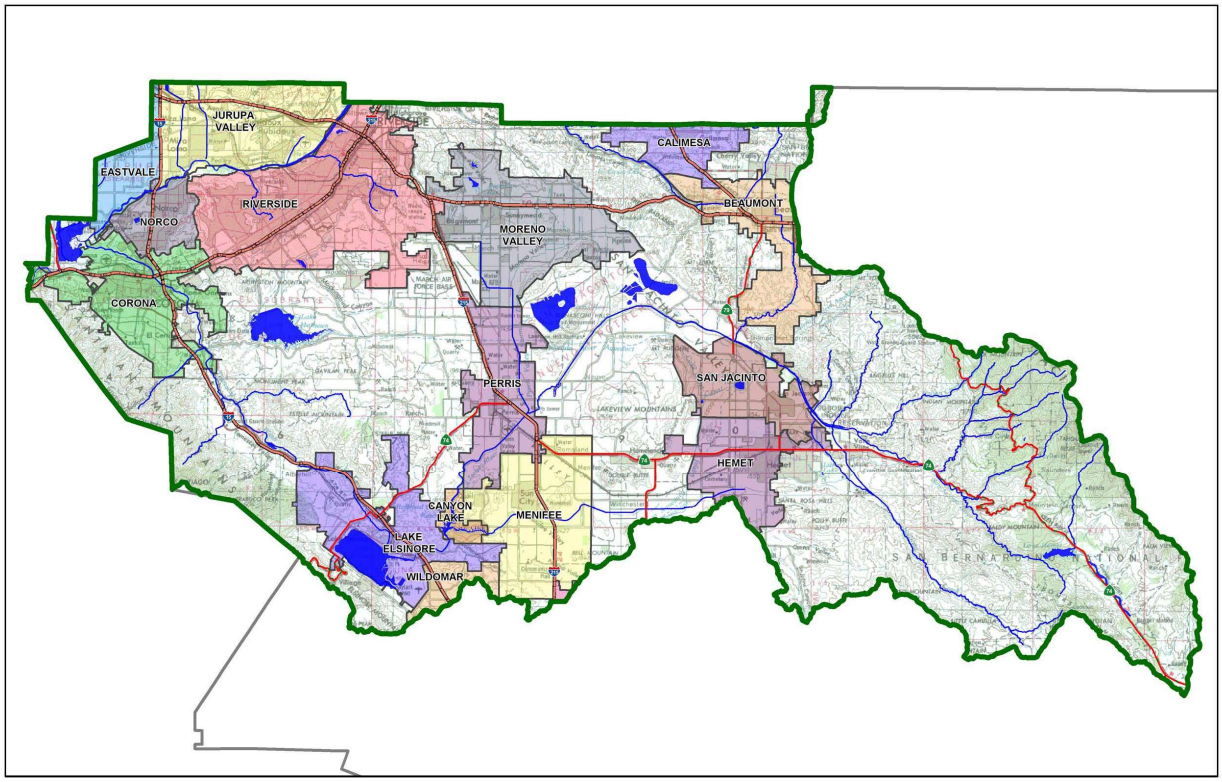
Project Specific Water Quality Management Plan

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

Project Title: Menifee Staxup Storage Expansion

Development No:

Design Review/Case No: WQ-0287



☒ **Preliminary**
☐ **Final**

Original Date Prepared: 2/15/22

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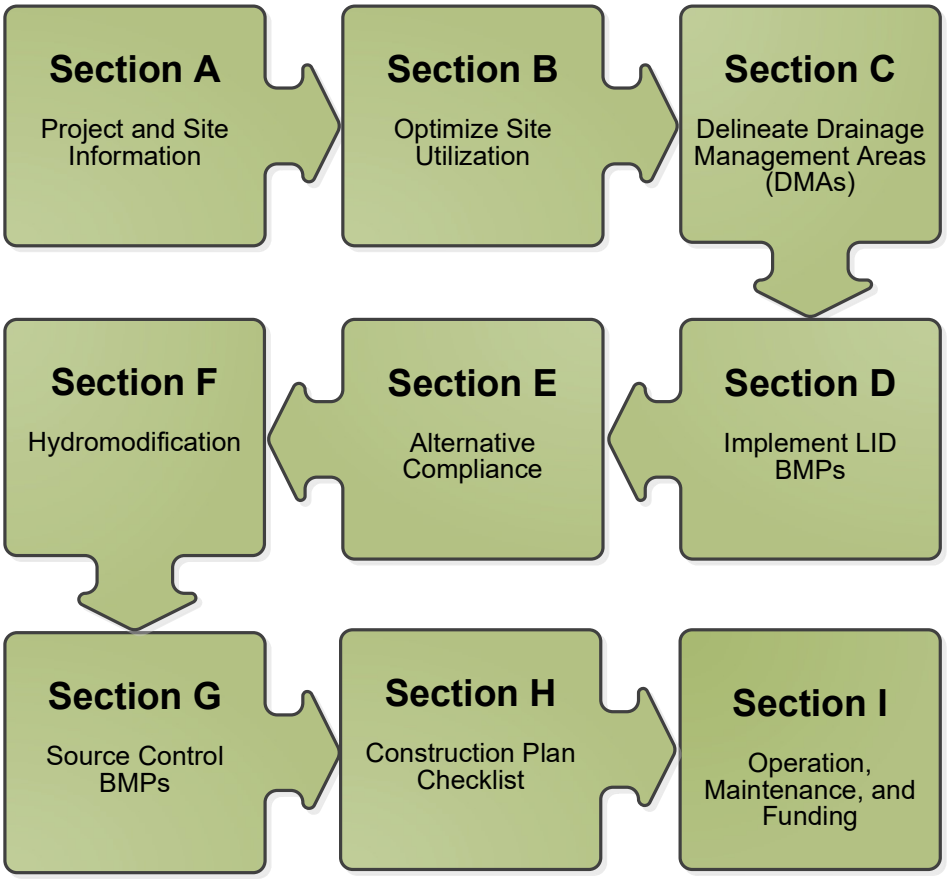
A Brief Introduction

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



OWNER'S CERTIFICATION

This Project-Specific Water Quality Management Plan (WQMP) has been prepared for Menifee Storage, LP/ Strat Property Management, Inc. by SP2 & Co. for the Menifee Storage project.

This WQMP is intended to comply with the requirements of County of Riverside for 754.2 which includes the requirement for the preparation and implementation of a Project-Specific WQMP.

The undersigned, while owning the property/project described in the preceding paragraph, shall be responsible for the implementation and funding of this WQMP and will ensure that this WQMP is amended as appropriate to reflect up-to-date conditions on the site. In addition, the property owner accepts responsibility for interim operation and maintenance of Stormwater BMPs until such time as this responsibility is formally transferred to a subsequent owner. This WQMP will be reviewed with the facility operator, facility supervisors, employees, tenants, maintenance and service contractors, or any other party (or parties) having responsibility for implementing portions of this WQMP. At least one copy of this WQMP will be maintained at the project site or project office in perpetuity. The undersigned is authorized to certify and to approve implementation of this WQMP. The undersigned is aware that implementation of this WQMP is enforceable under County of Riverside Water Quality Ordinance (Municipal Code Section 754.2).

"I, the undersigned, certify under penalty of law that the provisions of this WQMP have been reviewed and accepted and that the WQMP will be transferred to future successors in interest."

Owner's Signature	Date
Owner's Printed Name	Owner's Title/Position

PREPARER'S CERTIFICATION

"The selection, sizing and design of stormwater treatment and other stormwater quality and quantity control measures in this plan meet the requirements of Regional Water Quality Control Board Order No. **R8-2010-0033** and any subsequent amendments thereto."

Preparer's Signature	Date
Jimmy Chen P.E. Preparer's Printed Name	Senior Project Manager Preparer's Title/Position

Preparer's Licensure:

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Section A: Project and Site Information

PROJECT INFORMATION	
Type of Project:	Commercial / Storage
Planning Area:	N/A
Community Name:	N/A
Development Name:	Menifee Staxup Storage
PROJECT LOCATION	
Latitude & Longitude (DMS):	
Project Watershed and Sub-Watershed: Santa Ana Watershed, San Jacinto River Basin	
Gross Acres: 7.43 acres	
APN(s): 360-230-019	
Map Book and Page No.:	
PROJECT CHARACTERISTICS	
Proposed or Potential Land Use(s)	Commercial
Proposed or Potential SIC Code(s)	1541; Prefabricated building erection, industrial-general contractors.
Area of Impervious Project Footprint (SF)	33,665 s.f.
Total Area of proposed Impervious Surfaces within the Project Footprint (SF)/or Replacement	33,665 s.f.
Does the project consist of offsite road improvements?	☒ Y ☐ N
Does the project propose to construct unpaved roads?	☐ Y ☒ N
Is the project part of a larger common plan of development (phased project)?	☐ Y ☒ N
EXISTING SITE CHARACTERISTICS	
Total area of existing Impervious Surfaces within the Project limits Footprint (SF)	7,801 s.f.
Is the project located within any MSHCP Criteria Cell?	☐ Y ☒ N
If so, identify the Cell number:	N/A
Are there any natural hydrologic features on the project site?	☐ Y ☒ N
Is a Geotechnical Report attached?	☒ Y ☐ N
If no Geotech. Report, list the NRCS soils type(s) present on the site (A, B, C and/or D)	
What is the Water Quality Design Storm Depth for the project?	0.58

A.1 Maps and Site Plans

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

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

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

A.2 Identify Receiving Waters

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

Table A.1 Identification of Receiving Waters

Receiving Waters	EPA Approved 303(d) List Impairments	Designated Beneficial Uses	Proximity to RARE Beneficial Use
On-site Drainage System	N/A	N/A	N/A
San Jacinto Reach 2 - Canyon Lake (HU 802.11)	Nutrients, Pathogens	MUN, AGR, GWR, REC1, REC2, WARM, WILD	N/A
Lake Elsinore (HU 802.31)	Nutrients, Organic Enrichment/Low Dissolved Oxygen, PCBs, Sedimentation/Siltation	MUN, AGR, REC1, REC2, WARM, WILD	N/A

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

Table A.2 Other Applicable Permits

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

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

Section B: Optimize Site Utilization (LID Principles)

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

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

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

Site Optimization

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

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

Yes; DMA "A" currently slopes to the north and ultimately crosses under Holland Road via an existing culvert. The proposed DMA "A" collects the runoff from the proposed impervious areas in BMP bioretention basins of which the treated outflow is plumbed to the future drainage improvements that are part of future Frontage Road. DMA "B", at present, is in a sump condition and ponds during storm events. The improvements to DMA "B" include all of the runoff from the proposed roofs to an area with a BMP permeable pavers and gravel reservoir.

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

No; much of the project site is paved at present where the unpaved areas consist of barren compacted/previously graded soil with non-native weeds or other invasive vegetation. The proposed improvements include a BMP bioretention basin with a vegetated bottom, and ornamental landscaping open spaces surrounding the proposed buildings.

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

Yes; Although the site was found to have infiltration rates below 1.6 in/hr, care will be taken in constructing the water quality basins to protect what infiltration we do have on site. Sub-drains will be used in the water quality basins.

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

Yes; Within the development envelope, parking, storage areas and driveways were minimized in order to meet the required overall landscaping percentage of the site. All open space areas within the development envelope are landscaped.

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

Yes; For DMA A, the proposed roof down drains will be placed to the nearest landscaped area with a splash block where possible. The proposed paved areas within DMA D1 all drain towards the bioretention basin. For DMA B, where possible, proposed roof down drains will be placed at landscaped areas. The proposed paved surfaces will however flow directly to an area drain that is plumed directly into a bioretention basin. All site runoff will drain to water quality treatment areas before leaving the property.

Section C: Delineate Drainage Management Areas (DMAs)

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

Table C.1 DMA Classifications

DMA Name or ID	Surface Type(s)[1][2]	Area (Sq. Ft.)	DMA Type
DMA A	Mixed (Roofs, Concrete, Asphalt, Ornamental Landscaping, Compacted Soils)	35,386	Type D
DMA B	Mixed (Roofs, Concrete, Asphalt, Ornamental Landscaping, Compacted Soils)	7,864	Type D

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

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

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

Table C.3 Type 'B', Self-Retaining Areas – **N/A**

Self-Retaining Area				**Type 'C' DMAs that are draining to the Self-Retaining Area**		
DMA Name/ ID	Post-project surface type	Area (square feet) [A]	Storm Depth (inches) [B]	DMA Name / ID	[C] from Table C.4 = [C]	Required Retention Depth (inches) [D]

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

Table C.4 Type 'C', Areas that Drain to Self-Retaining Areas – **N/A**

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

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

DMA Name or ID	BMP Name or ID
DMA "A"	Bioretention Basin "A"
DMA "B"	Bioretention Basin "B"

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

Section D: Implement LID BMPs

D.1 Infiltration Applicability

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

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

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

Geotechnical Report

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

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

Infiltration Feasibility

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

Table D.1 Infiltration Feasibility

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

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

D.2 Harvest and Use Assessment

Please check what applies*:*

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

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

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

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

Irrigation Use Feasibility – Not applicable

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

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

Total Area of Irrigated Landscape: **0.09 acres**

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

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

Total Area of Impervious Surfaces: **0.77 acres**

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

Enter your EIATIA factor: **0.68**

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

Minimum required irrigated area: 0.77 x 0.68 = **0.52 acres**

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

Minimum required irrigated area (Step 4)	Available Irrigated Landscape (Step 1)
0.52 acres	**0.09 acres**

Toilet Use Feasibility – Not applicable

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

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

Projected Number of Daily Toilet Users: **20**

Project Type: **Commercial**

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

Total Area of Impervious Surfaces: **0.77 acres**

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

Enter your TUTIA factor: **97.8**

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

Minimum number of toilet users: 97.8 x 0.77 = **75.3**

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

Minimum required Toilet Users (Step 4)	Projected number of toilet users (Step 1)
75.3	**20**

Other Non-Potable Use Feasibility – Not applicable

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

N/A

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

Average Daily Demand: Projected Average Daily Use (gpd)

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

Total Area of Impervious Surfaces: Insert Area (Acres)

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

Enter the factor from Table 2-4: Enter Value

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

Minimum required use: Minimum use required (gpd)

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

Minimum required non-potable use (Step 4)	**Projected average daily use (Step 1)**
Minimum use required (gpd)	Projected Average Daily Use (gpd)

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

D.3 Bioretention and Biotreatment Assessment

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

Select one of the following:

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

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

D.4 Feasibility Assessment Summaries

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

Table D.2 LID Prioritization Summary Matrix

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

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

Insert narrative description here.

D.5 LID BMP Sizing

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

Table D.3 DCV Calculations for LID BMPs

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Impervious Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor	*Bioretention Basin "A"*		
DMA "A"	[A]		[B]	[C]	[A] x [C]			
Impervious areas, proposed building, paved surfaces, and sidewalks	*27,365*	*Concrete or Asphalt*	*1.0*	*0.89*	*24,409.6*			
Pervious Areas, Landscaping	*3,217*	*Ornamental Landscaping*	*0.1*	*0.11*	*355.3*			
BMP Basin	*4,804*	*Ornamental Landscaping*	*0.1*	*0.11*	*530.6*			
	$A_T = \Sigma[A]$ **35,386**				$\Sigma = [D]$ **25,295.5**	[E] **0.58**	[F] $= \frac{[D]x[E]}{12}$ **1,222.6**	[G] **3,678**
						Design Storm Depth (in)	*Design Capture Volume,* V_{BMP} *(cubic feet)*	*Proposed Volume on Plans (cubic feet)*

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

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

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

Table D.4 DCV Calculations for LID BMPs

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Impervious Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor	*Bioretention Basin "B"*		
DMA "B"	[A]		[B]	[C]	[A] x [C]			
Proposed Buildings	*5,600*	*Roofs*	*1.0*	*0.89*	*4,995.2*	*Design Storm Depth (in)*	*Design Capture Volume,* V_{BMP} *(cubic feet)*	*Proposed Volume on Plans (cubic feet)*
Landscaping	*851*	*Ornamental Landscaping*	*0.1*	*0.11*	*94*			
Hardscapes	*700*	*Concrete or Asphalt*	*1.0*	*0.89*	*624.4*			
Bio Basin	*713*	*Ornamental Landscaping*	*0.1*	*0.11*	*78.8*			
	$A_T = \Sigma[A]$ **7,864**				Σ= [D] **5,792.4**	[E] **0.58**	$[F] = \frac{[D]x[E]}{12}$ **280**	[G] **376**

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

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

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

Section E: Alternative Compliance (LID Waiver Program)

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

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

- *Or* -

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

List DMAs here.

E.1 Identify Pollutants of Concern

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

Table E.1 Potential Pollutants by Land Use Type

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

P = Potential

N = Not Potential

(1) A potential Pollutant if non-native landscaping exists or is proposed onsite; otherwise not expected

(2) A potential Pollutant if the project includes uncovered parking areas; otherwise not expected

(3) A potential Pollutant is land use involving animal waste

(4) Specifically petroleum hydrocarbons

(5) Specifically solvents

(6) Bacterial indicators are routinely detected in pavement runoff

E.2 Stormwater Credits

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

Table E.2 Water Quality Credits

Qualifying Project Categories	Credit Percentage[2]
Total Credit Percentage[1]	

[1]Cannot Exceed 50%

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

E.3 Sizing Criteria

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

Table E.3 Treatment Control BMP Sizing

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

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

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

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

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

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

E.4 Treatment Control BMP Selection

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

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

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

Table E.4 Treatment Control BMP Selection

Selected Treatment Control BMP Name or ID[1]	Priority Pollutant(s) of Concern to Mitigate[2]	Removal Efficiency Percentage[3]
Bioretention Basins	Nutrients, Sediments	High

[1] Treatment Control BMPs must not be constructed within Receiving Waters. In addition, a proposed Treatment Control BMP may be listed more than once if they possess more than one qualifying pollutant removal efficiency.

[2] Cross Reference Table E.1 above to populate this column.

[3] As documented in a Co-Permittee Approved Study and provided in Appendix 6.

Section F: Hydromodification

F.1 Hydrologic Conditions of Concern (HCOC) Analysis

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

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

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

If Yes, HCOC criteria do not apply.

