

**Appendix G:
Hydrology Supporting Materials**

draft

THIS PAGE INTENTIONALLY LEFT BLANK

G.1 - CEQA Letter of Intent

draft

THIS PAGE INTENTIONALLY LEFT BLANK



Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

710 W. Pinedale Ave
Fresno, CA 93711
Office: 559.447.3119
Toll-free: 1.800.473.1887
ceieng.com

Letter of Hydrologic Intent

Commercial Development Project
Seneca Road and U.S Highway 395
Adelanto, CA
May 13, 2021

Project Location:

The proposed project is located in the City of Adelanto, San Bernardino County, at the corner of Seneca Road and U.S. Highway 395. The project is located in the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 21, Township 5 North, Range 5 West, San Bernardino Base and Meridian. The property is currently associated with assessor parcel number 3103-511-05. The site is approximately ± 6.5 miles Southwest of the Mojave River.

Project Description:

The City of Adelanto is located in the High Desert region of San Bernardino County, just north of the San Gabriel Mountains. The approximate 8.3acre site consists of desert land and is void of buildings, structures, or improvements. The proposed project will split the property into approximately five commercial lots (land use subject to change) and provide spinal infrastructures such as rough grading, circulations and access routes, and critical utilities. The planned first development will be approximately ± 1.60 acres for a proposed new Quick N' Clean carwash in the southeast corner of the overall site consisting of a 4,961 S.F. car wash, cleaning facilities, parking, and landscape areas.

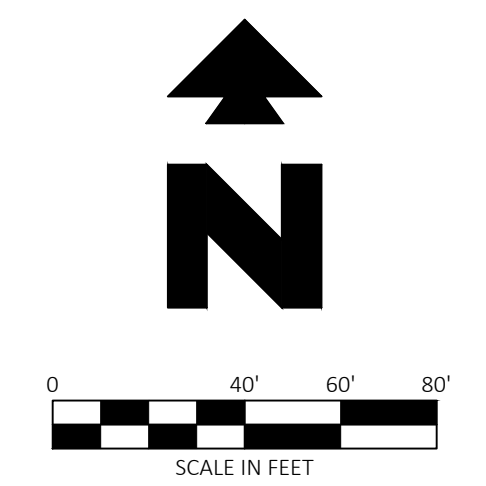
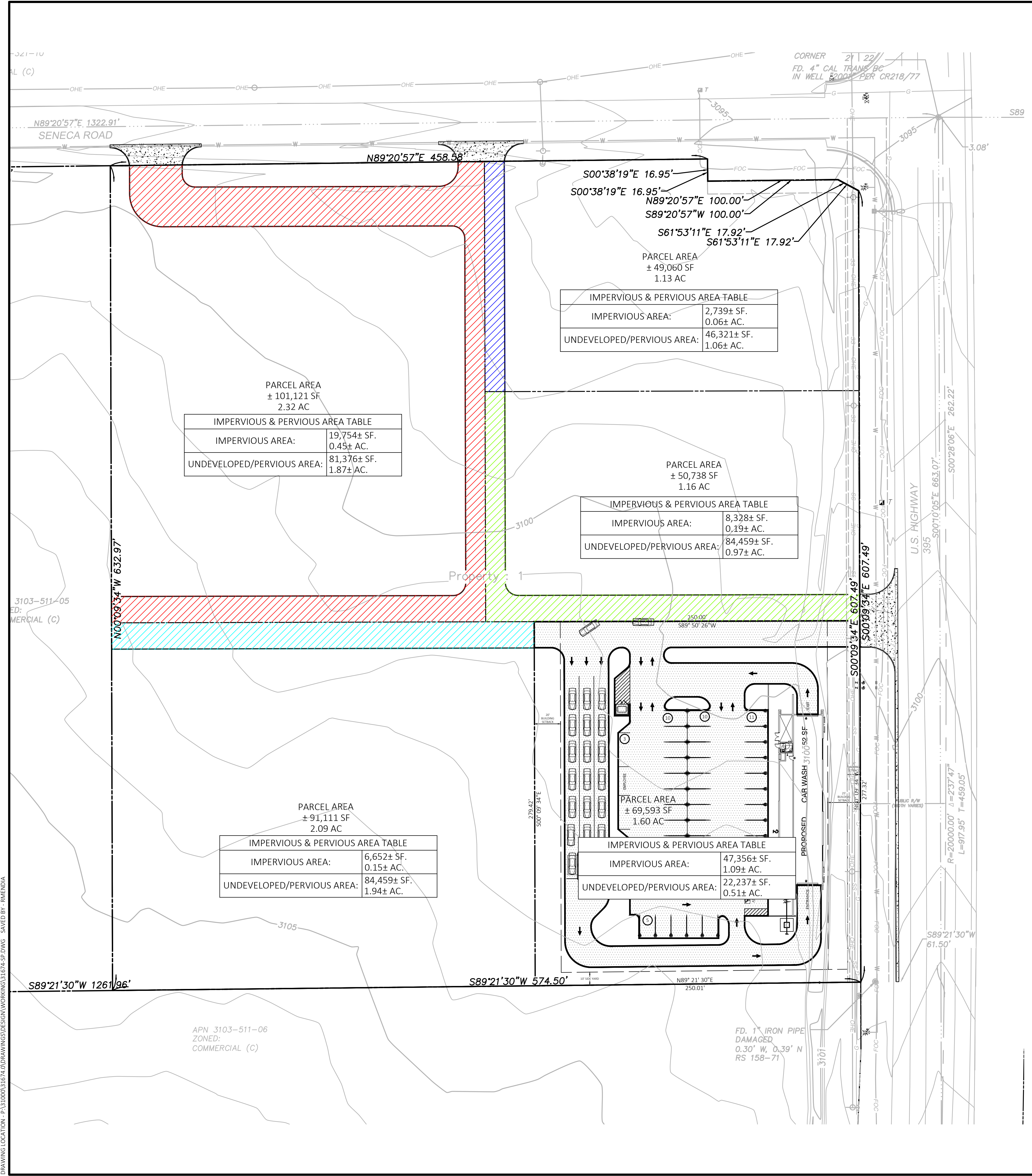
At time of this letter, detailed site design for the overall development is unknown, however it is anticipated the final development will include commercial developments on all individual parcels with approximate impervious coverage equal to 80%. As public stormwater infrastructure does not appear to be available on-site it is anticipated that stormwater will be privately managed on-site in a variety of water quality and retention facilities. The Mojave River is located approximately 6.5 miles to the northeast and is a listed 303d impaired waterbody. The Mojave River would be the receiving water body in extreme storm conditions, though it is not anticipated that runoff from the project site would reach the River before infiltrating into the surrounding soils. The overall development, and all individual private developments shall be required to comply with applicable sections of the San Bernardino County *Mojave River Watershed Technical Guidance Document for Water Quality Managements Plans* under water quality order No. 2013-0001-DWQ dated April 4, 2016, or the most current version thereof, for stormwater management.

