposal, with respect to the property identified with APNs 648-150-022 and 648-150-027, Thousand Palms, California. This assessment was performed in general accordance with the scope and limitations of ASTM E 1527-00, except as set forth in the proposal. The work conducted by AllWest is limited to the services agreed to with P&N Construction. No other services beyond those explicitly stated should be inferred or are implied.

The objective of this Environmental Site Assessment was to evaluate the subject site for potential recognized environmental concerns as outlined in the standards reference above. AllWest's professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in the location of the subject site at the time of our investigation. This warranty is in lieu of all other warranties, expressed or implied.

Our professional judgment regarding the potential for environmental impacts is based on limited data and our investigation was not intended to be a definitive investigation of contamination at the site. Unless specifically set forth in our proposal, the scope of work did not include groundwater, soil sampling or other subsurface investigations, a strict compliance audit of the site, or a review of the procedures for hazardous material use, waste storage or handling prior to disposal, or for personnel safety and health training and monitoring procedures, analyzes of radon, formaldehyde, lead paint, asbestos and other hazardous materials or indoor air quality, occupational health and safety or wetlands surveys.

Regarding any subsurface investigation, sampling undertaken or subsurface reports reviewed, our opinions are limited to only specific areas and analytes evaluated and AllWest will not be held accountable for analyte quantities falling below recognized standard detection limits for the laboratory method utilized. AllWest does not warrant or guarantee the subject property suitable for any particular purpose, or certify the subject site as clean or free on contamination. As with any assessment, it is possible that past or existing contamination remains undiscovered.

The professional opinions set forth in this report are based solely upon and limited to AllWest's visual observations of the site and the immediate site vicinity, and upon AllWest's interpretations of the readily available historical information, interviews with personnel knowledgeable about the site, and other readily available information. Consequently, this report is complete and accurate

only to the extent that cited reports, agency information and recollections of persons interviewed are complete and accurate.

The opinions and recommendations in this report apply to site conditions and features as they existed at time of AllWest's investigation. They cannot necessarily apply to conditions and features of which AllWest is unaware and has not had the opportunity to evaluate. Future regulatory modifications, agency interpretations, and/or policy changes may also affect the compliance status of the subject property. AllWest has made no attempt to address future financial impacts to the site (e.g., reduced property values) as a result of potential subsurface contaminant migration.

This Phase I Environmental Assessment was prepared for the sole and exclusive use of P&N Construction, the only intended beneficiary of our work. This Report is intended exclusively for the purpose outlined herein and the site location and project indicated and is intended to be used in its entirety. No excerpts may be taken to be representative of the findings of this assessment. The scope of services performed in execution of this investigation may not be appropriate to satisfy other users, and any use or reuse of this document or its findings, conclusions or recommendations presented herein is at the sole risk of the user. This report is not a specification for further work and should not be used to bid out any of the recommendations found within.

IV. ENVIRONMENTAL ISSUES MATRIX

APNs 648-150-022 and 648-150-027, Thousand Palms, California

AllWest Project No. 25T023.20

ON-SITE ISSUES	LOCATED	REGULATORY COMPLIANCE	MSDS	HAZMAT PERMITS	O&M PROGRAM	REPAIR	WITHIN ½ MILE	WITHIN 1 MILE	RECOMMENDED ACTION	REFER TO PAGE
55-Gallon Drums	No									
Above Ground Tanks	No									
Underground Tanks	No									
Evidence of Material Discharge/Release	No									
Transformers (PCBs)	No									
Hazardous Materials	No									
Hazardous Wastes	No									
Asbestos Fireproofing	OSW									
Asbestos Bulk Insulation	OSW									
Asbestos Walls & Ceilings	OSW									
Asbestos Floors	OSW									
Air Quality Issues	No									
Radon	No									
Alquist/Earthquake Zone	No									
Historical Contamination	No									
OFF-SITE ISSUES										
CERCLIS/NPL Sites	No									
RCRA TSD Facilities	No									
DTSC CalSites/Toxic Pits	No									
SLIC List	No									
LUST	No									
Sensitive Ecological Areas	No									

NOTES: OSW - Out of Scope of Work

V. SURVEY FINDINGS

A. GENERAL INFORMATION

1. PROPERTY ADDRESS: There is no street address associated with the subject property. Site parcels are identified with APNs 648-150-022 and 648-150-027 and located on the east side of Rio Del Sol Road, north of Varner Road, in the unincorporated community of Thousand Palms, County of Riverside, State of California. The site location is shown in Figures within the attached EDR report contained in Appendix A.

2. ASSESSOR'S PARCEL NUMBER: According to the County of Riverside Tax Assessor's office, the subject property is located on two contiguous parcels identified with the assessor's parcel numbers (APNs) 648-150-022 and 648-150-027.

3. ZONING: According to the County of Riverside Planning Department, the western side of the subject property is zoned light industrial and the eastern section is zoned for residential development.

4. FACILITY/SITE DESCRIPTION: AllWest visited the subject property on Friday, April 8, 2005. No site representative was onsite for the inspection but the parcels were accessible for inspection.

   The subject property is located in an undeveloped area of Thousand Palms on the east side of Rio Del Sol Road, approximately 0.5 miles north of Varner Road. It is bordered by undeveloped land on all four sides. Currently, there is no improved access to the property.