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

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

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

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

Table F.1 Hydrologic Conditions of Concern Summary

	2 year – 24 hour		
	Pre-condition	**Post-condition**	**% Difference**
Time of Concentration	7.7 min.	16.9 min.	74.8%
Volume (Cubic Feet)	1,576	4,132	89.6%

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

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

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

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

INSERT TEXT HERE

F.2 HCOC Mitigation

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

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

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

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

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

Basin A and Basin be have been designed to provide mitigation detention for the 2-year storm events to reduce the peak developed runoff rate. Please see the preliminary Hydrology and Hydraulics report for a detailed summary of the detention calculations and results. A summary of the unit hydrograph analysis and basin routing can be viewed in Appendix 7 of this study.

Section G: Source Control BMPs

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

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

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

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

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

Table G.1 Permanent and Operational Source Control Measures

Potential Sources of Runoff pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
Landscape/Outdoor Pesticide Use	Landscaping plans to include: design for minimal irrigation, fertilizers & pesticides (mep)	Maintenance staff education and prohibitions
Sidewalks & Streets	N/A	Sweep regularly and prevent litter from accumulating (no cleaning agents or degreasers discharging to storm drain system)
On-site Storm Drain Inlets	Mark all inlets with the words "Only Rain Down the Storm Drain" or similar. Catch Basin	Maintain and periodically repaint or replace inlet markings.

	Markers may be available from the Riverside County Flood Control and Water Conservation District, call 951.955.1200 to verify.	Provide stormwater pollution prevention information to new site owners, lessees, or operators. See applicable operational BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

Section H: Construction Plan Checklist

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

Table H.1 Construction Plan Cross-reference

BMP No. or ID	BMP Identifier and Description	Corresponding Plan Sheet(s)	BMP Location (Lat/Long)
"A"	Bioretention Basin "A"	Preliminary WQMP Site Plan	LAT: 33°40'12"N LONG: 117°10'27"W
"B"	Bioretention Basin "B"	Preliminary WQMP Site Plan	LAT: 33°40'12"N LONG: 117°10'29"W

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

Section I: Operation, Maintenance and Funding

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

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

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

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

Maintenance Mechanism: *Public facilities, like the storm drain system within public right-of-way, will be maintained by the County of Riverside and funded by county maintenance funds. Private facilities, like the bioretention basin and permeable pavers, will be maintained and funded by the property owner.* ***(To be determined prior to final approval)***

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

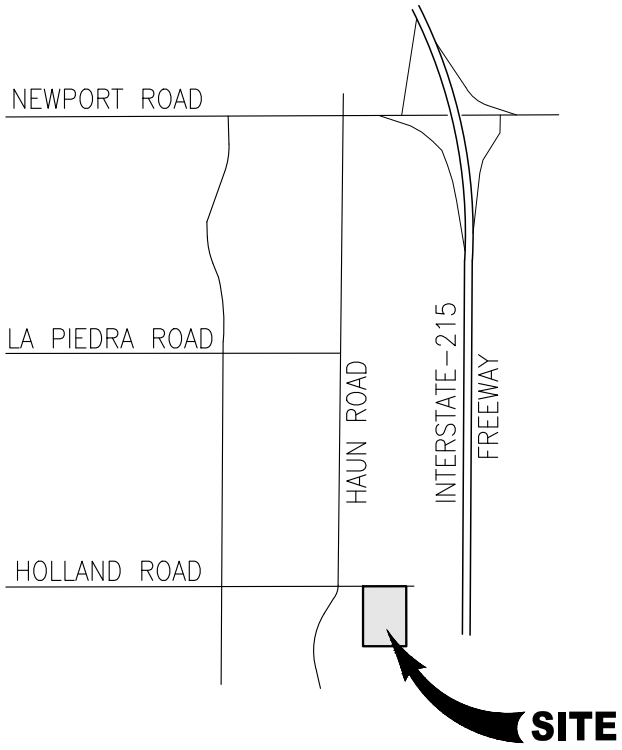
☐ Y ☒ N

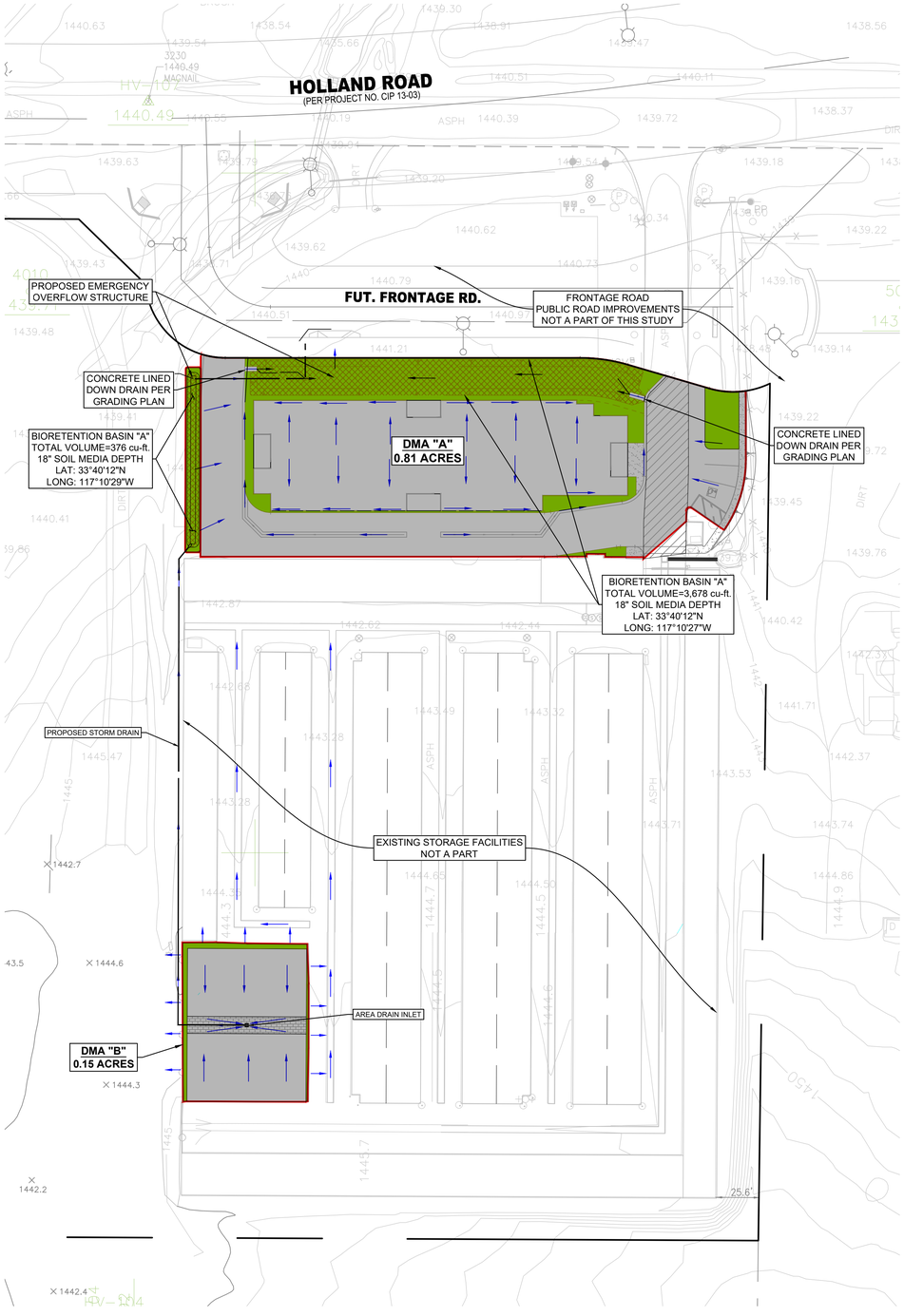
Include your Operation and Maintenance Plan and Maintenance Mechanism in Appendix 9. Additionally, include all pertinent forms of educational materials for those personnel that will be maintaining the proposed BMPs within this Project-Specific WQMP in Appendix 10.

Appendix 1: Maps and Site Plans

Location Map, WQMP Site Plan and Receiving Waters Map

LOCATION MAP EXHIBIT





OWNER/APPLICANT:

MENIFEE STORAGE, LP/ STRAT PROPERTY MANAGEMENT, INC.
2055 3RD AVENUE #200
SAN DIEGO, CA 92101
OFFICE PH: 619-295-2211
CONTACT: DONALD CLAUSON
EMAIL DCLAUSON@STRATPROP.COM

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 3 WEST, OF THE SAN BERNARDINO BASELINE AND MERIDIAN, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 3 WEST, OF THE SAN BERNARDINO BASELINE AND MERIDIAN;

THENCE ALONG THE NORTH LINE OF SAID SECTION 10, SOUTH 89°42'18" WEST, A DISTANCE OF 663.30 FEET, TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AND THE TRUE POINT OF BEGINNING;

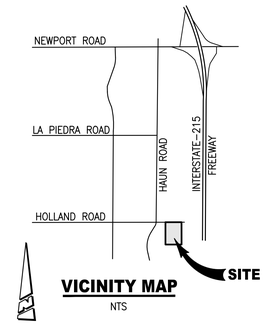
THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°42'18" WEST, A DISTANCE OF 663.30 FEET, TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, SOUTH 00°09'13" WEST, A DISTANCE OF 658.20 FEET, TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, NORTH 89°41'55" EAST, A DISTANCE OF 662.93 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, NORTH 00°11'09" EAST, A DISTANCE OF 658.13 FEET, TO THE TRUE POINT OF BEGINNING;

PROPERTY CONTAINS: 9.992 ACRES (435,251.52 S.F.)



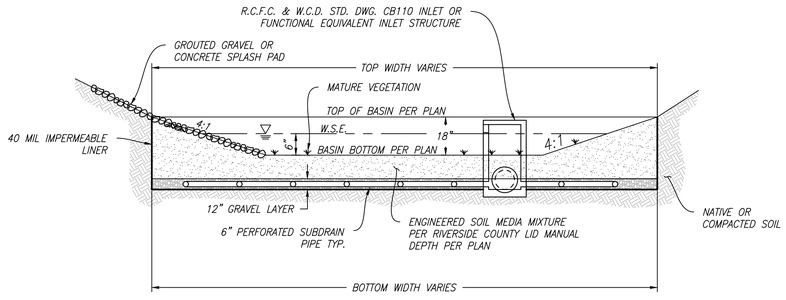
VICINITY MAP
NTS

LEGEND:

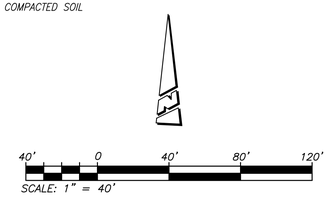
- FLOW ARROW
- DMA BOUNDARY
- IMPERVIOUS AREAS: (PAVED / ROOFED AREAS)
- PERVIOUS AREAS: (OPEN SPACE AND LANDSCAPING)
- PROPOSED BMP AREAS
- PROPOSED STORM DRAIN

BMP DESIGN VOLUME SUMMARY: D_{85}=0.58 inches

DMA ID	IMPERVIOUS AREAS: ROOFS, SIDEWALKS, & STREETS/PARKING (ft^2)	PERVIOUS AREAS: OPEN SPACES & LANDSCAPING (ft^2)	BASIN AREA (ft^2)	TOTAL AREA (ft^2)	V_{BMP} (CU-FT.)	QBMP (CFS)	PROPOSED BASIN VOLUME (CU-FT.)
A	27,365	3,217	4,804	35,386	1,223	0.1	3,678
B	6,300	851	713	7,864	280	0.1	376
TOTAL	33,665	4,068	5,517	43,250	1,503	0.2	4,054



BIORETENTION BASIN TYPICAL DETAIL
N.T.S.



PREPARED BY:
SP2 & Co.
A LAND DEVELOPMENT SERVICES COMPANY
451 W. LAMBERT RD. STE. 216
BREA, CA 92821
PHONE: (714) 490-1500
"SERVING THE DEVELOPMENT COMMUNITY SINCE 1985"

MENIFEE STORAGE

PRELIMINARY WATER QUALITY MANAGEMENT PLAN

SITE PLAN

Plotted: Oct 28, 2022 - 5:02pm By: AlexanderJaramillo DWG: C:\Users\AlexanderJaramillo\OneDrive - sp2inc.com\Projects\Menifee-Holland\Stormwater\Preliminary WQMP\Drawings\Menifee Storage-PWQMP.dwg

MENIFEE STAXUP STORAGE
RECIVING WATERS & DRAINAGE PATH EXHIBIT

CORONA

PERRIS

MENIFEE

CANYON LAKE

LAKE ELSINORE

WILDOMAR

SALT CREEK CHANNEL

CANYON LAKE

PALOMA WASH CHANNEL

SEE FOOTNOTE 1

PROJECT SITE

SEE FOOTNOTE 1

LAKE ELSINORE

SAN JACINTO RIVER

RIVERSIDE COUNTY
ORANGE COUNTY

FOUR CORNERS REGIONAL DETENTION

WEST ELSINORE MSP - LINE A SUB C1

PERRIS VALLEY MASTER DRAINAGE PLAN - LINE S

PERRIS VALLEY MDP - LINE A-N-1

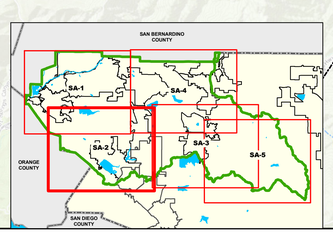
NPDES MUNICIPAL PERMIT
SANTA ANA RIVER WATERSHED
EXHIBIT SA-2
(LAKE ELSINORE, CANYON LAKE, PERRIS, MENIFEE, WILDOMAR AREAS)

- CITY MS4 FACILITIES
- COUNTY MS4 FACILITIES
- RCFC&WCD MS4 FACILITIES
- OTHER FACILITIES
- MAJOR OUTFALL SITES
- SAR CORE MONITORING STATIONS
- SANTA ANA RIVER WATERSHED BOUNDARY
- SANTA MARGARITA RIVER MS4 PERMIT AREA BOUNDARY
- LANDFILL SITES
- SEWAGE TREATMENT PLANTS
- SANTA ANA RIVER/SAN JACINTO RIVER
- BLUE LINE STREAMS
- RIVERSIDE COUNTY BOUNDARY
- INCORPORATED AREAS
- FREEWAYS/HIGHWAYS
- PRIMARY STREETS

N

0 0.5 1 1.5 2 MILES

UPDATED NOVEMBER 2018



FOOTNOTE:
1) MS4 PERMIT AREA REMOVED FROM REGION 8 BASED ON JURISDICTIONAL AREA SWAP AGREEMENT BETWEEN REGION 8 AND REGION 9

SAR-2018 ArcMap - MS4 Maps - Map2.mxd

Table 3-1 BENEFICIAL USES - Continued

INLAND SURFACE STREAMS	BENEFICIAL USE																		Hydrologic Unit	
	MUN	AGR	IND	PROC	GWR	NAV	POW	REC1	REC2	COMM	WARM	LWRM	COLD	BIOL	WILD	RARE	SPWN	EST	Primary	Secondary
Reach 3 – Lee Lakes (see Lakes, Page 3-xx)																				
Reach 4 – Lee Lake to Mid-Section Line of Section 17 (downstream end of freeway cut)	+	X			X			X	X		X				X	X			801.34	
Reach 5 – Mid-section line of Section 17 (downstream end of freeway cut) to Elsinore Ground-water Subbasin Boundary	+	X			X			X	X		X				X	X			801.35	
Reach 6 – Elsinore Groundwater Subbasin Boundary to Lake Elsinore Outlet	+				I			I	I		I				I				801.35	
Coldwater Canyon Creek	X	X			X			X	X		X				X				801.32	
Bedford Canyon Creek	+				I			I	I		I				I				801.32	
Dawson Canyon Creek	I				I			I	I		I				I				801.32	
Other Tributaries to these Creeks	I				I			I	I		I				I				801.32	
SAN JACINTO RIVER BASIN																				
San Jacinto River																				
Reach 1 – Lake Elsinore to Canyon Lake	I	I			I			I	I		I				I				801.32	802.31
Reach 2 – Canyon Lake (see Lakes Pg. 3-xx)																				

X Existing or Potential Beneficial Use
I Intermittent Beneficial Use
+ Excepted from MUN (see text)

Table 3-1 BENEFICIAL USES - Continued

INLAND SURFACE STREAMS	BENEFICIAL USE																		Hydrologic Unit	
	MUN	AGR	IND	PROC	GWR	NAV	POW	REC1	REC2	COMM	WARM	LWRM	COLD	BIOL	WILD	RARE	SPWN	EST	Primary	Secondary
Reach 3 – Canyon Lake to Nuevo Road	+	I			I			I	I		I				I				802.11	
Reach 4 – Nuevo Road to North-South Mid-Section Line, T4S/R1W-S8	+	I			I			I	I		I				I				802.21	802.21
Reach 5 – North-South Mid-Section Line, T4S/R1 W-S8, to Confluence With Poppet Creek	+	I			I			I	I		I				I				802.21	
Reach 6 – Poppet Creek to Cranston Bridge	I	I			I			I	I		I				I				802.21	
Reach 7 – Cranston Bridge to Lake Hemet	X	X			X			X	X				X		X				801.21	
Bautista Creek – Headwaters to Debris Dam	X	X			X			X	X				X		X				802.21	802.23
Strawberry Creek and San Jacinto River, North Fork	X	X			X			X	X				X		X				801.21	
Fuller Mill Creek	X	X			X			X	X				X		X				802.22	
Stone Creek	X	X			X			X	X				X		X				802.21	
Other Tributaries: Logan, Black Mountain, Juaro Canyon, Indian, Herkey, Poppet, and Potrero Creeks and other Tributaries to these Creeks	I	I			I			I	I		I				I				802.21	802.22
Salt Creek	+							I	I		I				I				802.12	
Goodhart Canyon, St. John's Canyon, and Cactus Valley Creeks	I	I						I	I		I				X				802.15	

X Existing or Potential Beneficial Use
I Intermittent Beneficial Use
+ Excepted from MUN (see text)