THIS PAGE INTENTIONALLY LEFT BLANK

G.2 - Pervious and Impervious Surfaces

draft

THIS PAGE INTENTIONALLY LEFT BLANK



Know what's below.
Call before you dig.

EXISTING LEGEND

REF. C1 - COVER SHEET FOR EXISTING LEGEND.

PROPOSED

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.(REF SHEET).
- LIMITS OF PROPOSED DRIVE AREA
- LIMITS OF OFF-SITE DRIVEWAY AND PAVING AREA
- LIMITS OF ON-SITE PAVING AREA

BASIS OF BEARINGS

GRID NORTH BASED UPON CALIFORNIA STATE PLANE, ZONE V, NAD EPOCH 2011.

BENCHMARK INFORMATION

CITY OF VICTORVILLE BENCHMARK V-239
 BEING A CONCRETE MONUMENT WITH BRASS CAP STAMPED "ADOBE 1972"
 145 FT. NORTH OF HIGHWAY 18 AND 2127 FT. WEST OF HIGHWAY 395
 ELEVATION: 3139.74 (US SURVEY FEET)
 956.995 (METERS)
 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1929 (NAVD 29).



CEI ENGINEERING ASSOCIATES, INC.
 710 W PINDALE AVE
 FRESNO, CA 93711
 PHONE: (559) 447-3119
 FAX: (559) 447-3129



CLIENT
 3K1 CONSULTING SERVICES, LLC.
 11811 N. TATUM BOULEVARD,
 PHOENIX, ARIZONA 85028
 PHONE: (602) 850-8101



PLANS PREPARED FOR
 QUICK N CLEAN
 7291 E. ADOBE DRIVE, SUITE 115
 SCOTTSDALE, AZ 85255
 PHONE: (480) 707-3531

QUICK N CLEAN
 US 395 & SENECA ROAD
 ADELANTO, CALIFORNIA

PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROFESSIONAL OF RECORD	AS
PROJECT MANAGER	AD
DESIGNER	JC
CEI PROJECT NUMBER	31674
DATE	7/29/2022
REVISION	REV-0

OVERALL SITE PLAN
 SHEET TITLE
 SHEET NUMBER

1

DRAWING LOCATION: P:\31000\31674\DRAWINGS\DESIGN\WORKING\31674-SP.DWG. SAVED BY: BARENDIA

THIS PAGE INTENTIONALLY LEFT BLANK