   The subject property is sited on two contiguous rectangular shaped parcels of land totaling 83.18 acres (according to Riverside County Tax Assessor records). Both parcels are undeveloped, raw land covered by natural vegetation over the entire their entirety. Two unimproved dirt roads cross the property in an east-west direction; however, both roads are only accessible via four wheel drive vehicles. Although two small piles of debris (which consisted of construction materails, i.e, wood, concrete and a toilet) were noted onsite, no significant indications of dumping or debris were noted on the subject property.

5. CURRENT USE OF PROPERTY: The subject property is undeveloped parcels consisting of raw land.

6. HISTORICAL USE OF PROPERTY: Historical documents in the form of aerial photographs, Sanborn Fire insurance maps, topographic maps, city directories, and building records were reviewed by AllWest to evaluate past land use of the site.

   Historical aerial photographs from 1953 to 2002 were reviewed at Rupp Aerial Photographs located in Corona, California. Sanborn Fire Insurance Maps researched by EDR. City directories were researched at the City of Riverside Public Library. Building Department records were reviewed at the County of Riverside Building and Safety Department.

Aerial photographs from 1953 through 2002 showed the subject property as undeveloped, raw land. Two dirt roads crossed the northern and southern boundaries of the property in an east-west direction. No dumping, above ground storage tanks or any large scale hazardous materials storage or usage were visible on the subject property in any of the photographs.

According to EDR, there is no Sanborn map coverage of the subject property. Due to the lack of a street address for the subject property, no city directories were reviewed for the site. This is not anticipated to affect the ESA due to other historical documents that indicate the subject property has never been developed.

The historic topographic maps for the subject property (Cathedral City, California Quadrangle, 1958, photorevised 1978) indicate in both 1958 and 1978, the subject property was undeveloped. There were no building permit records for the subject property at the County of Riverside Building and Safety Department.

In summary, review of historical documents for the subject property indicate it has been undeveloped, raw land, since at least 1953. No dumping, landfill activities, large scale hazardous materials storage or usage were noted on the subject property in any of the photographs or historical documents.

7. CURRENT USE OF SURROUNDING PROPERTIES: The subject property is located in an undeveloped area of Thousand Palms on the eastern side of Rio Del Sol Road, north of Varner Road. The property is bound on all four sides by undeveloped, raw land. There are light industrial buildings being constructed approximately 0.2 miles to the south. A landfill that only accepts construction materials is located approximately 0.25 miles to the north. A large pile of crushed concrete was noted along the southern border of this site and a water tank was noted on the northern side. No other developments are in the site area. No industrial equipment or large scale hazardous materials usage or storage were noted on any of the surrounding properties. No hazardous waste generation or storage was noted on any of the surrounding properties.

8. HISTORICAL USE OF SURROUNDING PROPERTIES: AllWest reviewed the previously referenced aerial photographs, city directories, and historic topographic maps to assess the historic land use in the immediate area of the subject property.

   Aerial photographs from 1953 through 2002 showed the surrounding land was undeveloped in all directions. The landfill 0.25 miles to the north was only present in the 1994 and 2002 aerial photographs. The roads for the light industrial area to the south were present in the 2002 photograph, but no structures were present. No industrial equipment or large scale hazardous material storage were noted in any of the photographs on the surrounding properties.

   There was no Sanborn Fire Insurance Maps or city directories for the surrounding area. Historic topographic maps for the subject area (Cathedral City, California Quadrangle, 1958, photorevised 1978) indicated that in 1958 and 1978 the surrounding properties were undeveloped in every direction for at least 0.5 miles.

9. PREVIOUS REPORTS: No previous environmental reports were provided to AllWest.

B. PHYSICAL CHARACTERISTICS

1. TOPOGRAPHY: The topography of the property and site area slopes moderately to the south. The subject site lies at an approximate elevation of 300-340 feet above mean sea level (MSL), according to the USGS topographic map (Cathedral City, California Quadrangle, 1958, photorevised 1978). The immediate site area topography generally decreases in elevation to the south.

2. SOIL: Surficial soil on the subject property generally consisted of a silty fine to coarse sand.

3. VEGETATION: On-site vegetation is desert scrub brush. Site vegetation was not in a distressed condition at the time of AllWest's visit.

4. GEOLOGY: The subject site is located within the northeastern portion of the Salton Trough known as the Coachella Valley. The Coachella Valley is bound by the Indio Hills to the northeast and the Santa Rosa Mountains to the southwest. The Valley slopes gently to the southeast to the Salton Sea. According to the California Division of Mines and Geology, Geologic Map of California (Santa Ana Sheet, dated 1986) the site is underlain by Recent Alluvium consisting of unconsolidated stream, river channel, and alluvial fan deposits of eolian sand. Structurally, the site is situated within the right lateral fault zones of the San Andreas, San Jacinto, and Elsinore faults.

5. HYDROLOGY: The subject site is located within the Coachella Valley Groundwater Basin which obtains its water from deep groundwater aquifers and the Colorado River. According to information obtained from the California Department of Water Resources, the depth to first groundwater in the area is greater than 150 feet below the ground surface and may be as deep as 200 feet or more. However, localized shallower perched groundwater may be present in the vicinity of the subject site. Based on topography, the regional groundwater flow direction is estimated to be to the north-northeast. Surface water flow generally follows the topography of the property towards offsite culverts and then into the municipal storm drain system.

   There are no wells, above ground water tanks, ponds or water reservoirs at the subject property.

6. METHANE: According to the Riverside Planning Department and California Department of Oil and Gas Maps, the subject property is located not within an oil field or methane zone.