Table 3-1 BENEFICIAL USES - Continued

LAKES AND RESERVOIRS	BENEFICIAL USE																		Hydrologic Unit	
	MUN	AGR	IND	PROC	GWR	NAV	POW	REC1	REC2	COMM	WARM	LWRM	COLD	BIOL	WILD	RARE	SPWN	EST	Primary	Secondary
SAN JACINTO RIVER BASIN																				
Canyon Lake (Railroad Canyon Reservoir)	X	X			X			X	X		X				X				802.11	802.12
Elsinore, Lake	+							X	X		X				X				802.31	
Fulmor, Lake	X	X						X	X		X		X		X				802.21	
Hemet, Lake	X	X			X		X	X	X		X		X		X		X		802.22	
Mystic Lake	I							I	I		I			X	X	X			802.11	
Perris, Lake	X	X	X	X	X			X	X		X		X		X				802.11	

X Existing or Potential Beneficial Use .
I Intermittent Beneficial Use
+ Excepted from MUN (see text)

Appendix 2: Construction Plans

Grading and Drainage Plans

REVISIONS			
NO.	BY:	DESCRIPTION	DATE
1	SP2	REVISED SITE PLAN AND CONCEPTUAL GP TO	11/22
2		ADDRESS CITY COMMENTS DATED 3/18/2022	
3			

SITE PLAN

"STAXUP STORAGE EXPANSION"

IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

40' 0 40' 80' 120'

SCALE: 1"=40'

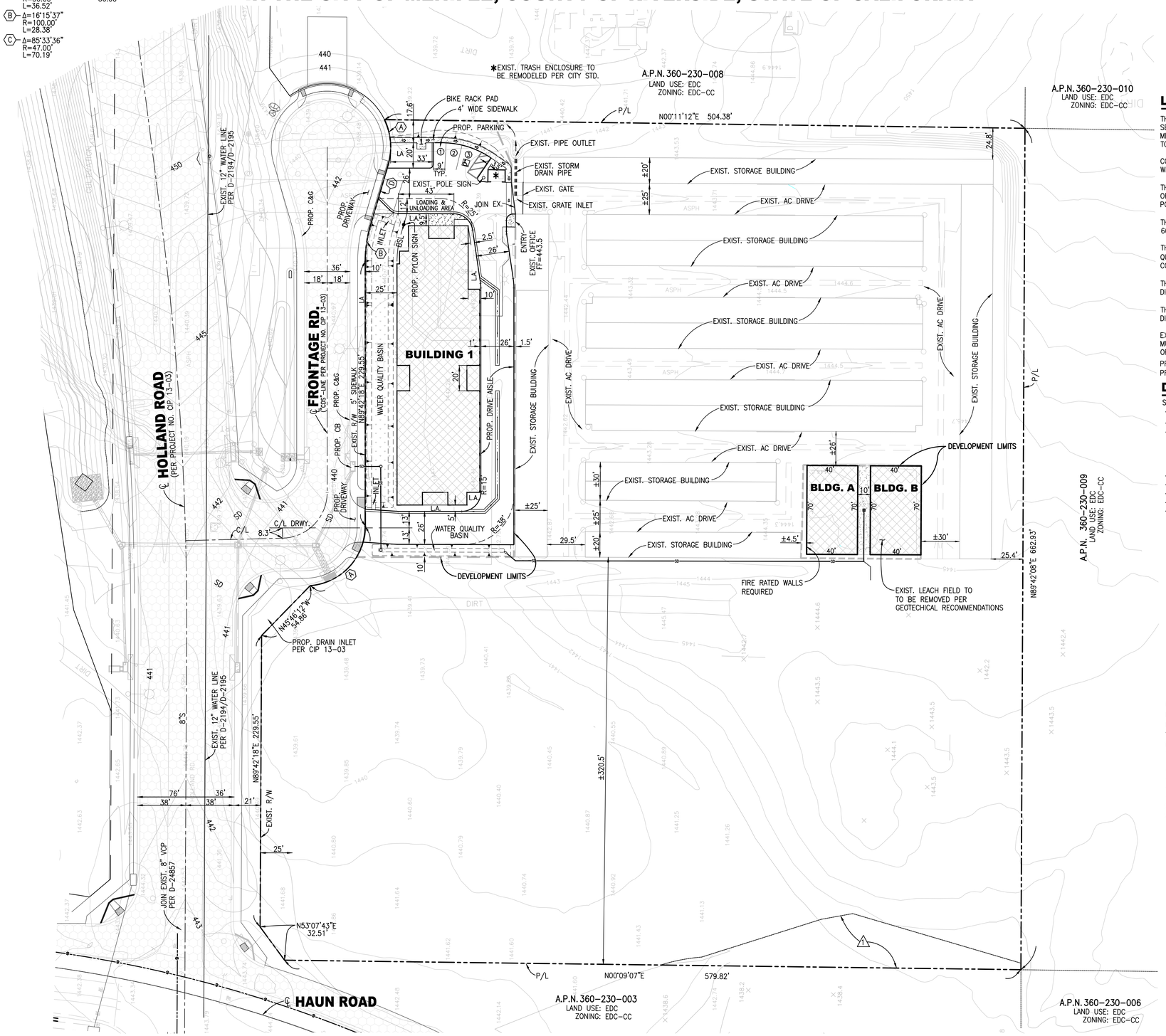
CURVE/LINE DATA

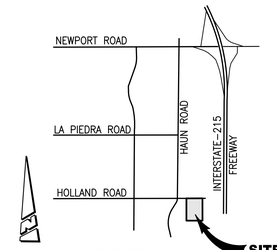
Ⓐ Δ=41°50'41" R=50.00' L=36.52'

Ⓑ Δ=16°15'37" R=100.00' L=28.38'

Ⓒ Δ=85°33'36" R=47.00' L=70.19'

Ⓓ N73°44'23"W 50.00'





VICINITY MAP

NTS

PUBLIC SERVICE/UTILITY PURVEYORS

SCHOOL DISTRICT: MENIFEE UNION AND PERRIS UNION HIGH
SEWER: EASTERN MUNICIPAL WATER DISTRICT
WATER: EASTERN MUNICIPAL WATER DISTRICT
FIRE PROTECTION: CITY OF MENIFEE
STORM DRAIN: CITY OF MENIFEE/RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: SOUTHERN CALIFORNIA EDISON COMPANY

FLOOD ZONE DESIGNATION

ZONE "X"
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
FEMA MAP PANEL #06065C2070H
EFFECTIVE DATE: AUGUST 18, 2014
(SOUTHEAST PORTION OF SITE ZONE AE (EXIST CHANNEL) FLOODWAY AREA IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT INCREASES IN FLOOD HEIGHTS).

LEGEND

L.A.	LANDSCAPE AREA
T.E.	TRASH ENCLOSURE
S.F.	SQUARE FOOTAGE
P/L	PROPERTY LINE
B.W.	BACK OF WALK
F.S.	FINISHED SURFACE
P/L	PROPERTY LINE
W.Q.	WATER QUALITY
C&G	CURB AND GUTTER
S.C.O.	SEWER CLEAN OUT
C.L.F.	CHAIN LINK FENCE
A.C.	ASPHALT CONCRETE PAVEMENT
R.V.	RECREATIONAL VEHICLE
E.P.	EDGE OF PAVEMENT
S.D.	STORM DRAIN
R/W	RIGHT-OF-WAY
DRWY.	CONCRETE APRON DRIVEWAY
B.S.L.	BUILDING SETBACK LINE
F.H.	FIRE HYDRANT
T.C.	TOP OF CURB
F.L.	FLOW LINE
P.B.	PULL BOX
I.B.	IRRIGATION BOX
C.F.	CURB FACE
	LIGHT STANDARD (OFF-SITE/PUBLIC)
	FIRE HYDRANT
	WATER VALVE
Ⓣ	PARKING STALL COUNT
	TUBULAR STEEL FENCE
BSL	BUILDING SETBACK LINE
W	PROP. WATER LINE
	PROJECT BOUNDARY
S.D.	STORM DRAIN
	PROPOSED BUILDING
	PROPOSED ASPHALT DRIVE
	EXIST. DRIVE (AC OVERLAY)
	PROP. OFF-SITE STREET IMPROVEMENTS PER HOLLAND ROAD OVERCROSSING PLANS (PER PROJECT NO. CIP 13-03)
	WATER QUALITY BASIN
	PROP. STREET LIGHT (PER PROJECT NO. CIP 13-03)
⇨ ⇨ ⇨	ADA PATH OF TRAVEL

EASEMENT NOTES

1 AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED SEPTEMBER 29, 2011, AS INSTRUMENT NO. 2011-0431491, O.R.

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 3 WEST, OF THE SAN BERNARDINO BASELINE AND MERIDIAN, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 3 WEST, OF THE SAN BERNARDINO BASELINE AND MERIDIAN;

THENCE ALONG THE NORTH LINE OF SAID SECTION 10, SOUTH 89°42'18" WEST, A DISTANCE OF 663.30 FEET, TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°42'18" WEST, A DISTANCE OF 663.30 FEET, TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, SOUTH 00°09'13" WEST, A DISTANCE OF 658.20 FEET, TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, NORTH 89°41'55" EAST, A DISTANCE OF 662.93 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, NORTH 00°11'09" EAST, A DISTANCE OF 658.13 FEET, TO THE TRUE POINT OF BEGINNING;

EXCEPT THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE CITY OF MENIFEE, A MUNICIPAL CORPORATION, RECORDED AUGUST 31, 2020, AS INSTRUMENT NO. 2020-0407693, OF OFFICIAL RECORDS.

PROPERTY CONTAINS: 8.40 ACRES (365,862 S.F.)
PROPOSED DEVELOPMENT FOOTPRINTS CONTAINS: 1 ACRE, MORE OR LESS

DEVELOPMENT STANDARDS (*)

SETBACKS PER EDC-CC:
- MINIMUM NET LOT AREA (SQ. FT): 15,000
- MAXIMUM FLOOR AREA RATIO: 1.0
- SETBACK CRITERIA:
  - FRONT YARD: 25'
  - INTERIOR SIDE YARD: 0
  - STREET SIDE YARD: 15'
  - REAR YARD: 15'
- MAXIMUM BUILDING HEIGHT (FT): 75
- MAXIMUM BUILDING COVERAGE: –
- MINIMUM LANDSCAPE OPEN SPACE REQUIRED (%): 10
- REQUIRED PARKING: 2 SPACES PER 3 EMPLOYEES (SELF STORAGE USE)
- PARKING PROVIDED: 7 STD., 1 HANDICAP, AND LOADING AREA

(*) PER TABLE 9.140.040-2 ECONOMIC DEVELOPMENT CORRIDOR ZONES

GENERAL MAP NOTES

1. PREPARED: 2-7-2022 (REVISED 10/31/2022)
2. ASSESSOR'S PARCEL NUMBER: 360-230-019
3. SITE ZONING DESIGNATION:
   -ECONOMIC DEVELOPMENT CORRIDOR-COMMUNITY CORE (EDC-CC)
4. SITE GENERAL PLAN LAND USE DESIGNATION:
   -ECONOMIC DEVELOPMENT CORRIDOR (EDC)
5. EXISTING/PROPOSED LAND USE:
   -SELF STORAGE
6. NO OFF-SITE RIGHT-OF-WAY IS REQUIRED FOR SITE ACCESSIBILITY.
7. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
8. IN LIEU OF A FIRE SPRINKLER SYSTEM, PROPOSED BUILDINGS A-B WILL BE CONSTRUCTED WITH INTERIOR FIRE RATED WALLS IN ACCORDANCE WITH THE CITY OF MENIFEE FIRE CODE.
9. PRELIMINARY EARTHWORK QUANTITIES (EXCLUDED REMEDIAL GRADING):
   CUT: 2,000 C.Y. / FILL: 2,000 C.Y.
10. SEWER AND WATER SERVICE FOR THE SITE WILL BE PROVIDED BY E.M.W.D.
11. THE SITE IS NOT WITHIN A EARTHQUAKE FAULT ZONE.
12. THE SITE HAS A LOW LIQUEFACTION POTENTIAL.
13. THE SITE IS NOT WITHIN A COUNTY SERVICE AREA (CSA).
14. THE SITE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
15. THE SITE IS DESIGNATED AS NON-VERY HIGH FIRE HAZARD SEVERITY ZONE (NON-VHFHSZ) PER CAL FIRE HAZARD SEVERITY ZONE MAP ID: FHSZL_C33_MENIFEE
16. PROPOSED DEVELOPMENT FOOTPRINT: ±1 AC
17. THERE ARE NO KNOWN WELLS WITHIN 200' OF PROPERTY.
18. GROSS/NET AREA: 8.40 ACRES
19. PARKING COUNT: 2 STANDARD STALLS /1 HANDICAP STALL
20. NUMBER OF EMPLOYEES: 1-FULL TIME
21. BUILDING AREAS: EXISTING:
    BUILDING 1: BUILDING A: BUILDING B:

OWNER/APPLICANT:
MENIFEE STORAGE, LP/ STRAT PROPERTY MANAGEMENT, INC.
2055 3RD AVENUE #200
SAN DIEGO, CA 92101
OFFICE PH: 619-295-2211
CONTACT: BRANDON LOFTUS
EMAIL: BLOFTUS@STRATPROP.COM

PREPARED BY:
STEVENSON, PORTO & PIERCE, INC.
LAND DEVELOPMENT SERVICES COMPANY
451 W. LAMBERT RD. SUITE 216
BREA, CALIFORNIA 92821
PHONE: (714) 490-1514
CONTACT: HENRY LOZANO
EMAIL: HENRY@SP2INC.COM

INDEX OF SHEETS

CONCEPTUAL GRADING & UTILITY PLAN

"STAXUP STORAGE EXPANSION"

IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

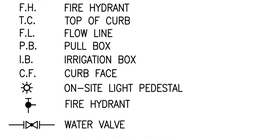
LEGEND

L.A.	LANDSCAPE AREA
T.E.	TRASH ENCLOSURE
S.F.	SQUARE FOOTAGE
P/L	PROPERTY LINE
B.W.	BACK OF WALK
F.S.	FINISHED SURFACE
P/L	PROPERTY LINE
W.Q.	WATER QUALITY
C&G	CURB AND GUTTER
S.C.O.	SEWER CLEAN OUT
C.L.F.	CHAIN LINK FENCE
A.C.	ASPHALT CONCRETE PAVEMENT
R.V.	RECREATIONAL VEHICLE
E.P.	EDGE OF PAVEMENT
S.D.	STORM DRAIN
R/W	RIGHT-OF-WAY
DRWY.	CONCRETE APRON DRIVEWAY
B.S.L.	BUILDING SETBACK LINE
F.H.	FIRE HYDRANT
T.C.	TOP OF CURB
F.L.	FLOW LINE
P.B.	PULL BOX
I.B.	IRRIGATION BOX
C.F.	CURB FACE

ON-SITE LIGHT PEDESTAL
FIRE HYDRANT
WATER VALVE
TUBULAR STEEL FENCE
BSL BUILDING SETBACK LINE
W PROP. WATER LINE
PROJECT BOUNDARY
S.D. STORM DRAIN
SECTION REFERENCE
PAGE NUMBER
PROPOSED BUILDING
PROPOSED ASPHALT DRIVE
EXIST. DRIVE (AC OVERLAY)
PROP. OFF-SITE STREET IMPROVEMENTS PER HOLLAND ROAD OVERCROSSING PLANS (PER PROJECT NO. CIP 13-03)
WATER QUALITY BASIN
PROP. STREET LIGHT (PER PROJECT NO. CIP 13-03)

IMPROVEMENT NOTES

1. ASPHALT PAVING PER GEOTECHNICAL RECOMMENDATIONS
1A. ASPHALT OVERLAY PER GEOTECHNICAL RECOMMENDATIONS
2. PROPOSED 6" (TYPE "D") CURB PER R.C.T.D. STD. 204.
3. PROPOSED 6" (TYPE "A-6") CURB AND GUTTER PER R.C.T.D. STD. 200.
4. PROPOSED COMMERCIAL DRIVEWAY PER CIP PROJECT 13-03
5. PROPOSED SIDEWALK (AT CURB) PER CIP PROJECT 13-03
6. 3' CONCRETE RIBBON GUTTER
7. PROPOSED 4" PCC SIDEWALK (4' WIDE MIN.)



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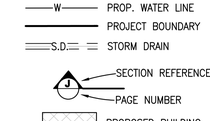

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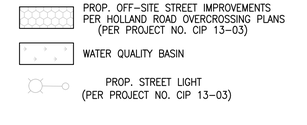
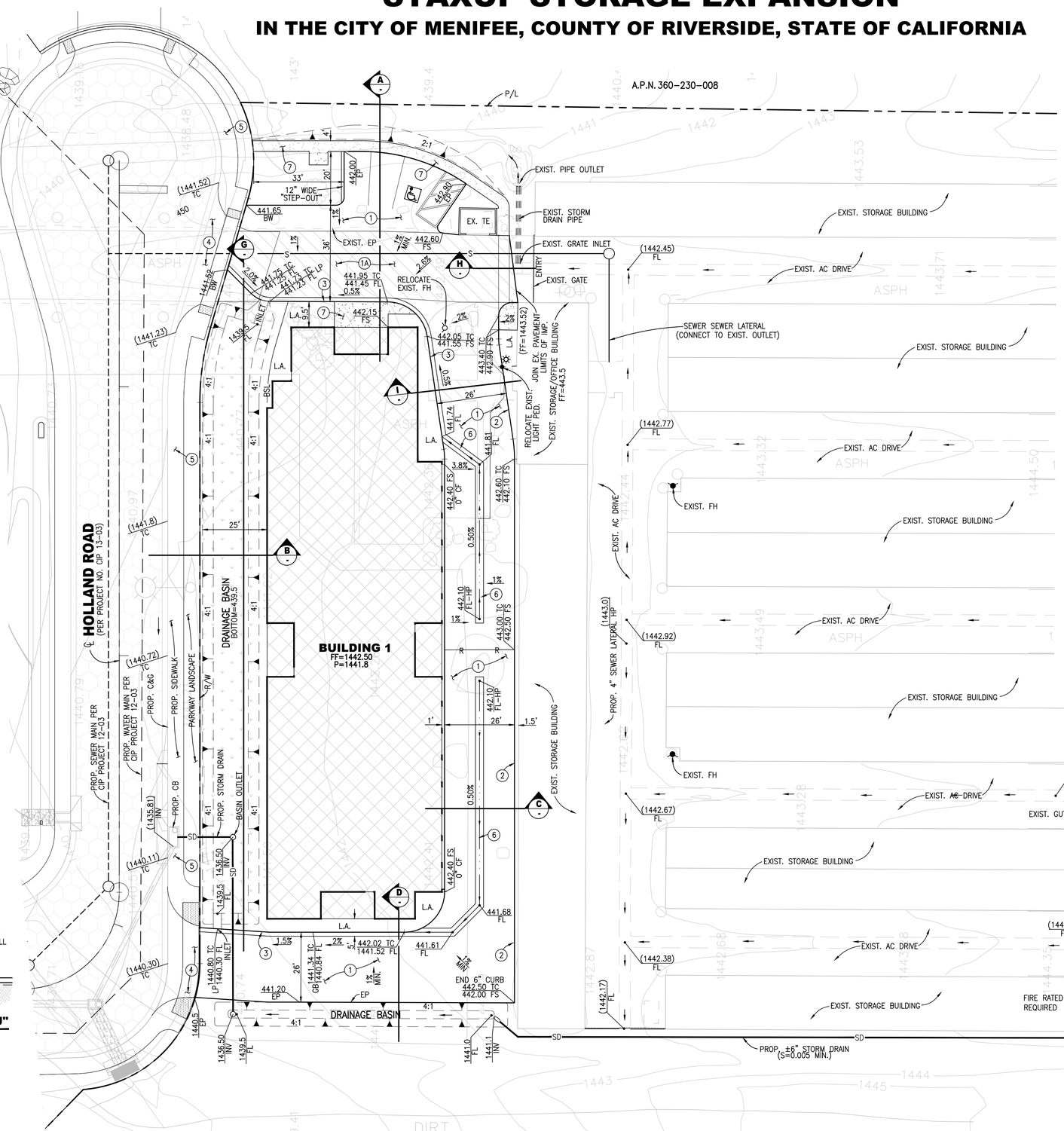
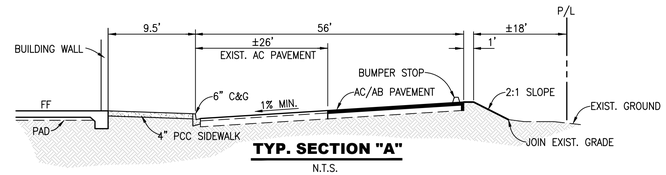
TYP. SECTION "J"
N.T.S.







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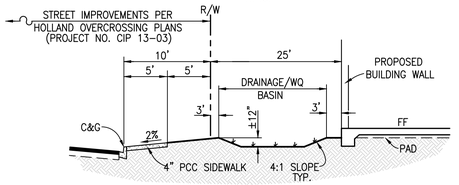

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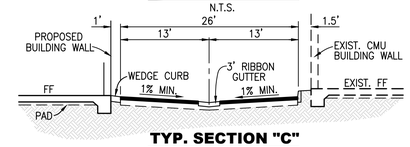

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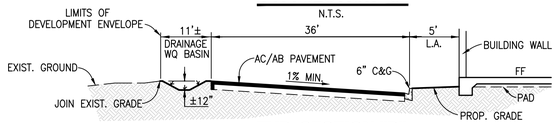

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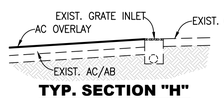

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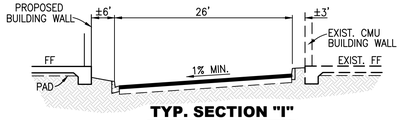


TYP. SECTION "I"
N.T.S.

SHEET 2 OF 2

NOTES:

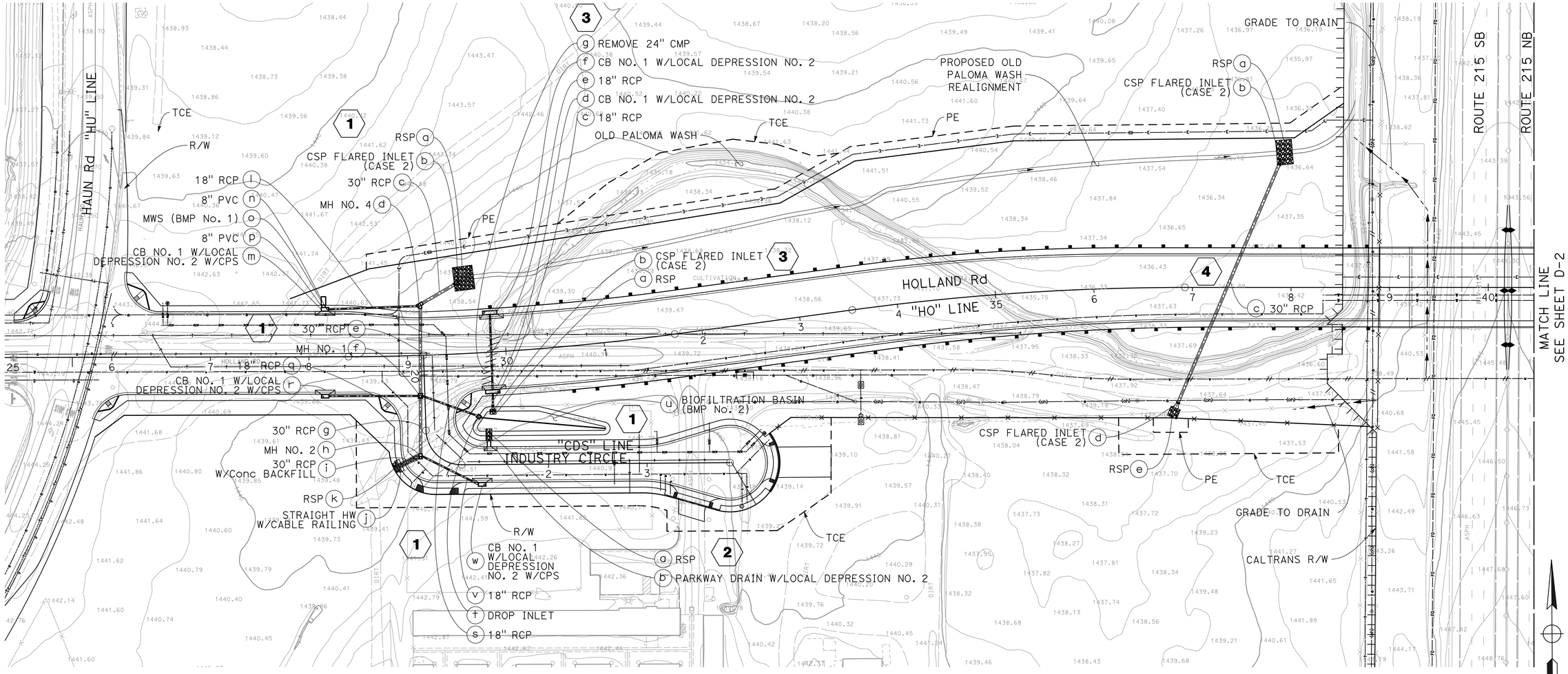
1. FOR ACCURATE RIGHT OF WAY AND ACCURATE ACCESS DATA, SEE RIGHT OF WAY RECORD MAPS AT CALTRANS DISTRICT OFFICE AND CITY OF MENIFEE.
2. CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY DRAINAGE FACILITIES TO CONVEY AND CONTROL WATER RUNOFF THROUGHOUT ALL STAGES DURING CONSTRUCTION. THE PROVISION ALSO INCLUDES REMOVAL OF WATER AS NECESSARY TO ACCOMPLISH CONSTRUCTION OF THE WORK.

LEGEND

(12)	DRAINAGE SYSTEM No.
(a)	DRAINAGE UNIT
→- - -	GRADE TO DRAIN
▷═══	END SECTION
═══	STORM DRAIN
▩	ROCK SLOPE PROTECTION

ABBREVIATIONS

CB	CATCH BASIN
CPS	CONNECTOR PIPE SCREEN
MH	MANHOLE
MWS	MODULAR WETLANDS SYSTEM
PE	PERMANENT EASEMENT
RSP	ROCK SLOPE PROTECTION
SDD	SEE DRAINAGE DETAILS
TS	TRANSITION STRUCTURE



APPROVED FOR DRAINAGE WORK ONLY

SCALE: 1" = 50'

Call before you Dig
Avoid cutting underground utility lines. It's easy.
Call 811 or 1-800-227-2600

REVISIONS

SHT.	DESCRIPTION	DATE	BY	APRD

T·Y·LIN INTERNATIONAL
3633 INLAND EMPIRE BLVD, SUITE 900
ONTARIO, CA 91764
TEL (951) 788-4688
www.tylin.com

REGISTERED PROFESSIONAL ENGINEER — MICHAEL W. BRUNING — No. 17413 — Exp. 6/30/23 — CIVIL — STATE OF CALIFORNIA

SCALE:	AS SHOWN
DESIGN:	GY
DRAWN:	SLL
CHECKED:	MWB
APPROVED:	MWB
DATE:	JAN 28, 2022

FOR INFORMATION ONLY

CITY OF MENIFEE
ENGINEERING DEPARTMENT

STREET IMPROVEMENT PLANS FOR:
HOLLAND ROAD / I-215

DRAINAGE PLANS

SHEET NO.
D-1
33 OF 103

PROJECT NO: CIP 13-03

DATE PLOTTED => 9/8/2022
TIME PLOTTED => 2:10:58 PM

$FREQUEST

Appendix 3: Soils Information

Geotechnical Study and Other Infiltration Testing Data

GeoTek, Inc.
LOG OF EXPLORATORY BORING

GEOTEK

CLIENT:	Strat Property Management	**DRILLER:**	2R Drilling, Inc.	**LOGGED BY:**	JD
PROJECT NAME:	Stax Storage Expansion	**DRILL METHOD:**	HSA	**OPERATOR:**	Miguel
PROJECT NO.:	2879-CR	**HAMMER:**	140 lbs - 30 in	**RIG TYPE:**	CME 75
LOCATION:	Menifee, CA			**DATE:**	9/7/2021

BORING NO.: I-1

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/6 in.	SAMPLES: Sample Number	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
				SM	**Older Alluvium:** Silty f-c SAND, red-brown, moist			
5					**BORING TERMINATED AT 5 FEET** No groundwater encountered Boring set with pipe, sock, and gravel			
10								
15								
20								
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing:
AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test
SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.
LOG OF EXPLORATORY BORING

GEOTEK

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PROJECT NO.:	2879-CR	**HAMMER:**	140 lbs - 30 in	**RIG TYPE:**	CME 75
LOCATION:	Menifee, CA			**DATE:**	9/7/2021

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/6 in.	SAMPLES: Sample Number	USCS Symbol	BORING NO.: I-2 / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
				SM	**Older Alluvium:** Silty f-c SAND, red-brown, moist			
5					**BORING TERMINATED AT 5 FEET**			
					No groundwater encountered			
					Boring set with pipe, sock, and gravel			
10								
15								
20								
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing:

AL = Atterberg Limits	EI = Expansion Index	SA = Sieve Analysis	RV = R-Value Test
SR = Sulfate/Resisitivity Test	SH = Shear Test	HC= Consolidation	MD = Maximum Density

Client:	**Strat Property Management**
Project:	**Menifee Stax-up Storage**
Project No:	**2879-CR**
Date:	**6/16/2021**

Boring No. **I-1**

Infiltration Rate (Porchet Method)

Time Interval, Δt =	30
Final Depth to Water, D_F =	44
Test Hole Radius, r =	4
Initial Depth to Water, D_O =	40
Total Test Hole Depth, D_T =	60

Equation - $I_t = \dfrac{\Delta H\ (60r)}{\Delta t\ (r+2H_{avg})}$

$H_O = D_T - D_O$ =	20
$H_F = D_T - D_F$ =	16
$\Delta H = \Delta D = H_O - H_F$ =	4
$Havg = (H_O+H_F)/2$ =	18

I_t = 0.80 **Inches per Hour**

GEOTEK

Client:	**Strat Property Management**
Project:	**Menifee Stax-up Storage**
Project No:	**2879-CR**
Date:	**6/16/2021**

Boring No. **I-2**

Infiltration Rate (Porchet Method)

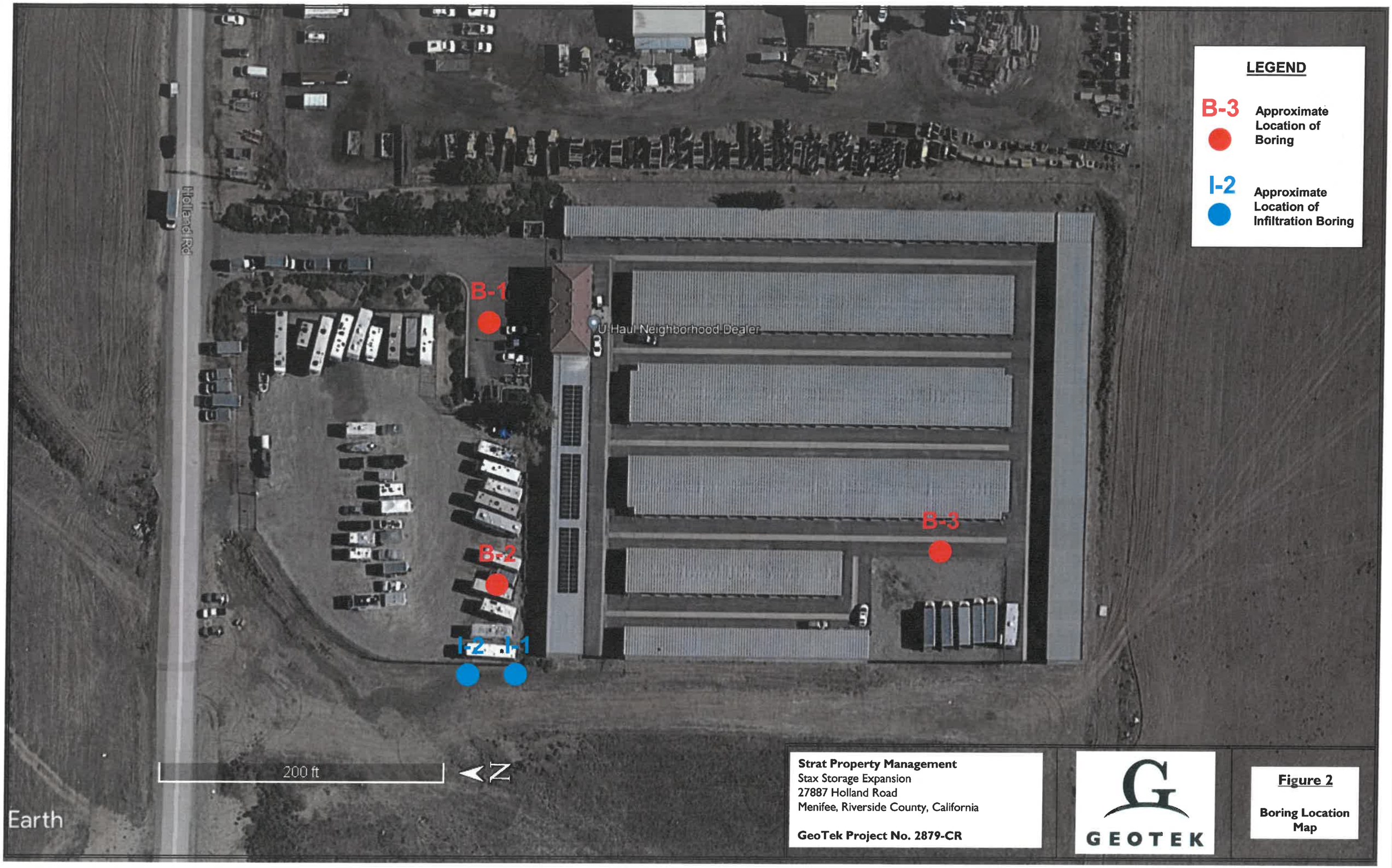
Time Interval, Δt =	30
Final Depth to Water, D_F =	44.25
Test Hole Radius, r =	4
Initial Depth to Water, D_O =	40
Total Test Hole Depth, D_T =	60

Equation - $I_t = \dfrac{\Delta H\ (60r)}{\Delta t\ (r+2H_{avg})}$

$H_O = D_T - D_O$ =	20
$H_F = D_T - D_F$ =	15.75
$\Delta H = \Delta D = H_O - H_F$ =	4.25
$Havg = (H_O+H_F)/2$ =	17.875

I_t = 0.86 **Inches per Hour**

GEOTEK



Strat Property Management
Stax Storage Expansion
27887 Holland Road
Menifee, Riverside County, California

GeoTek Project No. 2879-CR

GEOTEK

Figure 2

Boring Location Map

Appendix 4: Historical Site Conditions

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

Not Applicable

Appendix 5: LID Infeasibility

LID Technical Infeasibility Analysis

Not Applicable

Appendix 6: BMP Design Details

BMP Sizing, Design Details and other Supporting Documentation

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

T 01 S | T 02 S | T 03 S | T 04 S | T 05 S | T 06 S | T 07 S | T 08 S

MENIFEE STAXUP PROJECT
D_{85}=0.58

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

Santa Ana River Watershed
Santa Margarita Watershed

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

N

Rain Gage Locations

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Isohyetal Map for the 85th Percentile 24 hour Storm Event

July 2011

Santa Ana Watershed - BMP Design Volume, V_{BMP}

(Rev. 10-2011)

Legend: Required Entries / Calculated Cells

*(Note this worksheet shall **only** be used in conjunction with BMP designs from the **LID BMP Design Handbook**)*

Company Name SP2 — Date 10/24/2022

Designed by Alex Jaramillo — Case No WQ-0287

Company Project Number/Name — Menifee Staxup Storage Expansion

BMP Identification

BMP NAME / ID DMA "A"

Must match Name/ID used on BMP Design Calculation Sheet

Design Rainfall Depth

85th Percentile, 24-hour Rainfall Depth,
from the Isohyetal Map in Handbook Appendix E

D_{85}= 0.58 inches

Drainage Management Area Tabulation

Insert additional rows if needed to accommodate all DMAs draining to the BMP

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Imperivous Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor	*Design Storm Depth (in)*	*Design Capture Volume, V_{BMP} (cubic feet)*	*Proposed Volume on Plans (cubic feet)*
Imperv. Building, Streets, & Sidewalks	*27365*	*Concrete or Asphalt*	*1*	*0.89*	*24409.6*			
Landscaping	*3217*	*Ornamental Landscaping*	*0.1*	*0.11*	*355.3*			
Bio Basin	*4804*	*Ornamental Landscaping*	*0.1*	*0.11*	*530.6*			
	35386	***Total***			**25295.5**	**0.58**	***1222.6***	***3678***