C. NATURAL HAZARDS

1. SEISMIC: Based on available geologic literature, no active fault traces traverse the subject property. The site is not located within an Alquist-Priolo Special Study Zone for fault rupture hazard, according to the County of Riverside Planning Department and California Division of Mines and Geology maps; however, the site area is seismically active. The primary seismic hazard for this site is strong ground motion induced by earthquakes generated along active faults within the region.

2. RADON: Outgassing of radon has not been identified as a problem in Riverside County. According to radon survey results published by the California Department of Health Services, the arithmetic mean or average for all measurements carried out in Region 9, where Cathedral City is located, is 0.6 pico curies per liter of air (pCi/l). The level above which the U.S. Environmental Protection Agency recommends that action be taken to reduce radon levels is 4.0 pCi/l.

3. SENSITIVE ECOLOGICAL AREAS: Sensitive ecological areas include wetlands rivers or creeks, marsh areas, and land dedicated for open space. No sensitive ecological areas are located within one-half mile of the subject property.

4. FLOODING: According to the County of Riverside Planning Department, the subject property is located in a Zone AO, defined as "areas of 100-year shallow flooding (usually sheet flow on sloping terrain) where depths are between one (1) and three (3) feet. Average depths of inundation are shown, but no flood hazard factors have been determined. For areas of alluvial fan flooding, velocities have been determined", as depicted by FEMA (Federal Emergency Management Agency) flood insurance maps, Community Panel #060245-1585B, dated September 30, 1988.

5. MASS WASTING: No physical evidence of mass wasting, such as landslides or ground subsidence, was observed at the subject property.

D. SITE CHARACTERISTICS

1. PARKING: There is no onsite parking as the subject property is undeveloped.

2. ROADWAYS: The subject property is bound by Rio Del Sol Road to the west.

3. FENCING: There is no fencing on the subject property.

4. STORAGE: There are no outside storage areas at the subject property.

5. EASEMENTS: There are no known easements at the property except for public utilities.

6. WELLS: There are no known wells on the subject property.

7. SUMPS: There are no sumps located on the subject property.

8. DITCHES: There were no ditches observed at the subject property.

9. CATCH BASINS: No storm water catch basins were observed on the subject property.

10. PONDS: No ponds or bodies of water are located at the subject property.

11. SEWAGE SYSTEM: There is no sewage system at the property it is undeveloped.

12. POTABLE WATER SYSTEM: No potable water is provided to the subject property.

13. WASTE WATER SYSTEM: No waste water system was observed at the subject property.

14. POWER DISTRIBUTION SYSTEM: No electricity is provided to the property.

E. HAZARDOUS MATERIALS IN THE FACILITY AND OPERATIONAL SYSTEMS

1. BUILDING STRUCTURE: There are no structures on the subject property.

2. BUILDING MATERIALS: Since there are no structures on the property, there are no building materials.

3. ELECTRICAL SYSTEMS: There are no electrical systems on the subject property.

4. MECHANICAL/PLUMBING SYSTEMS: There are no mechanical or plumbing systems on the subject property.

5. HVAC SYSTEMS: There are no heating, ventilation, and air conditioning (HVAC) systems at the property.

6. BUILDING EQUIPMENT: No building equipment is located at the subject property.

7. INDUSTRIAL EQUIPMENT: There is no industrial equipment located at the subject property.

F. TOXIC, INFLAMMABLE MATERIALS, COMPRESSED GASES, AND PETROCHEMICALS

1. MANUFACTURE/USE: The subject property is currently undeveloped and there is no manufacturing or use of toxic, inflammable materials, compressed gases or petrochemicals onsite.

   There are no records of hazardous material usage at the subject property with the County of Riverside Fire Department (RFD) or the County of Riverside Department of Environmental Health Services (RDEHS).

2. STORAGE: No hazardous materials storage was noted on the subject property.

   There are no records of hazardous materials storage at the subject property with the SBFD or the SBDEHS.

3. DISPOSAL: No evidence of on-site disposal of toxic, inflammable or hazardous materials was observed at the subject property.

4. UNDERGROUND STORAGE TANKS: No evidence of underground storage tanks (USTs), such as vent pipes and fill ports, were observed at the subject property. No records of USTs were found in the files at the RFD or the RDEHS.

5. ABOVE GROUND STORAGE TANKS: There were no above ground storage tanks (AGSTs) observed at the subject properties. No records of an AST were found in the files of the RFD or the RDEHS.

G. POLLUTION SOURCES, CONTROLS, AND TREATMENT

1. AIR: The subject site has not been recorded as a source of air pollution by any regulatory agency. No olfactory evidence of potential air pollution sources was noted at the properties during the site inspection.

2. SOIL AND GROUNDWATER: The subject property is not a recorded source of soil and groundwater contamination. There is no evidence that the soil and groundwater of the property has been contaminated by on-site activities.

3. SOLID WASTE: Solid wastes are not currently generated at the property. With the exception of small quantities of construction debris (concrete and wood), no evidence of on-site solid waste disposal was observed at the site.

4. HAZARDOUS WASTE: Hazardous wastes were not observed to be generated at the property at the time of the site inspection. There is no historical evidence of hazardous waste being generated on the property. No evidence of hazardous waste disposal at the site was observed during the site inspection.

H. OFF-SITE ENVIRONMENTAL CONCERNS

To address off-site environmental concerns, AllWest contracted the services of Environmental Data Resources, Inc (EDR). The purpose of the records search was to assess the potential presence of hazardous substance contamination at the subject site as a result of activities conducted on the subject site and properties within the ASTM designated search distances. A list of the state and federal regulatory databases searched, summary of findings, and detailed records are presented in Appendix A.