Notes:

Bioretention Facility - Design Procedure	BMP ID: Basin "A"	Legend:	Required Entries / Calculated Cells

Company Name:	SP2	Date:	10/24/2022
Designed by:	Alex Jaramillo	County/City Case No.:	WQ-0287

Design Volume

Enter the area tributary to this feature	A_T=	0.812	acres
Enter V_{BMP} determined from Section 2.1 of this Handbook	V_{BMP}=	1,265	ft^3

Type of Bioretention Facility Design

(●) Side slopes required (parallel to parking spaces or adjacent to walkways)

( ) No side slopes required (perpendicular to parking space or Planter Boxes)

Bioretention Facility Surface Area

Depth of Soil Filter Media Layer	d_S =	1.5	ft
Top Width of Bioretention Facility, excluding curb	w_T =	10.0	ft
Total Effective Depth, d_E $d_E = (0.3) \times d_S + (0.4) \times 1 - (0.7/w_T) + 0.5$	d_E =	1.28	ft
Minimum Surface Area, A_m $A_M\ (ft^2) = \frac{V_{BMP}\ (ft^3)}{d_E\ (ft)}$	A_M =	989	ft^2
Proposed Surface Area	A=	2,874	ft^2

Bioretention Facility Properties

Side Slopes in Bioretention Facility	z =	4	:1
Diameter of Underdrain		6	inches
Longitudinal Slope of Site (3% maximum)		0.5	%
6" Check Dam Spacing		0	feet
Describe Vegetation:		Natural Grasses	

Notes:

Santa Ana Watershed - BMP Design Volume, V_{BMP}

(Rev. 10-2011)

Legend: Required Entries / Calculated Cells

*(Note this worksheet shall **only** be used in conjunction with BMP designs from the **LID BMP Design Handbook**)*

Company Name: SP2
Date: 10/24/2022
Designed by: Alex Jaramillo
Case No: WQ-0287
Company Project Number/Name: Menifee Staxup Storage Expansion

BMP Identification

BMP NAME / ID: DMA "B"

Must match Name/ID used on BMP Design Calculation Sheet

Design Rainfall Depth

85th Percentile, 24-hour Rainfall Depth,
from the Isohyetal Map in Handbook Appendix E

D_{85}= 0.58 inches

Drainage Management Area Tabulation

Insert additional rows if needed to accommodate all DMAs draining to the BMP

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Imperivous Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor	*Design Storm Depth (in)*	*Design Capture Volume, V_{BMP} (cubic feet)*	*Proposed Volume on Plans (cubic feet)*
Proposed Buildings	*5600*	*Roofs*	*1*	*0.89*	*4995.2*			
Landscaping	*851*	*Ornamental Landscaping*	*0.1*	*0.11*	*94*			
Proposed Hardscape	*700*	*Concrete or Asphalt*	*1*	*0.89*	*624.4*			
Bio Basin	*713*	*Ornamental Landscaping*	*0.1*	*0.11*	*78.8*			
	7864	***Total***			**5792.4**	**0.58**	***280***	***376***

Notes:

Bioretention Facility - Design Procedure	BMP ID: Basin "B"	Legend:	Required Entries / Calculated Cells

Company Name:	SP2	Date:	10/24/2022
Designed by:	Alex Jaramillo	County/City Case No.:	WQ-0287

Design Volume

Enter the area tributary to this feature	A_T=	0.173	acres
Enter V_{BMP} determined from Section 2.1 of this Handbook	V_{BMP}=	290	ft^3

Type of Bioretention Facility Design

(●) Side slopes required (parallel to parking spaces or adjacent to walkways)

( ) No side slopes required (perpendicular to parking space or Planter Boxes)

Bioretention Facility Surface Area

Depth of Soil Filter Media Layer	d_S =	1.5	ft
Top Width of Bioretention Facility, excluding curb	w_T =	9.0	ft
Total Effective Depth, d_E $d_E = (0.3) \times d_S + (0.4) \times 1 - (0.7/w_T) + 0.5$	d_E =	1.27	ft
Minimum Surface Area, A_m $A_M\ (ft^2) = \frac{V_{BMP}\ (ft^3)}{d_E\ (ft)}$	A_M =	228	ft^2
Proposed Surface Area	A=	296	ft^2

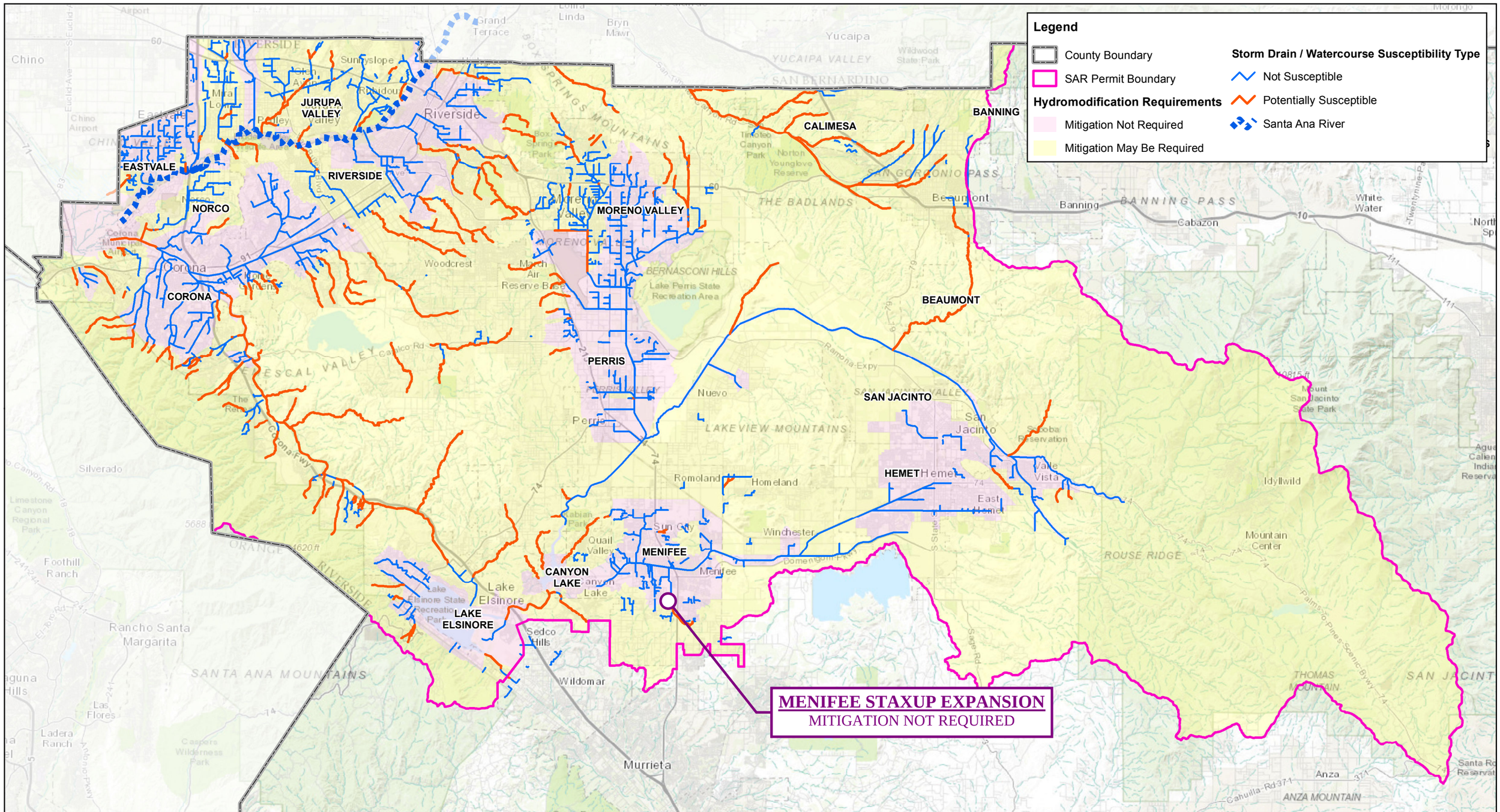
Bioretention Facility Properties

Side Slopes in Bioretention Facility	z =	4	:1
Diameter of Underdrain		6	inches
Longitudinal Slope of Site (3% maximum)		1.5	%
6" Check Dam Spacing		25	feet
Describe Vegetation:		Natural Grasses	

Notes:

Appendix 7: Hydromodification

Supporting Detail Relating to Hydrologic Conditions of Concern



HCOC Applicability Map
SAR Permittees

Map 2

Menifee Staxup Storage Expansion
Unit Hydrograph Summary

EXISTING	2-YEAR			
AREA P1-1.24 ac.	**1 hr**	**3 hr**	**6 hr**	**24 hr**
Runoff (cfs)	1.18	0.38	0.30	0.06
Volume (cf)	862	811	981	1,471
Volume (ac-ft)	0.020	0.019	0.023	0.034
AREA P2-0.16 ac.	**1 hr**	**3 hr**	**6 hr**	**24 hr**
Runoff (cfs)	0.21	0.05	0.04	0.004
Volume (cf)	97	75	80	105
Volume (ac-ft)	0.002	0.002	0.002	0.002
Total-1.4 ac.	**1 hr**	**3 hr**	**6 hr**	**24 hr**
Runoff (cfs)	1.40	0.43	0.35	0.06
Volume (cf)	959	886	1,061	1,576
Volume (ac-ft)	0.022	0.020	0.024	0.036

DEVELOPED	2-YEAR			
AREA D1-0.89 ac.	**1 hr**	**3 hr**	**6 hr**	**24 hr**
Runoff (cfs)	1.03	0.39	0.35	0.12
Volume (cf)	1,031	1,453	1,993	3,261
Volume (ac-ft)	0.024	0.033	0.046	0.075
BASIN A DETENTION	**1 hr**	**3 hr**	**6 hr**	**24 hr**
Basin A Outflow (cfs)	0.011	0.013	0.015	0.018
Peak Basin Depth (ft)	0.29	0.33	0.37	0.46
AREA D2-0.18 ac.	**1 hr**	**3 hr**	**6 hr**	**24 hr**
Runoff (cfs)	0.22	0.10	0.09	0.03
Volume (cf)	257	387	532	870
Volume (ac-ft)	0.006	0.009	0.012	0.020
BASIN B DETENTION	**1 hr**	**3 hr**	**6 hr**	**24 hr**
Basin B Outflow (cfs)	0.029	0.028	0.027	0.020
Peak Basin Depth (ft)	0.48	0.47	0.46	0.34
Total-1.1 ac.	**1 hr**	**3 hr**	**6 hr**	**24 hr**
Runoff Developed Outflow (cfs)	1.25	0.49	0.45	0.16
Total Mitigated Outflow (cfs)	0.040	0.041	0.042	0.038
Volume (cf)	1,288	1,840	2,525	4,132
Volume (ac-ft)	0.030	0.042	0.058	0.095

Unit Hydrograph Summary	2-YEAR			
	1 hr	3 hr	6 hr	24 hr
Existing Outflow (cfs)	1.40	0.43	0.35	0.06
Developed Outflow (cfs)	1.25	0.49	0.45	0.16
Mitigation Status	Pass	Fail	Fail	Fail
Area D1 Basin Outflow (cfs)	0.011	0.013	0.015	0.018
Area D2 Basin Outflow (cfs)	0.029	0.028	0.027	0.020
Total Outflow (cfs)	0.040	0.041	0.042	0.038
Mitigation Status	Pass	Pass	Pass	Pass

Basin A: Stage-Storage-Outflow									
ID	Depth	Elev.	Contour (sf)	Incremental Vol. (cf)	Cumlative Vol (cf)	Cumlative Vol. ac-ft)	Orifice Outflow (cfs) [1" dia. @ 0.16']	Overflow Weir Outflow (cfs)	Total Outflow (cfs)
1	**0**	1439.5	2874	0					
2	**0.5**	1440	3826	1675	3917	**0.090**	0.02	0.00	**0.02**
3	**1**	1440.5	4811	2159	6076	**0.139**	0.03	7.40	**7.42**

Basin B: Stage-Storage-Outflow									
ID	Depth	Elev.	Contour (sf)	Incremental Vol. (cf)	Cumlative Vol (cf)	Cumlative Vol. ac-ft)	Orifice Outflow (cfs) [1.5" dia. @ 0.3']	Overflow Weir Outflow (cfs)	Total Outflow (cfs)
1	**0**	1439.5	296	0					**0.00**
2	**0.5**	1440	720	254	485	**0.011**	0.03	0.00	**0.03**
3	**1**	1440.5	974	423	908	**0.021**	0.05	7.40	**7.45**

Appendix 8: Source Control

Pollutant Sources/Source Control Checklist

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

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

1. Review Column 1 and identify which of these potential sources of stormwater pollutants apply to your site. Check each box that applies.
2. Review Column 2 and incorporate all of the corresponding applicable BMPs in your WQMP Exhibit.
3. Review Columns 3 and 4 and incorporate all of the corresponding applicable permanent controls and operational BMPs in your WQMP. Use the format shown in Table G.1on page 23 of this WQMP Template. Describe your specific BMPs in an accompanying narrative, and explain any special conditions or situations that required omitting BMPs or substituting alternative BMPs for those shown here.

IF THESE SOURCES WILL BE ON THE PROJECT SITE …	**… THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE**		
1 **Potential Sources of Runoff Pollutants**	**2** **Permanent Controls—Show on WQMP Drawings**	**3** **Permanent Controls—List in WQMP Table and Narrative**	**4** **Operational BMPs—Include in WQMP Table and Narrative**
☒ **A. On-site storm drain inlets**	☒ **Locations of inlets.** **(shown on Rough Grading Plans)**	☒ **Mark all inlets with the words "Only Rain Down the Storm Drain" or similar. Catch Basin Markers may be available from the Riverside County Flood Control and Water Conservation District, call 951.955.1200 to verify.**	☒ **Maintain and periodically repaint or replace inlet markings.** ☒ **Provide stormwater pollution prevention information to new site owners, lessees, or operators.** ☒ **See applicable operational BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com**
☐ **B. Interior floor drains and elevator shaft sump pumps**		☐ **State that interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer.**	☐ **Inspect and maintain drains to prevent blockages and overflow.**
☐ **C. Interior parking garages**		☐ **State that parking garage floor drains will be plumbed to the sanitary sewer.**	☐ **Inspect and maintain drains to prevent blockages and overflow.**

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE …	… THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 **Potential Sources of Runoff Pollutants**	**2** **Permanent Controls—Show on WQMP Drawings**	**3** **Permanent Controls—List in WQMP Table and Narrative**	**4** **Operational BMPs—Include in WQMP Table and Narrative**
☐ **D1.** Need for future indoor & structural pest control		☐ Note building design features that discourage entry of pests.	☐ Provide Integrated Pest Management information to owners, lessees, and operators.
☒ **D2.** Landscape/ Outdoor Pesticide Use	☒ Show locations of native trees or areas of shrubs and ground cover to be undisturbed and retained. ☐ Show self-retaining landscape areas, if any. ☐ Show stormwater treatment and hydrograph modification management BMPs. (See instructions in Chapter 3, Step 5 and guidance in Chapter 5.)	State that final landscape plans will accomplish all of the following. ☐ Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. ☒ Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater by following manufacturers guidelines. ☒ pollution. Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated ☒ soil conditions. ☒ Consider using pest-resistant plants, especially adjacent to hardscape. To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	☒ Maintain landscaping using minimum or no pesticides. ☒ See applicable operational BMPs in **"What you should know for…..Landscape and Gardening"** at http://rcflood.org/stormwater/**Error! Hyperlink reference not valid.** Provide IPM information to new ☐ owners, lessees and operators.

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 **Potential Sources of Runoff Pollutants**	2 **Permanent Controls—Show on WQMP Drawings**	3 **Permanent Controls—List in WQMP Table and Narrative**	4 **Operational BMPs—Include in WQMP Table and Narrative**
☐ **E.** Pools, spas, ponds, decorative fountains, and other water features.	☐ Show location of water feature and a sanitary sewer cleanout in an accessible area within 10 feet. (Exception: Public pools must be plumbed according to County Department of Environmental Health Guidelines.)	If the Co-Permittee requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements.	☐ See applicable operational BMPs in "Guidelines for Maintaining Your Swimming Pool, Jacuzzi and Garden Fountain" at http://rcflood.org/stormwater/
☐ **F.** Food service	☐ For restaurants, grocery stores, and other food service operations, show location (indoors or in a covered area outdoors) of a floor sink or other area for cleaning floor mats, containers, and equipment. ☐ On the drawing, show a note that this drain will be connected to a grease interceptor before discharging to the sanitary sewer.	☐ Describe the location and features of the designated cleaning area. ☐ Describe the items to be cleaned in this facility and how it has been sized to insure that the largest items can be accommodated.	☐ See the brochure, "The Food Service Industry Best Management Practices for: Restaurants, Grocery Stores, Delicatessens and Bakeries" at http://rcflood.org/stormwater/ **Provide this brochure to new site owners, lessees, and operators.**

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

☐ **G.** Refuse areas	☐ Show where site refuse and recycled materials will be handled and stored securely for pickup. See local municipal requirements for sizes and other details of refuse areas. ☐ If dumpsters or other receptacles are outdoors, show how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area.	☐ State how site refuse will be handled and provide supporting detail to what is shown on plans. ☐ State that signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar.	☐ State how the following will be implemented: Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. See Fact Sheet WM-4 "Spill Prevention and Control" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com Keep spill control materials available on-site. See Fact Sheet SC-34, "Waste Handling and Disposal" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 **Potential Sources of Runoff Pollutants**	2 **Permanent Controls—Show on WQMP Drawings**	3 **Permanent Controls—List in WQMP Table and Narrative**	4 **Operational BMPs—Include in WQMP Table and Narrative**
☐ **H.** Industrial processes.	☐ Show process area.	☐ If industrial processes are to be located on site, state: "All process activities to be performed indoors. No processes to drain to exterior or to storm drain system."	☐ See Fact Sheet SC-10, "Non-Stormwater Discharges" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com See the brochure "Industrial & Commercial Facilities Best Management Practices for: Industrial, Commercial Facilities" at http://rcflood.org/stormwater/

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 **Potential Sources of Runoff Pollutants**	2 **Permanent Controls—Show on WQMP Drawings**	3 **Permanent Controls—List in WQMP Table and Narrative**	4 **Operational BMPs—Include in WQMP Table and Narrative**
☐ **I.** Outdoor storage of equipment or materials. (See rows J and K for source control measures for vehicle cleaning, repair, and maintenance.)	☐ Show any outdoor storage areas, including how materials will be covered. Show how areas will be graded and bermed to prevent run-on or run-off from area. ☐ Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults. ☐ Storage of hazardous materials and wastes must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site.	Include a detailed description of materials to be stored, storage areas, and structural features to prevent pollutants from entering storm drains. Where appropriate, reference documentation of compliance with the requirements of Hazardous Materials Programs for: ▪ Hazardous Waste Generation ▪ Hazardous Materials Release Response and Inventory ▪ California Accidental Release (CalARP) ▪ Aboveground Storage Tank ▪ Uniform Fire Code Article 80 Section 103(b) & (c) 1991 ▪ Underground Storage Tank www.cchealth.org/groups/hazmat	☐ See the Fact Sheets SC-31, "Outdoor Liquid Container Storage" and SC-33, "Outdoor Storage of Raw Materials " in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

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

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

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

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

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

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

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

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

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

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☒ **P.** Plazas, sidewalks, and parking lots.			☒ Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Use absorbent to collect fluids, oil and greases and dispose of properly to prevent entry into the storm drain system. In the event washwater is required, it is to be contained and collected without entering the storm drain system.

Appendix 9: O&M

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

Appendix 10: Educational Materials

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

3.5 Bioretention Facility

Type of BMP	LID – Bioretention
Treatment Mechanisms	Infiltration, Evapotranspiration, Evaporation, Biofiltration
Maximum Drainage Area	This BMP is intended to be integrated into a project's landscaped area in a distributed manner. Typically, contributing drainage areas to Bioretention Facilities range from less than 1 acre to a maximum of around 10 acres.
Other Names	Rain Garden, Bioretention Cell, Bioretention Basin, Biofiltration Basin, Landscaped Filter Basin, Porous Landscape Detention

Description

Bioretention Facilities are shallow, vegetated basins underlain by an engineered soil media. Healthy plant and biological activity in the root zone maintain and renew the macro-pore space in the soil and maximize plant uptake of pollutants and runoff. This keeps the Best Management Practice (BMP) from becoming clogged and allows more of the soil column to function as both a sponge (retaining water) and a highly effective and self-maintaining biofilter. In most cases, the bottom of a Bioretention Facility is unlined, which also provides an opportunity for infiltration to the extent the underlying onsite soil can accommodate. When the infiltration rate of the underlying soil is exceeded, fully biotreated flows are discharged via underdrains. Bioretention Facilities therefore will inherently achieve the maximum feasible level of infiltration and evapotranspiration and achieve the minimum feasible (but highly biotreated) discharge to the storm drain system.

Siting Considerations

These facilities work best when they are designed in a relatively level area. Unlike other BMPs, Bioretention Facilities can be used in smaller landscaped spaces on the site, such as:

- ✓ Parking islands
- ✓ Medians
- ✓ Site entrances

Landscaped areas on the site (such as may otherwise be required through minimum landscaping ordinances), can often be designed as Bioretention Facilities. This can be accomplished by:

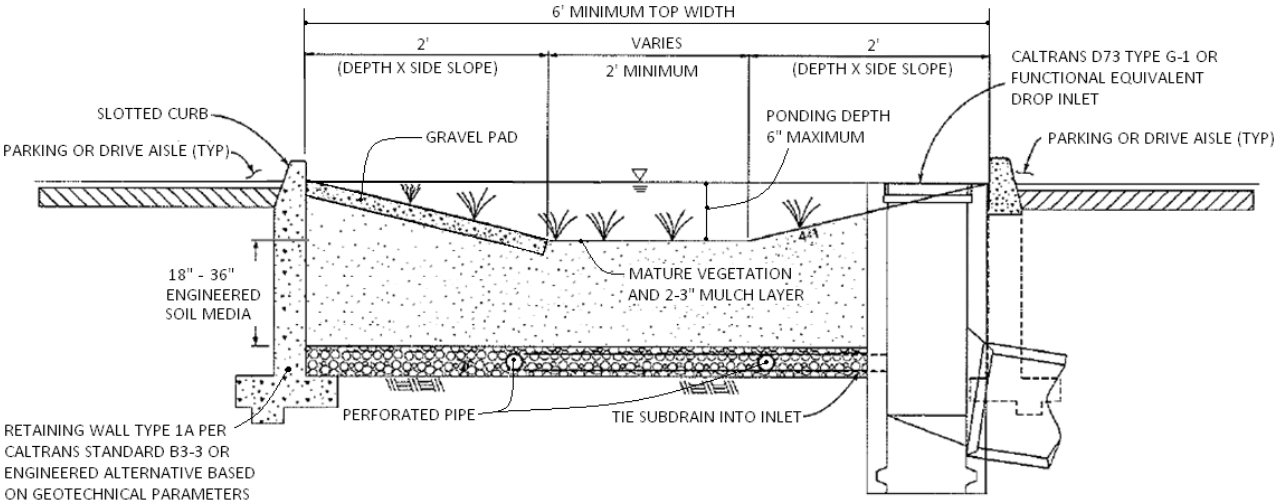
- *Depressing* landscaped areas below adjacent impervious surfaces, rather than elevating those areas
- Grading the site to direct runoff from those impervious surfaces *into* the Bioretention Facility, rather than away from the landscaping
- Sizing and designing the depressed landscaped area as a Bioretention Facility as described in this Fact Sheet

Bioretention Facilities should however not be used downstream of areas where large amounts of sediment can clog the system. Placing a Bioretention Facility at the toe of a steep slope should also be avoided due to the potential for clogging the engineered soil media with erosion from the slope, as well as the potential for damaging the vegetation.

Design and Sizing Criteria

The recommended cross section necessary for a Bioretention Facility includes:

- Vegetated area
- 18' minimum depth of engineered soil media
- 12' minimum gravel layer depth with 6' perforated pipes (added flow control features such as orifice plates may be required to mitigate for HCOC conditions)



While the 18-inch minimum engineered soil media depth can be used in some cases, it is recommended to use 24 inches or a preferred 36 inches to provide an adequate root zone for the chosen plant palate. Such a design also provides for improved removal effectiveness for nutrients. The recommended ponding depth inside of a Bioretention Facility is 6 inches; measured from the flat bottom surface to the top of the water surface as shown in Figure 1.

Because this BMP is filled with an engineered soil media, pore space in the soil and gravel layer is assumed to provide storage volume. However, several considerations must be noted:

- Surcharge storage above the soil surface (6 inches) is important to assure that design flows do not bypass the BMP when runoff exceeds the soil's absorption rate.
- In cases where the Bioretention Facility contains engineered soil media deeper than 36 inches, the pore space within the engineered soil media can only be counted to the 36-inch depth.
- A maximum of 30 percent pore space can be used for the soil media whereas a maximum of 40 percent pore space can be use for the gravel layer.

Figure 1: Standard Layout for a Bioretention Facility

Engineered Soil Media Requirements

The engineered soil media shall be comprised of 85 percent mineral component and 15 percent organic component, by volume, drum mixed prior to placement. The mineral component shall be a Class A sandy loam topsoil that meets the range specified in Table 1 below. The organic component shall be nitrogen stabilized compost[1], such that nitrogen does not leach from the media.

Table 1: Mineral Component Range Requirements

Percent Range	Component
70-80	Sand
15-20	Silt
5-10	Clay

The trip ticket, or certificate of compliance, shall be made available to the inspector to prove the engineered mix meets this specification.

Vegetation Requirements

Vegetative cover is important to minimize erosion and ensure that treatment occurs in the Bioretention Facility. The area should be designed for at least 70 percent mature coverage throughout the Bioretention Facility. To prevent the BMP from being used as walkways, Bioretention Facilities shall be planted with a combination of small trees, densely planted shrubs, and natural grasses. Grasses shall be native or ornamental; preferably ones that do not need to be mowed. The application of fertilizers and pesticides should be minimal. To maintain oxygen levels for the vegetation and promote biodegradation, it is important that vegetation not be completely submerged for any extended period of time. Therefore, a maximum of 6 inches of ponded water shall be used in the design to ensure that plants within the Bioretention Facility remain healthy.

A 2 to 3-inch layer of standard shredded aged hardwood mulch shall be placed as the top layer inside the Bioretention Facility. The 6-inch ponding depth shown in Figure 1 above shall be measured from the top surface of the 2 to 3-inch mulch layer.

Curb Cuts

To allow water to flow into the Bioretention Facility, 1-foot-wide (minimum) curb cuts should be placed approximately every 10 feet around the perimeter of the Bioretention Facility. Figure 2 shows a curb cut in a Bioretention Facility. Curb cut flow lines must be at or above the V_{BMP} water surface level.

[1] For more information on compost, visit the US Composting Council website at: http://compostingcouncil.org/

Figure 2: Curb Cut located in a Bioretention Facility

To reduce erosion, a gravel pad shall be placed at each inlet point to the Bioretention Facility. The gravel should be 1- to 1.5-inch diameter in size. The gravel should overlap the curb cut opening a minimum of 6 inches. The gravel pad inside the Bioretention Facility should be flush with the finished surface at the curb cut and extend to the bottom of the slope.

In addition, place an apron of stone or concrete, a foot square or larger, inside each inlet to prevent vegetation from growing up and blocking the inlet. See Figure 3.

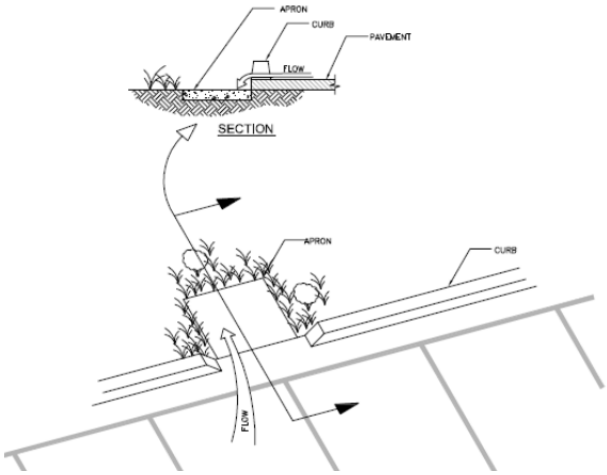


Figure 3: Apron located in a Bioretention Facility

Terracing the Landscaped Filter Basin

It is recommended that Bioretention Facilities be level. In the event the facility site slopes and lacks proper design, water would fill the lowest point of the BMP and then discharge from the basin without being treated. To ensure that the water will be held within the Bioretention Facility on sloped sites, the BMP must be terraced with nonporous check dams to provide the required storage and treatment capacity.

The terraced version of this BMP shall be used on non-flat sites with no more than a 3 percent slope. The surcharge depth cannot exceed 0.5 feet, and side slopes shall not exceed 4:1. Table 2 below shows the spacing of the check dams, and slopes shall be rounded up (i.e., 2.5 percent slope shall use 10' spacing for check dams).

Table 2: Check Dam Spacing

6" Check Dam Spacing	
Slope	**Spacing**
1%	*25'*
2%	*15'*
3%	*10'*

Roof Runoff

Roof downspouts may be directed towards Bioretention Facilities. However, the downspouts must discharge onto a concrete splash block to protect the Bioretention Facility from erosion.

Retaining Walls

It is recommended that Retaining Wall Type 1A, per Caltrans Standard B3-3 or equivalent, be constructed around the entire perimeter of the Bioretention Facility. This practice will protect the sides of the Bioretention Facility from collapsing during construction and maintenance or from high service loads adjacent to the BMP. Where such service loads would not exist adjacent to the BMP, an engineered alternative may be used if signed by a licensed civil engineer.

Side Slope Requirements

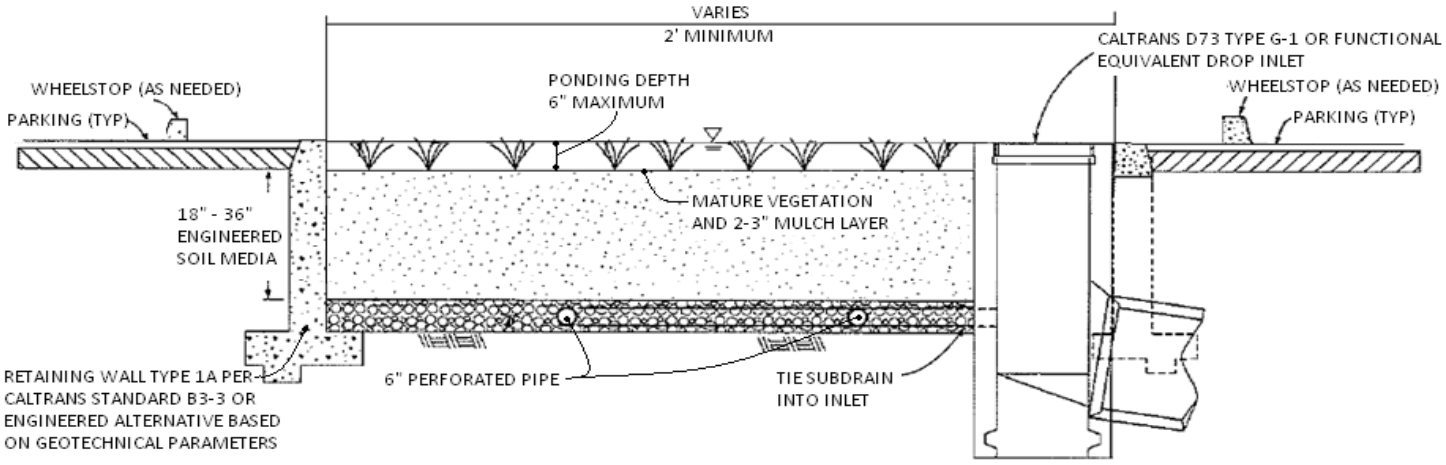
Bioretention Facilities Requiring Side Slopes

The design should assure that the Bioretention Facility does not present a tripping hazard. Bioretention Facilities proposed near pedestrian areas, such as areas parallel to parking spaces or along a walkway, must have a gentle slope to the bottom of the facility. Side slopes inside of a Bioretention Facility shall be 4:1. A typical cross section for the Bioretention Facility is shown in Figure 1.

Bioretention Facilities Not Requiring Side Slopes

Where cars park perpendicular to the Bioretention Facility, side slopes are not required. A 6-inch maximum drop may be used, and the Bioretention Facility must be planted with trees and shrubs to prevent pedestrian access. In this case, a curb is not placed around the Bioretention Facility,

but wheel stops shall be used to prevent vehicles from entering the Bioretention Facility, as shown in Figure 4.



Planter Boxes

Bioretention Facilities can also be placed above ground as planter boxes. Planter boxes must have a minimum width of 2 feet, a maximum surcharge depth of 6 inches, and no side slopes are necessary. Planter boxes must be constructed so as to ensure that the top surface of the engineered soil media will remain level. This option may be constructed of concrete, brick, stone or other stable materials that will not warp or bend. Chemically treated wood or galvanized steel, which has the ability to contaminate stormwater, should not be used. Planter boxes must be lined with an impermeable liner on all sides, including the bottom. Due to the impermeable liner, the inside bottom of the planter box shall be designed and constructed with a cross fall, directing treated flows within the subdrain layer toward the point where subdrain exits the planter box, and subdrains shall be oriented with drain holes oriented down. These provisions will help avoid excessive stagnant water within the gravel underdrain layer. Similar to the in-ground Bioretention Facility versions, this BMP benefits from healthy plants and biological activity in the root zone. Planter boxes should be planted with appropriately selected vegetation.

Figure 5: Planter Box
Source: LA Team Effort

Overflow

An overflow route is needed in the Bioretention Facility design to bypass stored runoff from storm events larger than V_{BMP} or in the event of facility or subdrain clogging. Overflow systems must connect to an acceptable discharge point, such as a downstream conveyance system as shown in Figure 1 and Figure 4. The inlet to the overflow structure shall be elevated inside the Bioretention Facility to be flush with the ponding surface for the design capture volume (V_{BMP}) as shown in Figure 4. This will allow the design capture volume to be fully treated by the Bioretention Facility, and for larger events to safely be conveyed to downstream systems. The overflow inlet shall **not** be located in the entrance of a Bioretention Facility, as shown in Figure 6.

Underdrain Gravel and Pipes

An underdrain gravel layer and pipes shall be provided in accordance with Appendix B – Underdrains.

Figure 6: Incorrect Placement of an Overflow Inlet.

Inspection and Maintenance Schedule

The Bioretention Facility area shall be inspected for erosion, dead vegetation, soggy soils, or standing water. The use of fertilizers and pesticides on the plants inside the Bioretention Facility should be minimized.

Schedule	Activity
Ongoing	• Keep adjacent landscape areas maintained. Remove clippings from landscape maintenance activities. • Remove trash and debris • Replace damaged grass and/or plants • Replace surface mulch layer as needed to maintain a 2-3 inch soil cover.
After storm events	• Inspect areas for ponding
Annually	• Inspect/clean inlets and outlets

Bioretention Facility Design Procedure

1) Enter the area tributary, A_T, to the Bioretention Facility.

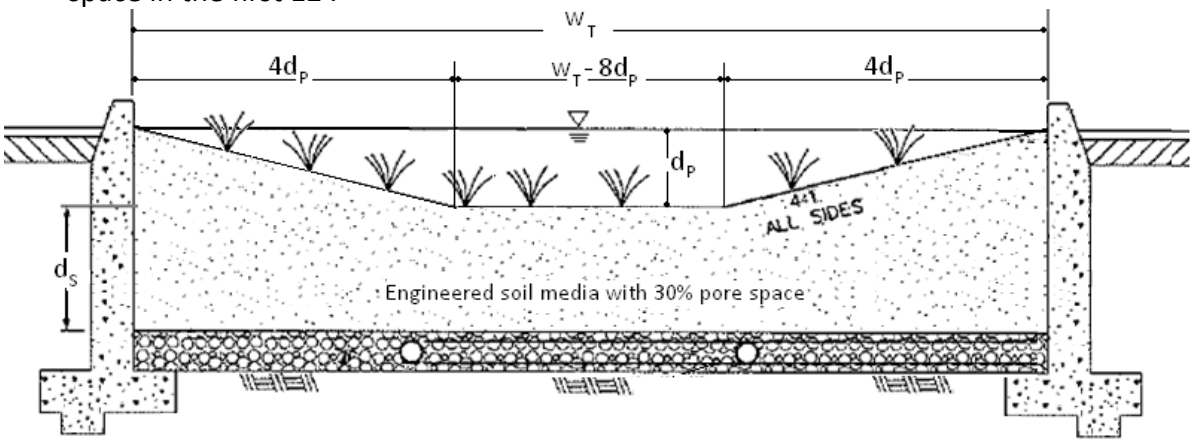
2) Enter the Design Volume, $V_{BMP,}$ determined from Section 2.1 of this Handbook.