Two regulatory sites were identified by EDR as being within the approximate minimum search distance from the subject site. The search results are listed in Appendix A. EDR listed one orphan site (sites whose address is poorly inadequate or incomplete as to render locating the site on a map ineffective) that could be within the approximate minimum search distance. However, AllWest used other sources of information, when possible, to locate and evaluate the orphan sites listed by EDR, and no orphan sites are believed to be located within the search radius. The sites identified by EDR are tabulated below.

Table 2
Regulatory Database Search Summary

Regulatory List	Search Radius	Number of Sites
NPL	1 mile	None
CERCLIS	½ mile	None
RCRIS-Corract	1 mile	None
RCRIS-TSD	½ mile	None
CalSites-AAW	1 mile	None
CalSites-ASPIS	1 mile	None
Toxic Pits	1 mile	None
State Landfills	½ mile	2
SLIC	½ mile	None
LUST	½ mile	None
ERNS	Site & Adjacent	None
RCRIS Generators	Site & Adjacent	None
Registered USTs (UST)	Site & Adjacent	None
HAZNET	Site & Adjacent	None

1. National Priority List (NPL)

The NPL is an U.S. Environmental Protection Agency (USEPA) database listing of the United States worst uncontrolled or abandoned hazardous waste sites. NPL sites are targeted for possible long-term remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980. In addition, the NPL Report includes information concerning cleanup agreements between the U.S. EPA and potentially Responsible Parties (commonly called Records of Decision, or RODS), any liens filed against contaminated properties, as well as the past and current U.S. EPA budget expenditures tracked within the Superfund Consolidated Accomplishments Plan (SCAP). The search radius for NPL is one-mile.

The subject property is not listed on NPL. There are no NPL sites within one mile of the subject property.

2. Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS)

The CERCLIS (Active) database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the U.S. EPA for the release, or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation, and ultimately placed on the National Priorities List (NPL) In addition to site events and milestone dates, the

CERCLIS report also contains financial information from the SCAP. The search radius for CERCLIS is ½ mile.

The subject property is not listed on CERCLIS. There are no CERCLIS site within ½ mile of the subject property.

CERCLIS Archive -No Further Remedial Action Planned Sites

The No Further Remedial Action Planned report (NFRAP) database, also known as the CERCLIS Archive, contains information pertaining to sites which have been removed from the U.S. EPA's CERCLIS Active database. NFRAP sites may be sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

The search radius for NFRAP is the subject property. The subject property was not listed on NFRAP.

3. Resource Conservation and Recovery Act Information System (RCRIS) Corrective Action (CORRACTS) Facilities

The RCRIS CORRACTS contains information pertaining to hazardous waste treatment, storage, and disposal facilities (RCRA TSDs) which have conducted, or are currently conducting, a corrective action(s) as regulated under the Resource Conservation and Recovery Act. The following information is included within the CORRACTS:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS);
- Inspections & evaluations conducted by Federal and state agencies;
- All reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties; and
- Information pertaining to corrective actions undertaken by the facility or U.S. EPA.

The search radius for CORRACTS is one mile. The subject property is not listed on CORRACTS. There are no CORRACTS sites within one mile of the subject property.

4. Resource Conservation and Recovery Act Information System (RCRIS) Treatment, Storage, and Disposal (TSD) Facilities

The RCRIS-TSD is an U.S. EPA listing of facilities that were permitted under RCRA to perform on-site treatment, storage, or disposal of hazardous wastes. The sites listed in RCRIS-TSD do not necessarily pose an environmental threat to the surrounding properties because the TSD permit imposes stringent monitoring and reporting requirements. The following information is also included in the RCRIS TSD database:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS);
- Inspections & evaluations conducted by federal and state agencies; and
- All reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties.

The search radius for RCRIS-TSD is ½ mile. The subject property is not listed as a RCRIS-TSD facility. There are no RCRIS-TSD sites located within ½ mile of the subject property.

5. CalSites Active Annual Workplan (AAW) Sites

The CalSites-AAW is a California Department of Toxic Substances Control (DTSC) listing of hazardous waste sites that are included in the DTSC Active Annual Workplan (AAW) program. The search radius for CalSites-AAW is one mile.

The subject property is not listed on CalSites-AAW. There are no CalSites-AAW sites located within one-mile of the subject property.

6. CalSites ASPIS Sites

The CalSites-ASPIS list is a California Department of Toxic Substances Control (DTSC) listing of hazardous waste sites that are potential or confirmed hazardous substance release properties. The search radius for CalSites-ASPIS is one mile.

The subject property is not listed on CalSites-ASPIS list. There are no CalSites-ASPIS sites located within one-mile of the subject property.

7. Toxic Pits Cleanup Act Sites (Toxic Pits)

The TPCA is a California Department of Toxic Substances Control (DTSC) listing of hazardous waste cleanup sites regulated pursuant to the California Toxic Pits Cleanup Act (Toxic Pits). The search radius for TPCA is one mile.

The subject property is not listed on TPCA site list. There are no Toxic Pits sites located within one mile of the subject property.

8. Solid Waste Information System (SWF/LF) Facilities

The SWF/LF is a California Integrated Waste Management Board (CIWMB) listing of all permitted active, inactive, or closed landfills. The search radius for SWF/LF is ½ mile.

The subject property is not listed on SWF/LF list. There are two SWF/LF sites within ½ mile of the subject property.