3) Select the type of design used. There are two types of Bioretention Facility designs: the standard design used for most project sites that include side slopes, and the modified design used when the BMP is located perpendicular to the parking spaces or with planter boxes that do not use side slopes.

4) Enter the depth of the engineered soil media, d_S. The minimum depth for the engineered soil media can be 18' in limited cases, but it is recommended to use 24' or a preferred 36' to provide an adequate root zone for the chosen plant palette. Engineered soil media deeper than 36' will only get credit for the pore space in the first 36'.

5) Enter the top width of the Bioretention Facility.

6) Calculate the total effective depth, d_E, within the Bioretention Facility. The maximum allowable pore space of the soil media is 30% while the maximum allowable pore space for the gravel layer is 40%. Gravel layer deeper than 12' will only get credit for the pore space in the first 12'.



a. For the design with side slopes the following equation shall be used to determine the total effective depth. Where, d_P is the depth of ponding within the basin.

$$d_E(\text{ft}) = \frac{0.3 \times \left[\left(w_T(\text{ft}) \times d_S(\text{ft})\right) + 4\left(d_P(\text{ft})\right)^2\right] + 0.4 \times 1(\text{ft}) + d_P(\text{ft})\left[4d_P(\text{ft}) + \left(w_T(\text{ft}) - 8d_P(\text{ft})\right)\right]}{w_T(\text{ft})}$$

This above equation can be simplified if the maximum ponding depth of 0.5' is used. The equation below is used on the worksheet to find the minimum area required for the Bioretention Facility:

$$d_E(\text{ft}) = (0.3 \times d_S(\text{ft}) + 0.4 \text{ x } 1(\text{ft})) - \left(\frac{0.7\ (\text{ft}^2)}{w_T(\text{ft})}\right) + 0.5(\text{ft})$$

b. For the design without side slopes the following equation shall be used to determine the total effective depth:

$$d_E(\text{ft}) = d_P(\text{ft}) + [(0.3) \times d_S(\text{ft}) + (0.4) \times 1(\text{ft})]$$

The equation below, using the maximum ponding depth of 0.5', is used on the worksheet to find the minimum area required for the Bioretention Facility:

$$d_E(\text{ft}) = 0.5\ (\text{ft}) + [(0.3) \times d_S(\text{ft}) + (0.4) \times 1(\text{ft})]$$

7) Calculate the minimum surface area, A_M, required for the Bioretention Facility. This does not include the curb surrounding the Bioretention Facility or side slopes.

$$A_M(\text{ft}^2) = \frac{V_{BMP}(\text{ft}^3)}{d_E\ (\text{ft})}$$

8) Enter the proposed surface area. This area shall not be less than the minimum required surface area.

9) Verify that side slopes are no steeper than 4:1 in the standard design, and are not required in the modified design.

10) Provide the diameter, minimum 6 inches, of the perforated underdrain used in the Bioretention Facility. See Appendix B for specific information regarding perforated pipes.

11) Provide the slope of the site around the Bioretention Facility, if used. The maximum slope is 3 percent for a standard design.

12) Provide the check dam spacing, if the site around the Bioretention Facility is sloped.

13) Describe the vegetation used within the Bioretention Facility.

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Urban Drainage and Flood Control District. Urban Storm Drainage Criteria Manual Volume 3 - Best Management Practices. Vol. 3. Denver, 2008. 3 vols.

Urbonas, Ben R. Stormwater Sand Filter Sizing and Design: A Unit Operations Approach. Denver: Urban Drainage and Flood Control District, 2002.

Drainage System Maintenance SC-44

Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize

Description

As a consequence of its function, the stormwater conveyance system collects and transports urban runoff and stormwater that may contain certain pollutants. The protocols in this fact sheet are intended to reduce pollutants reaching receiving waters through proper conveyance system operation and maintenance.

Targeted Constituents

Sediment	✓
Nutrients	
Trash	✓
Metals	
Bacteria	✓
Oil and Grease	
Organics	

Approach

Pollution Prevention

Maintain catch basins, stormwater inlets, and other stormwater conveyance structures on a regular basis to remove pollutants, reduce high pollutant concentrations during the first flush of storms, prevent clogging of the downstream conveyance system, restore catch basins' sediment trapping capacity, and ensure the system functions properly hydraulically to avoid flooding.

Suggested Protocols

Catch Basins/Inlet Structures

- Staff should regularly inspect facilities to ensure compliance with the following:
  - Immediate repair of any deterioration threatening structural integrity.
  - Cleaning before the sump is 40% full. Catch basins should be cleaned as frequently as needed to meet this standard.
  - Stenciling of catch basins and inlets (see SC34 Waste Handling and Disposal).

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- Clean catch basins, storm drain inlets, and other conveyance structures before the wet season to remove sediments and debris accumulated during the summer.
- Conduct inspections more frequently during the wet season for problem areas where sediment or trash accumulates more often. Clean and repair as needed.
- Keep accurate logs of the number of catch basins cleaned.
- Store wastes collected from cleaning activities of the drainage system in appropriate containers or temporary storage sites in a manner that prevents discharge to the storm drain.
- Dewater the wastes if necessary with outflow into the sanitary sewer if permitted. Water should be treated with an appropriate filtering device prior to discharge to the sanitary sewer. If discharge to the sanitary sewer is not allowed, water should be pumped or vacuumed to a tank and properly disposed. Do not dewater near a storm drain or stream.

Storm Drain Conveyance System

- Locate reaches of storm drain with deposit problems and develop a flushing schedule that keeps the pipe clear of excessive buildup.
- Collect and pump flushed effluent to the sanitary sewer for treatment whenever possible.

Pump Stations

- Clean all storm drain pump stations prior to the wet season to remove silt and trash.
- Do not allow discharge to reach the storm drain system when cleaning a storm drain pump station or other facility.
- Conduct routine maintenance at each pump station.
- Inspect, clean, and repair as necessary all outlet structures prior to the wet season.

Open Channel

- Modify storm channel characteristics to improve channel hydraulics, increase pollutant removals, and enhance channel/creek aesthetic and habitat value.
- Conduct channel modification/improvement in accordance with existing laws. Any person, government agency, or public utility proposing an activity that will change the natural (emphasis added) state of any river, stream, or lake in California, must enter into a Steam or Lake Alteration Agreement with the Department of Fish and Game. The developer-applicant should also contact local governments (city, county, special districts), other state agencies (SWRCB, RWQCB, Department of Forestry, Department of Water Resources), and Federal Corps of Engineers and USFWS.

Illicit Connections and Discharges

- Look for evidence of illegal discharges or illicit connections during routine maintenance of conveyance system and drainage structures:
  - Is there evidence of spills such as paints, discoloring, etc?

- Are there any odors associated with the drainage system?
- Record locations of apparent illegal discharges/illicit connections?
- Track flows back to potential dischargers and conduct aboveground inspections. This can be done through visual inspection of upgradient manholes or alternate techniques including zinc chloride smoke testing, fluorometric dye testing, physical inspection testing, or television camera inspection.
- Eliminate the discharge once the origin of flow is established.

- Stencil or demarcate storm drains, where applicable, to prevent illegal disposal of pollutants. Storm drain inlets should have messages such as "Dump No Waste Drains to Stream" stenciled next to them to warn against ignorant or intentional dumping of pollutants into the storm drainage system.
- Refer to fact sheet SC-10 Non-Stormwater Discharges.

Illegal Dumping

- Inspect and clean up hot spots and other storm drainage areas regularly where illegal dumping and disposal occurs.
- Establish a system for tracking incidents. The system should be designed to identify the following:
  - Illegal dumping hot spots
  - Types and quantities (in some cases) of wastes
  - Patterns in time of occurrence (time of day/night, month, or year)
  - Mode of dumping (abandoned containers, "midnight dumping" from moving vehicles, direct dumping of materials, accidents/spills)
  - Responsible parties
- Post "No Dumping" signs in problem areas with a phone number for reporting dumping and disposal. Signs should also indicate fines and penalties for illegal dumping.
- Refer to fact sheet SC-10 Non-Stormwater Discharges.

Training

- Train crews in proper maintenance activities, including record keeping and disposal.
- Allow only properly trained individuals to handle hazardous materials/wastes.
- Have staff involved in detection and removal of illicit connections trained in the following:
  - OSHA-required Health and Safety Training (29 CFR 1910.120) plus annual refresher training (as needed).

- OSHA Confined Space Entry training (Cal-OSHA Confined Space, Title 8 and Federal OSHA 29 CFR 1910.146).
- Procedural training (field screening, sampling, smoke/dye testing, TV inspection).

Spill Response and Prevention

- Investigate all reports of spills, leaks, and/or illegal dumping promptly.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags) or dig up, remove, and properly dispose of contaminated soil.
- Refer to fact sheet SC-11 Spill Prevention, Control, and Cleanup.

Other Considerations (Limitations and Regulations)

- Clean-up activities may create a slight disturbance for local aquatic species. Access to items and material on private property may be limited. Trade-offs may exist between channel hydraulics and water quality/riparian habitat. If storm channels or basins are recognized as wetlands, many activities, including maintenance, may be subject to regulation and permitting.
- Storm drain flushing is most effective in small diameter pipes (36-inch diameter pipe or less, depending on water supply and sediment collection capacity). Other considerations associated with storm drain flushing may include the availability of a water source, finding a downstream area to collect sediments, liquid/sediment disposal, and prohibition against disposal of flushed effluent to sanitary sewer in some areas.
- Regulations may include adoption of substantial penalties for illegal dumping and disposal.
- Local municipal codes may include sections prohibiting discharge of soil, debris, refuse, hazardous wastes, and other pollutants into the storm drain system.

Requirements

Costs

- An aggressive catch basin cleaning program could require a significant capital and O&M budget.
- The elimination of illegal dumping is dependent on the availability, convenience, and cost of alternative means of disposal. The primary cost is for staff time. Cost depends on how aggressively a program is implemented. Other cost considerations for an illegal dumping program include:
  - Purchase and installation of signs.
  - Rental of vehicle(s) to haul illegally-disposed items and material to landfills.
  - Rental of heavy equipment to remove larger items (e.g., car bodies) from channels.
  - Purchase of landfill space to dispose of illegally-dumped items and material.

- Methods used for illicit connection detection (smoke testing, dye testing, visual inspection, and flow monitoring) can be costly and time-consuming. Site-specific factors, such as the level of impervious area, the density and ages of buildings, and type of land use will determine the level of investigation necessary.

Maintenance

- Two-person teams may be required to clean catch basins with vactor trucks.
- Teams of at least two people plus administrative personnel are required to identify illicit discharges, depending on the complexity of the storm sewer system.
- Arrangements must be made for proper disposal of collected wastes.
- Technical staff are required to detect and investigate illegal dumping violations.

Supplemental Information

Further Detail of the BMP

Storm Drain Flushing

Flushing is a common maintenance activity used to improve pipe hydraulics and to remove pollutants in storm drainage systems. Flushing may be designed to hydraulically convey accumulated material to strategic locations, such as an open channel, another point where flushing will be initiated, or the sanitary sewer and the treatment facilities, thus preventing resuspension and overflow of a portion of the solids during storm events. Flushing prevents "plug flow" discharges of concentrated pollutant loadings and sediments. Deposits can hinder the designed conveyance capacity of the storm drain system and potentially cause backwater conditions in severe cases of clogging.

Storm drain flushing usually takes place along segments of pipe with grades that are too flat to maintain adequate velocity to keep particles in suspension. An upstream manhole is selected to place an inflatable device that temporarily plugs the pipe. Further upstream, water is pumped into the line to create a flushing wave. When the upstream reach of pipe is sufficiently full to cause a flushing wave, the inflated device is rapidly deflated with the assistance of a vacuum pump, thereby releasing the backed up water and resulting in the cleaning of the storm drain segment.

To further reduce impacts of stormwater pollution, a second inflatable device placed well downstream may be used to recollect the water after the force of the flushing wave has dissipated. A pump may then be used to transfer the water and accumulated material to the sanitary sewer for treatment. In some cases, an interceptor structure may be more practical or required to recollect the flushed waters.

It has been found that cleansing efficiency of periodic flush waves is dependent upon flush volume, flush discharge rate, sewer slope, sewer length, sewer flow rate, sewer diameter, and population density. As a rule of thumb, the length of line to be flushed should not exceed 700 feet. At this maximum recommended length, the percent removal efficiency ranges between 65-75% for organics and 55-65% for dry weather grit/inorganic material. The percent removal efficiency drops rapidly beyond that. Water is commonly supplied by a water truck, but fire hydrants can also supply water. To make the best use of water, it is recommended that reclaimed water be used or that fire hydrant line flushing coincide with storm sewer flushing.

References and Resources

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http://www.epa.gov/npdes/menuofbmps/poll_16.htm

Waste Handling & Disposal SC-34

Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Description

Improper storage and handling of solid wastes can allow toxic compounds, oils and greases, heavy metals, nutrients, suspended solids, and other pollutants to enter stormwater runoff. The discharge of pollutants to stormwater from waste handling and disposal can be prevented and reduced by tracking waste generation, storage, and disposal; reducing waste generation and disposal through source reduction, reuse, and recycling; and preventing run-on and runoff.

Targeted Constituents

Sediment	
Nutrients	
Trash	
Metals	✓
Bacteria	✓
Oil and Grease	✓
Organics	✓

Approach

Pollution Prevention

- Accomplish reduction in the amount of waste generated using the following source controls:
  - Production planning and sequencing
  - Process or equipment modification
  - Raw material substitution or elimination
  - Loss prevention and housekeeping
  - Waste segregation and separation
  - Close loop recycling
- Establish a material tracking system to increase awareness about material usage. This may reduce spills and minimize contamination, thus reducing the amount of waste produced.
- Recycle materials whenever possible.

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Suggested Protocols

General

- Cover storage containers with leak proof lids or some other means. If waste is not in containers, cover all waste piles (plastic tarps are acceptable coverage) and prevent stormwater run-on and runoff with a berm. The waste containers or piles must be covered except when in use.
- Use drip pans or absorbent materials whenever grease containers are emptied by vacuum trucks or other means. Grease cannot be left on the ground. Collected grease must be properly disposed of as garbage.
- Check storage containers weekly for leaks and to ensure that lids are on tightly. Replace any that are leaking, corroded, or otherwise deteriorating.
- Sweep and clean the storage area regularly. If it is paved, do not hose down the area to a storm drain.
- Dispose of rinse and wash water from cleaning waste containers into a sanitary sewer if allowed by the local sewer authority. Do not discharge wash water to the street or storm drain.
- Transfer waste from damaged containers into safe containers.
- Take special care when loading or unloading wastes to minimize losses. Loading systems can be used to minimize spills and fugitive emission losses such as dust or mist. Vacuum transfer systems can minimize waste loss.

Controlling Litter

- Post "No Littering" signs and enforce anti-litter laws.
- Provide a sufficient number of litter receptacles for the facility.
- Clean out and cover litter receptacles frequently to prevent spillage.

Waste Collection

- Keep waste collection areas clean.
- Inspect solid waste containers for structural damage regularly. Repair or replace damaged containers as necessary.
- Secure solid waste containers; containers must be closed tightly when not in use.
- Do not fill waste containers with washout water or any other liquid.
- Ensure that only appropriate solid wastes are added to the solid waste container. Certain wastes such as hazardous wastes, appliances, fluorescent lamps, pesticides, etc., may not be disposed of in solid waste containers (see chemical/ hazardous waste collection section below).

- Do not mix wastes; this can cause chemical reactions, make recycling impossible, and complicate disposal.

Good Housekeeping

- Use all of the product before disposing of the container.
- Keep the waste management area clean at all times by sweeping and cleaning up spills immediately.
- Use dry methods when possible (e.g., sweeping, use of absorbents) when cleaning around restaurant/food handling dumpster areas. If water must be used after sweeping/using absorbents, collect water and discharge through grease interceptor to the sewer.

Chemical/Hazardous Wastes

- Select designated hazardous waste collection areas on-site.
- Store hazardous materials and wastes in covered containers and protect them from vandalism.
- Place hazardous waste containers in secondary containment.
- Make sure that hazardous waste is collected, removed, and disposed of only at authorized disposal areas.
- Stencil or demarcate storm drains on the facility's property with prohibitive message regarding waste disposal.

Run-on/Runoff Prevention

- Prevent stormwater run-on from entering the waste management area by enclosing the area or building a berm around the area.
- Prevent waste materials from directly contacting rain.
- Cover waste piles with temporary covering material such as reinforced tarpaulin, polyethylene, polyurethane, polypropyleneor hypalon.
- Cover the area with a permanent roof if feasible.
- Cover dumpsters to prevent rain from washing waste out of holes or cracks in the bottom of the dumpster.
- Move the activity indoor after ensuring all safety concerns such as fire hazard and ventilation are addressed.

Inspection

- Inspect and replace faulty pumps or hoses regularly to minimize the potential of releases and spills.
- Check waste management areas for leaking containers or spills.

- Repair leaking equipment including valves, lines, seals, or pumps promptly.

Training

- Train staff in pollution prevention measures and proper disposal methods.
- Train employees and contractors in proper spill containment and cleanup. The employee should have the tools and knowledge to immediately begin cleaning up a spill should one occur.
- Train employees and subcontractors in proper hazardous waste management.

Spill Response and Prevention

- Keep your Spill Prevention Control and Countermeasure (SPCC) Plan up-to-date.
- Have an emergency plan, equipment and trained personnel ready at all times to deal immediately with major spills
- Collect all spilled liquids and properly dispose of them.
- Store and maintain appropriate spill cleanup materials in a location known to all near the designated wash area.
- Ensure that vehicles transporting waste have spill prevention equipment that can prevent spills during transport. Spill prevention equipment includes:
  - Vehicles equipped with baffles for liquid waste
  - Trucks with sealed gates and spill guards for solid waste

Other Considerations (Limitations and Regulations)

Hazardous waste cannot be reused or recycled; it must be disposed of by a licensed hazardous waste hauler.