Facility	*Address*	*Location/Direction*	*Flow direction*
Sam Jones Landfill	27-925 Rio Del Sol Rd	0.25 miles/N	up gradient
Southern California Recycling	29-250 Rio Del Sol Rd	0.6 miles/NW	down gradient

Sam Jones Landfill is listed as a solid waste landfill that only accepts nonhazardous construction waste. Based on the type of facility, the distance from the property and that it is not identified on any other list as having a release or cleanup activities, this site is unlikely to have impacted the property.

Southern California Recycling is listed as a recycling facility that only accepts nonhazardous waste. Based on the type of facility, the distance and down gradient direction from the property and that it is not identified on any other list as having a release or cleanup activities, this site is unlikely to have impacted the property.

9. Spills, Leaks, Investigations, and Cleanup (SLIC)

The SLIC is a California Regional Water Quality Control Board (RWQCB) listing of sites that have reported spills, leaks, investigative activities, and/or cleanup actions. The search radius for SLIC list is ½ mile.

The subject property is not listed on the SLIC list. There are no SLIC sites listed within ½ mile of the subject property.

10. Leaking Underground Storage Tanks (LUST)

The LUST is a California Regional Water Quality Control Board (RWQCB) listing of sites that have reported leaking underground storage tanks. A site may be listed on LUST by reporting that the tank system(s) failed tank testing, that routine monitoring of tank system(s) showed evidence of leakage, or that verification sampling during tank removal showed subsurface contamination. The search radius for the LUST list is ½ mile.

The subject property is not listed on the LUST list. There are no LUST sites listed in the EDR report within ½ mile of the subject property.

11. Emergency Response Notification System (ERNS) List

The Emergency Response Notification System (ERNS) list is a U.S. EPA maintained list of reported incidents that concerning the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The search radius for ERNS is the subject site and adjacent properties.

There are no listed ERNS incidents which occurred on property. No adjacent properties are listed on the ERNS list.

12. Resource Conservation and Recovery Act Information System (RCRIS) Generator List

The RCRIS generators list is an US EPA listing of facilities that generate hazardous wastes or meet other applicable waste generating requirements under RCRA. The sites listed in RCRIS Generator List have not necessarily released hazardous waste into the environment or pose an environmental threat to the surrounding properties. These listed sites are required to properly contain the wastes generated and remove their wastes from the site within 90 days. Furthermore, the facilities that report waste generation activities are more inclined to perform the required monitoring. The search radius for RCRIS generator list is the site and adjacent properties.

The subject property is not listed on the RCRIS generators list. No RCRIS Generators are listed adjacent to the subject property.

13. Registered Underground Storage Tank (UST) List

The California Water Resources Control Board Underground Storage Tank Program maintains a list of registered underground storage tanks (UST) of the site area. The sites listed on the UST list have not necessarily released hazardous substances into the environment or pose environmental threat to the surrounding properties. Since Federal and California UST regulations require periodic monitoring for UST leakage and the immediate reporting of evidence of UST leakage, only those sites listed on leaking underground storage tanks (LUST) have the potential of environmental impact. The search radius for the UST list is the subject site and adjacent properties.

The subject property is not listed on the UST list. No UST sites were identified to be adjacent to the subject property.

14. Hazardous Waste Information System (HAZNET) List

The data on the HAZNET list is extracted from the copies of hazardous waste manifests received each year the State Department of Toxic Substances Control (DTSC). The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore, many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. The search radius for HAZNET is the site and adjacent properties.

The subject property is not listed on the HAZNET list. No HAZNET sites are identified in the EDR report as being adjacent to the subject property.

15. California Oil and Gas Wells

The California Oil and Gas Wells shows oil and natural gas production wells located in the state of California. According to the 1994 Munger Map, there are no oil or gas wells at the subject property. There are no oil and gas wells within a half mile of the subject property vicinity.

Conclusions

In summary, the agency database search found no recorded sites that may have impacted the subject property based on hydraulic gradient, site distance, regulatory status or contamination magnitude considerations.

VI. INFORMATION SOURCES

A. HISTORICAL SOURCES

Aerial Photographs

Rupp Aerial Photo, Inc., 1141 Pomona Rd., Corona, California: Photographs dated 2002 (1:24,000), 1994 (1:24,000), 1987 (1:24,000), 1978 (1:24,000),1967 (1:24,000), and 1953 (1:24,000) were reviewed.

B. AGENCY DATABASES

National Priorities List, December 2004, United States Environmental Protection Agency (U.S. EPA).

Comprehensive Environmental Response, Compensation and Liability Act Information System, List-8, Site/Event Listing, December 2004, U.S. EPA.

Resource Conservation and Recovery Act (RCRA) Treatment Storage and Disposal (TSD) facilities list, November 2004, U.S. EPA.

Expenditure Plan for the Hazardous Clean-up Bond Act of 1984 and 1990, California Department of Health Services.

CalSites, November 2004, California Department of Toxic Substances Control (DTSC).

Active and Inactive/Closed Landfills List, November 2004, State of California Integrated Waste Management Board (CIWMB).

Hazardous Waste and Substances Site List, December 1994, California Office of Planning and Research.

Toxic Pits, July 1995, State Water Resources Control Board.

Leaking Underground Storage Tank Incident Reports, January 2005, State Water Resources Control Board.

Underground Storage Tank List, January 2005, State Water Resources Control Board.

C. Environmental Studies

Alquist-Priolo Special Studies Zones Act, Special Publication No. 42, 1997, California Division of Mines and Geology.

A Field Guide to Southern California, Robert P. Sharp, 1994, Kendall/Hunt Publishing Company.

Geologic Map of California, Santa Ana Sheet, 1965, California Division of Mines and Geology.

Cathedral City 7.5' Topographic Quadrangle Map, 1974, U.S. Geologic Survey.

California Statewide Radon Survey, 1990, California Department of Health Services.

California's Groundwater, Bulletin 118, 1975, California Department of Water Resources.

D. ZONING & BUILDING

County of Riverside Building and Safety Department, 4080 Lemon Street, Riverside, California. 951-955-1800.

County of Riverside Planning Department, 4080 Lemon Street, Riverside, California. 951-955-1800.

E. ENVIRONMENTAL HEALTH

Riverside County Department of Environmental Health, 4065 County Circle Drive, Riverside, California. 909 358-5316.

Riverside Fire Department, 210 W. San Jacinto Ave., Perris, California. 909.940.6900.

F. WATER QUALITY

Regional Water Quality Control Board, Colorado River Basin, 73-720 Fred Waring Drive, Palm Desert, California. 760.346.7491.

Coachella Valley Water District, 760.398.2651.

G. HAZARDOUS MATERIALS

Riverside County Department of Environmental Health, 4065 County Circle Drive, Riverside, California. 909 358-5316.

Riverside Fire Department, 210 W. San Jacinto Ave., Perris, California. 909.940.6900.

Appendix I

PROJECT-SPECIFIC WQMP SUMMARY DATA FORM

Project-Specific WQMP Summary Data Form

Applicant Information	
Name and Title	Matthew Vawter - Vice President
Company	Majestic Realty Co
Phone	562-948-4395
Email	mvawter@commercelp.com

Project Information	
Project Name (as shown on project application/project-specific WQMP)	Majestic Thousand Palms
Street Address	Pending
Nearest Cross Streets	Rio Del Sol 2600 feet N'ly of Varner Rd
Municipality (City or Unincorporated County)	Thousand Palms
Zip Code	
Tract Number(s) and/or Assessor Parcel Number(s)	648-150-034, 035
Other (other information to help identify location of project)	

Indicate type of project.	**Priority Development Projects (Use an "X" in cell preceding project type):**	
		SF hillside residence; impervious area ≥ 10,000 sq. ft.; Slope ≥ 25%
		SF hillside residence; impervious area ≥ 10,000 sq. ft.; Slope ≥ 10% & erosive soils
	X	Commercial or Industrial ≥ 100,000 sq. ft.
		Automotive repair shop
		Retail Gasoline Outlet disturbing > 5,000 sq. ft.
		Restaurant disturbing > 5,000 sq. ft.
		Home subdivision ≥ 10 housing units
		Parking lot ≥ 5,000 sq. ft. or ≥ 25 parking spaces

Date Project-Specific WQMP Submitted	March, 2022
Size of Project Area (nearest 0.1 acre)	81.2 ac
Will the project replace more than 50% of the impervious surfaces on an existing developed site?	No - Vacant Land
Project Area managed with LID/Site Design BMPs (nearest 0.1 acre)	81.2
Are Treatment Control BMPs required?	Yes
Is the project subject to onsite retention by ordinance or policy?	Yes
Did the project meet the 100% LID/Site Design Measurable Goal?	Yes
Name of the entity that will implement, operate, and maintain the post-construction BMPs	Majestic Realty
Contact Name	Matthew Vawter
Street or Mailing Address	13191 Crossroads Pkwy North - 6th Floor
City	Industry
Zip Code	91746
Phone	562-948-4395

Space Below for Use by City/County Staff Only	
Preceding Information Verified by (consistent with information in project-specific WQMP)	**Name:** **Date:**
Date Project-Specific WQMP Approved:	
Data Entered by	**Name:** **Date:**
Other Comments	

Appendix J

OPERATIONS & MAINTENANCE PLAN

Operation and Maintenance

O&M DESCRIPTION AND SCHEDULE:

Based on the standard Source Control BMPs listed in the WQMP Guidelines, the following chart indicates which Source Control (Non-Structural) BMPs will be implemented at this site:

Description of BMP and Method of Implementation	BMP Responsibility	Maintenance Responsibility	Funding Source For O & M	Maintenance Schedule
Education for Property Owners, Tenants and Occupants: The owner shall provide practical information materials: Water Quality Management on general housekeeping practices that contribute to the protection of stormwater quality. The future tenant/occupants will be given educational materials upon move-in and annually thereafter. Educational materials shall be located in the attachments of the WQMP. The owner and future tenant/occupants will be required to familiarize themselves with the WQMP Booklet and agree to abide by and perform maintenance functions. Start up date: Occupancy	**Owner**	**Owner**	**Owner**	Owner shall provide tenant/occupants educational materials upon move-in and annually thereafter. In conformance to the Model WQMP, see Attachments for educational materials.

Description of BMP and Method of Implementation	BMP Responsibility	Maintenance Responsibility	Funding Source For O & M	Maintenance Schedule
Activity Restrictions: Use restrictions (Addendum to Lease Agreement) shall be prepared by owner for the tenant/occupants and for the purpose of surface water quality protection. Owner shall enforce prohibitions of conditions, covenants, and restrictions (CC&Rs) and/or Lease Agreement to future tenant/occupants and thereafter. Use restrictions shall be utilized by said tenant/occupants. Additionally, no litter, liquids, or solids of any kind will be allowed to enter the on-site surface water drainage systems. Identified restrictions that will be imposed are as follows: Prohibit hosing down any paved surfaces where the result would be the flow of non-storm water into the street or storm drains, Prohibit dumping of any waste into catch basins, Prohibit blowing or sweeping of debris (leaf litter, grass clippings, litter,) into catch basins or streets, Prohibit discharges of fertilizer, pesticides, to streets or storm drains, Keep dumpster lids closed at all times. Start-up date: At point in time Activity Restrictions are made part of Lease Agreement.	**Owner**	**Owner**	**Owner**	Owner shall provide Activity Restrictions to tenant/occupants upon move-in. Owner shall be responsible to enforce restrictions "indefinately."
Landscape Planning: The landscape maintenance contractor shall perform the following on a weekly basis: Mowing, trimming/weeding, pruning and/or	**Owner**	**Owner**	**Owner**	Owner shall contract with a reputable landscape maintenance contractor. The landscape maintenance contractor shall provide landscape maintenance