Requirements

Costs

Capital and O&M costs for these programs will vary substantially depending on the size of the facility and the types of waste handled. Costs should be low if there is an inventory program in place.

Maintenance

- None except for maintaining equipment for material tracking program.

Supplemental Information

Further Detail of the BMP

Land Treatment System

Minimize runoff of polluted stormwater from land application by:

- Choosing a site where slopes are under 6%, the soil is permeable, there is a low water table, it is located away from wetlands or marshes, and there is a closed drainage system

- Avoiding application of waste to the site when it is raining or when the ground is saturated with water
- Growing vegetation on land disposal areas to stabilize soils and reduce the volume of surface water runoff from the site
- Maintaining adequate barriers between the land application site and the receiving waters (planted strips are particularly good)
- Using erosion control techniques such as mulching and matting, filter fences, straw bales, diversion terracing, and sediment basins
- Performing routine maintenance to ensure the erosion control or site stabilization measures are working

Examples

The port of Long Beach has a state-of-the-art database for identifying potential pollutant sources, documenting facility management practices, and tracking pollutants.

References and Resources

California's Nonpoint Source Program Plan http://www.swrcb.ca.gov/nps/index.html

Clark County Storm Water Pollution Control Manual
http://www.co.clark.wa.us/pubworks/bmpman.pdf

Solid Waste Container Best Management Practices – Fact Sheet On-Line Resources – Environmental Health and Safety. Harvard University. 2002.

King County Storm Water Pollution Control Manual http://dnr.metrokc.gov/wlr/dss/spcm.htm

Pollution from Surface Cleaning Folder. 1996. Bay Area Stormwater Management Agencies Association (BASMAA). http://www.basmaa.org

Santa Clara Valley Urban Runoff Pollution Prevention Program http://www.scvurppp.org

The Storm Water Managers Resource Center http://www.stormwatercenter.net/

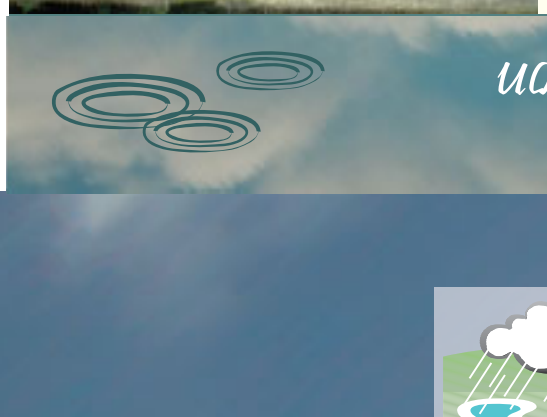
Why is stormwater runoff a problem?

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.

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.

The effects of pollution



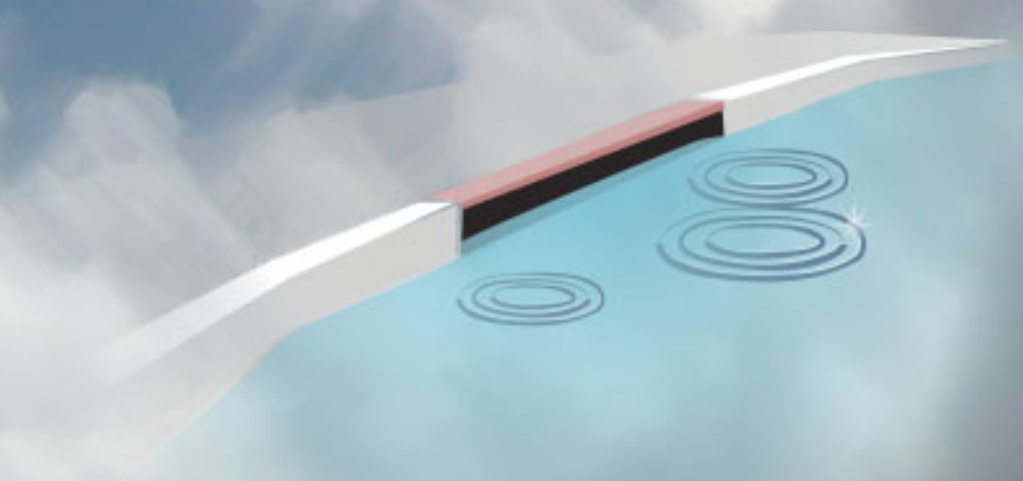
Polluted stormwater runoff can have many adverse effects on plants, fish, animals, and people.

- 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.

WHEN IT RAINS IT DRAINS

After the Storm



For more information contact:

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

United States Environmental Protection Agency

EPA 833-B-03-002

January 2003

THE YEAR OF CLEAN WATER
Celebration & Recommitment

A Citizen's Guide to Understanding Stormwater

WHEN IT RAINS IT DRAINS

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.

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.

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.

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

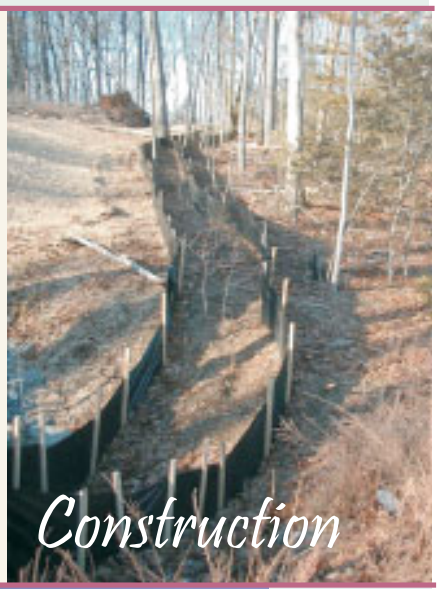
Dirt, oil, and debris that collect in parking lots and paved areas can be washed into the storm sewer system and eventually enter local waterbodies.

- 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.

Construction

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.

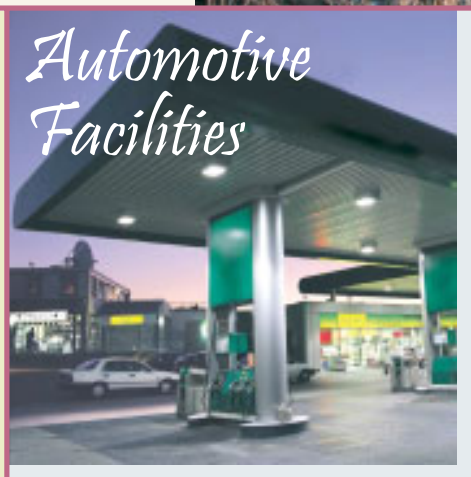
- Divert stormwater away from disturbed or exposed areas of the construction site.
- Install silt fences, vehicle mud removal areas, vegetative cover, and other sediment and erosion controls and properly maintain them, especially after rainstorms.
- Prevent soil erosion by minimizing disturbed areas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



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.



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.

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.

Helpful telephone numbers and links:

Riverside County Stormwater Protection Partners

Flood Control District	(951) 955-1200
County of Riverside	(951) 955-1000
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
Cathedral City	(760) 770-0327
City of Coachella	(760) 398-4978
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 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) 361-0900
City of San Jacinto	(951) 654-7337
City of Temecula	(951) 694-6444
City of Wildomar	(951) 677-7751

REPORT ILLEGAL STORM DRAIN DISPOSAL
1-800-506-2555 or e-mail us at
fcnpdes@rcflood.org

- Riverside County Flood Control and Water Conservation District
  www.rcflood.org

Online resources include:

- California Storm Water Quality Association
  www.casqa.org
- State Water Resources Control Board
  www.waterboards.ca.gov
- Power Washers of North America
  www.thepwna.org

Stormwater Pollution

What you should know for...

Outdoor Cleaning Activities and Professional Mobile Service Providers

Storm drain pollution prevention information for:

- Car Washing / Mobile Detailers
- Window and Carpet Cleaners
- Power Washers
- Waterproofers / Street Sweepers
- Equipment cleaners or degreasers and all mobile service providers

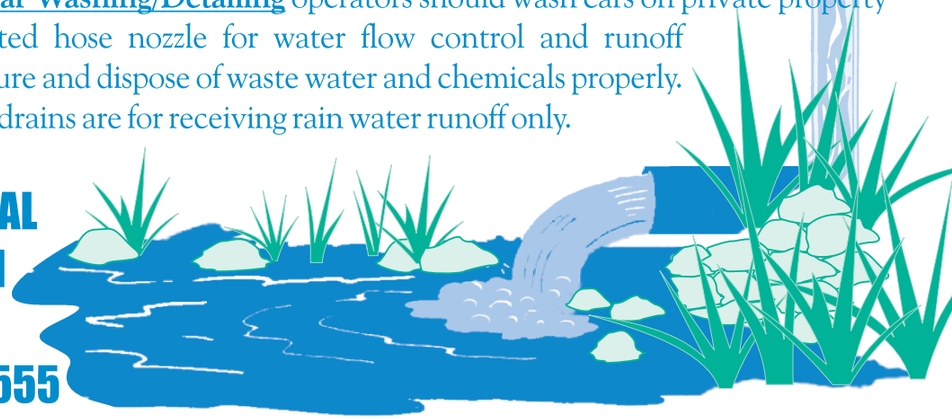
Do you know where street flows actually go?

Storm drains are NOT connected to sanitary sewer systems and treatment plants!

The primary purpose of storm drains is to carry *rain* water away from developed areas to prevent flooding. Pollutants discharged to storm drains are transported directly into rivers, lakes and streams. Soaps, degreasers, automotive fluids, litter and a host of materials are washed off buildings, sidewalks, plazas and parking areas. Vehicles and equipment must be properly managed to prevent the pollution of local waterways.

Unintentional spills by mobile service operators can flow into storm drains and pollute our waterways. **Avoid mishaps.** *Always* have a **Spill Response Kit** on hand to clean up unintentional spills. Only emergency **Mechanical** repairs should be done in City streets, using drip pans for spills. **Plumbing** should be done on private property. Always store chemicals in a leak-proof container and keep covered when not in use. **Window/Power Washing** waste water shouldn't be released into the streets, but should be disposed of in a sanitary sewer, landscaped area or in the soil. Soiled **Carpet Cleaning** wash water should be filtered before being discharged into the sanitary sewer. Dispose of all filter debris properly. **Car Washing/Detailing** operators should wash cars on private property and use a regulated hose nozzle for water flow control and runoff prevention. Capture and dispose of waste water and chemicals properly. Remember, storm drains are for receiving rain water runoff only.

REPORT ILLEGAL STORM DRAIN DISPOSAL 1-800-506-2555



Help Protect Our Waterways!

Use these guidelines for Outdoor Cleaning Activities and Wash Water Disposal

Did you know that disposing of pollutants into the street, gutter, storm drain or body of water is *PROHIBITED* by law and can result in stiff penalties?

Best Management Practices

Waste wash water from Mechanics, Plumbers, Window/Power Washers, Carpet Cleaners, Car Washing and Mobile Detailing activities may contain significant quantities of motor oil, grease, chemicals, dirt, detergents, brake pad dust, litter and other materials.

Best Management Practices, or BMPs as they are known, are guides to prevent pollutants from entering the storm drains. ***Each of us*** can do our part to keep stormwater clean by using the suggested BMPs below:

Simple solutions for both light and heavy duty jobs:

Do...consider dry cleaning methods first such as a mop, broom, rag or wire brush. Always keep a spill response kit on site.

Do...prepare the work area before power cleaning by using sand bags, rubber mats, vacuum booms, containment pads or temporary berms to keep wash water away from the gutters and storm drains.

Do...use vacuums or other machines to remove and collect loose debris or litter before applying water.

Do...obtain the property owner's permission to dispose of ***small amounts*** of power washing waste water on to landscaped, gravel or unpaved surfaces.

Do...check your local sanitary sewer agency's policies on wash water disposal regulations before disposing of wash water into the sewer. (See list on reverse side)

Do...be aware that if discharging to landscape areas, soapy wash water may damage landscaping. Residual wash water may remain on paved surfaces to evaporate. Sweep up solid residuals and dispose of properly. Vacuum booms are another option for capturing and collecting wash water.

Do...check to see if local ordinances prevent certain activities.

Do not let...wash or waste water from sidewalk, plaza or building cleaning go into a street or storm drain.

Report illegal storm drain disposal
Call Toll Free
1-800-506-2555

Using Cleaning Agents

Try using biodegradable/phosphate-free products. They are easier on the environment, but don't confuse them with being toxic free. Soapy water entering the storm drain system can impact the delicate aquatic environment.

When cleaning surfaces with a ***high-pressure washer*** or ***steam cleaner***, additional precautions should be taken to prevent the discharge of pollutants into the storm drain system. These two methods of surface cleaning can loosen additional material that can contaminate local waterways.

Think Water Conservation

Minimize water use by using high pressure, low volume nozzles. Be sure to check all hoses for leaks. Water is a precious resource, don't let it flow freely and be sure to shut it off in between uses.

Screening Wash Water

Conduct thorough dry cleanup before washing exterior surfaces, such as buildings and decks ***with loose paint***, sidewalks or plaza areas. Keep debris from entering the storm drain after cleaning by first passing the wash water through a "20 mesh" or finer screen to catch the solid materials, then dispose of the mesh in a refuse container. Do not let the remaining wash water enter a street, gutter or storm drain.

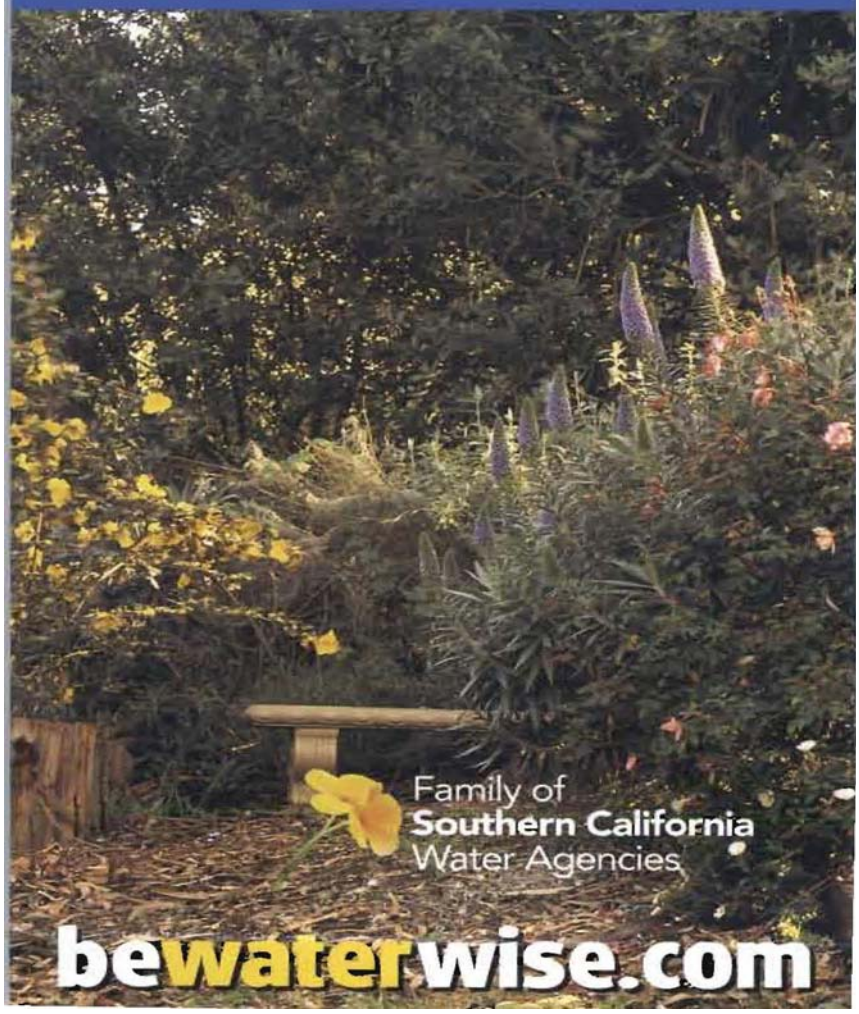
Drain Inlet Protection & Collection of Wash Water

- Prior to any washing, block all storm drains with an impervious barrier such as sandbags or berms, or seal the storm drain with plugs or other appropriate materials.
- Create a containment area with berms and traps or take advantage of a low spot to keep wash water contained.
- Wash vehicles and equipment on grassy or gravel areas so that the wash water can seep into the ground.
- Pump or vacuum up all wash water in the contained area.

Concrete/Coring/Saw Cutting and Drilling Projects

Protect any down-gradient inlets by using dry activity techniques whenever possible. If water is used, minimize the amount of water used during the coring/drilling or saw cutting process. Place a barrier of sandbags and/or absorbent berms to protect the storm drain inlet or watercourse. Use a shovel or wet vacuum to remove the residue from the pavement. Do not wash residue or particulate matter into a storm drain inlet or watercourse.

10 Ways to Save Water Outdoors



TIP #1 The average homeowner uses twice the amount of water needed to keep plants healthy. Use the watering calculator and index at **bewaterwise.com** to know exactly how much water your plants need.

TIP #2 Check your sprinkler system for leaks, overspray and broken sprinkler heads. Update with drip or other more water-efficient sprinklers where appropriate.

TIP #3 This fall, plant a portion of your garden with beautiful native and California Friendly plants. Browse the plant database at **bewaterwise.com** to find just the right look for your outdoor spaces.

TIP #4 Reduce the amount of water-thirsty grass. Keep only what you need and replace the rest with less-thirsty plants or permeable paving.

TIP #5 For the grass you keep, set your lawnmower blade higher.

TIP #6 Adjust your sprinkler timer downward in September. Plants need less water when days are shorter.

TIP #7 Use a broom instead of the hose for cleaning sidewalks and patios.

TIP #8 Mulch! A layer of bark, gravel, compost, sawdust or low-growing groundcover evens out soil temperature and allows better water retention.

TIP #9 Check the list of invasive plants that hurt our environment at **caleppc.org** and remove any from your garden.

TIP #10 Share these tips with your gardener, neighbors and friends. Water conservation should be a part of every Southern Californian's lifestyle, but that doesn't mean we can't have lush and beautiful outdoor spaces.

bewaterwise.com