Description of BMP and Method of Implementation	BMP Responsibility	Maintenance Responsibility	Funding Source For O & M	Maintenance Schedule
planting, and removal of litter, maintenance shall include, but not limited to, support structures. There shall be periodic inspection of the landscape areas to ensure the replacement of dead or diseased dying vegatation, Unhealthy or dead trees shall be replaced within seventy-two (72) hours, and the irrigation system is functioning properly. The landscape maintenance contractor shall utilize properly timed fertilizing and pesticide, weeding, pest control, and pruning, to preserve the landscapes water efficiency. Furthermore, the landscape maintenace contractor shall utilize proper management and their usage on fertilizers and pesticides this includes scheduling and disposal. The landscape maintenance contractor shall utilize landscape waste management (i.e., waste handling and disposal). Erosion control management shall be enforced, the landscape maintenance contractor shall inspect for erodable barren soil, maintain vegetative cover to prevent soil erosion, apply mulch or applicable alternative to serve as additional cover for soil stabilization. The landscape maintenance contractor shall train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements. The landscape maintenance contractor shall educate and train employees on the use of pesticides and pesticide application techniques. Only employees properly				experience/training in horticulture, fertilizer and pesticide usage, irrigation system knowledge, waste management, erosion control, storm water discharge prohibition, and wastewater discharge. Furthermore, have a spill contingency plan. Landscape Management shall be performed on a weekly basis.

Description of BMP and Method of Implementation	BMP Responsibility	Maintenance Responsibility	Funding Source For O & M	Maintenance Schedule
trained to use pesticides can apply them. The contractor shall train employees on proper spill containment and cleanup. Establish a regular training schedule, train all new and future employees, and conduct annual refresher training; furthermore, use a training log or similar method to document training. Start-up date: at time of installation				
BMP Maintenance: Owner shall be responsible for implementation of each non-structural BMP and scheduled cleaning, maintenance and repair of all structural/treatment BMP facilities "indefinitely." Start-up date: at time of installation	**Owner**	**Owner**	**Owner**	Owner shall be responsible for the inspection, operation, maintenance and repair of non-structural and structural/treatment facility BMPs, and shall document on the operation and maintenance schedule (log) for the life of the project. Frequency of maintenance shall be in accordance with "BMP Implementation Description" in Section 3.2.
Litter Control: The owner shall provide trash enclosure to common area(s) to dispose of trash, additionally sidewalks and private parking lots shall be maintained for litter control. The owner shall schedule trash pick-up for disposal of dumpster(s) and free standing trash receptacles weekly of each year (office entries). Pedestrian walks shall be inspected and maintained for trash/debris on a weekly basis of each year and properly disposed of.	**Owner**	**Owner**	**Owner**	Owner shall schedule trash pick-up on a weekly basis of each year for the disposal of trash dumpster(s). Owner shall be responsible for enforcing prohibitions on trash/debris (proper disposal) of trash dumpster(s), and free standing trash receptacles. Additionally, ensure maintenance of common area litter control. Pedestrian walks shall be

Description of BMP and Method of Implementation	BMP Responsibility	Maintenance Responsibility	Funding Source For O & M	Maintenance Schedule
Start-up date: at time of installation				maintained of trash/debris weekly of each year. Furthermore, parking lots shall be maintained of trash/debris on a weekly basis of each year and properly disposed of.
Spill Contingency Plan: The owner (building operator), shall prepare a "Spill Contingency Plan" for use by specified types of building or suite occupancies (Specified Use of Buildings Awaiting Lease) and which mandates stockpiling of cleanup materials, notification of responsible agencies, disposal of cleanup materials, documentation, etc. Business Emergency/Contingency Plan Guidelines and Forms shall be provided in accordance with Seciton 6.95 of the California Health and Safety Code. The owner shall educate said tenant/occupants on the Spill Contingency Plan upon move-in and annually thereafter. The owner shall be responsible to enforce the Business Emergency/Contingency Plan Guidelines to subject property through the life of the project.	**Owner**	**Owner**	**Owner**	Owner shall prepare a spill cleanup plan that includes: procedures for different types of spills, schedule for initial & annual training of employees, cleanup kits in well-marked accessible areas, and designation of key employee who monitors cleanup, posting the plan in the work area. Spill Contingency Plan (Business Emergency/Contingency Plan) shall be enforced and utilized by said tenant/occupants and their employees. The Spill Contingency Plan runs with the property "indefinitely".
Employee Training: The owner will be required to educate their contractor's and the contractor's employees, and shall provide them with Best Management Practices (BMPs) based on their tasks. (i.e. landscaping/irrigation personnel,	**Owner**	**Owner**	**Owner**	Owner shall be responsible to provide educational materials to contractor's; (landscape maintenance, catch basin cleaning, landscape and irrigation maintenance, etc.). The owner shall provide a signed form from the contractor

Description of BMP and Method of Implementation	BMP Responsibility	Maintenance Responsibility	Funding Source For O & M	Maintenance Schedule
street sweeping of parking lot, etc.). Start-up date: Upon indenture				that he or she has been given educational materials based on their task and agree to abide by conditions set forth. Educational Materials shall be provided upon indenture and annually thereafter.
Catch Basin Inspection: The catch basin with fossil filter insert located south of site (traffic grate inlet) within the parking lot shall be maintained by the owner. The owner shall maintain visual observation of catch basin(s) as stated on the Operations and Maintenance/Stated Maintenance Form (See attachment S). Removal of trash/debris shall be removed by owner/developer and properly disposed of within one (1) day. Furthermore, the owner shall develop a maintenance/service contract with Drainage Protection Systems (DPS) a dba Kristar Enterprises, Inc. for structural maintenance. The contract maintenance shall include, but not limited to; sediment removal by vactor truck, replacement of Fossil Filter Inserts, and for the annual renewal of medium. Structural integrity of broken or otherwise damaged inserts shall be repaired/replaced. Start-up date: at time of installation	**Owner**	**Owner**	**Owner**	Catch basin preventative maintenance and routine inspections shall be performed by the owner in accordance with the provisions of this Water Quality Management Plan. The owner shall inspect for debris/trash this shall be a visual observation before and once during each target storm event, weekly during the extended wet periods and monthly during the dry season. The debris/trash shall be removed and properly disposed of within 1 day. The oil and grease removal shall be a visual observation the maintenance indicator for removal are as follows: Absorbent granules are dark gray, or darker or unit is clogged with sediment. The visual observation shall be conducted at the end of each target storm event, weekly during extended wet periods and monthly during the dry season. Inspection for structural integrity shall be a visual observation of broken or otherwise damaged insert on a monthly basis. Replace media before November 1 of each

Description of BMP and Method of Implementation	BMP Responsibility	Maintenance Responsibility	Funding Source For O & M	Maintenance Schedule
				year. As a guide to the operation and maintenance on how to collect and dispose of sediments: Sediments must be collected by use of a vactor truck which vacuums the sediments out of the drop inlets and other drainage structures. The sediments are then transported daily to designated sites. Registered transporters are used to ship any hazardous sediments from the sites to authorized hazardous wasted disposal facilities under standard California Uniform Hazardous Waste Manifests.
Street Sweeping Private Drive Aisle & Parking Lot: Sweeping provides two primary benefits. The more obvious benefit is the collection and removal of paper, leaves, and other visible debris that collect in the gutters. In addition to being unsightly, this debris can block the catch basins and other storm water facilities, causing localized flooding during heavy rains. An equally important, but less visible benefit is the removal of metal particles, and other hazardous waste products left by vehicles. Although they are virtually invisible, these particles can be extremely harmful to the fish and other wildlife. Street sweeping is an effective method of removing both the large and microscopic pollutants that	**Owner**	**Owner**	**Owner**	Owner shall contract with a Street Sweeping Company for private drive isle and parking lot maintenance. The owner shall be responsible to provide educational materials upon indenture and annually thereafter. The maintenance service contract shall include street sweeping parking lot and drive Isle and inspected for trash/debris/grease and oil on a bi-weekly basis of each year.

Description of BMP and Method of Implementation	BMP Responsibility	Maintenance Responsibility	Funding Source For O & M	Maintenance Schedule
collect on parking lots.				
<u>Storm Drain System Stenciling and Signage</u>: Phrase "No Dumping-Drains to River" to be stenciled on catch basin(s) to alert the public to the destination of pollutants discharged into stormwater. City approved stencil/signage. The owner may contact das Manufacturing, Inc. to purchase the catch basin stenciling/signage. Call "das Curb Maker" at (800) 549-6024. Start up date: Time of installation	**Owner**	**Owner**	**Owner**	Owner shall be responsible to maintain storm drain stenciling & signage: Annually, and/or replace as needed
<u>Inlet Stormwater Filters:</u> Filters shall be full trash capture capable filters (Triton or equal) -Visually inspect for defects and illegal dumping. Notify proper authorities if illegal dumping has occurred. -Using an industrial vacuum, the collected materials shall be removed from the filter basket and disposed of properly.	**Owner**	**Owner**	**Owner**	Semi-annually (October 1st and February 1st) through maintenance service contract with the vendor or equally qualified contractor.

Description of BMP and Method of Implementation	BMP Responsibility	Maintenance Responsibility	Funding Source For O & M	Maintenance Schedule
Efficient Irrigation: The irrigation system shall consist of both drip / bubbler, and highly efficient pressure regulating spray / rotor heads with check valves to prevent overspray and runoff. Sprinkler heads are spaced 24" away from non-permeable paving to prevent runoff. The irrigation system is separated into hydrozones considering plant species factor (according to WULCOL III), plant density, and microclimate. The irrigation system is managed by an ET Based Controller (ET Water Controller) with flow sensor, master valve, and rain shut-off sensor. Project site shall utilize drought tolerant plants, shrubs and trees. Owner shall contract with landscape contractor to maintain landscaped areas of debris, grass clippings, and litter. Owner shall include in contract with landscape contractor to inspect irrigation lines and spray heads for overall efficiency and performance. Start up date: Time of installation	**Owner**	**Owner**	**Owner**	Owner shall be responsible to provide educational material to landscape maintenance contractor for proper functioning of landscape irrigation and water conservation upon indenture and annually thereafter. Maintain: Weekly