APPENDIX H
Preliminary Water Quality Maintenance Plan (WQMP) (April 18, 2022)

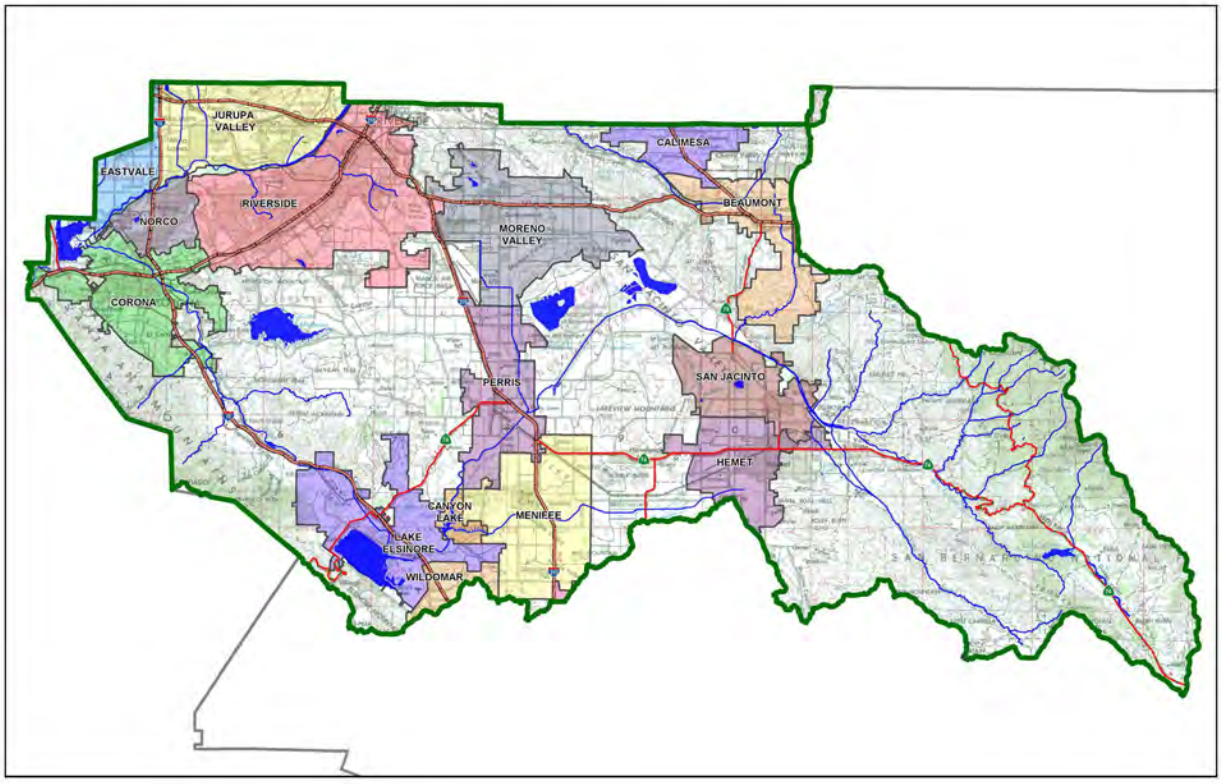
Project Specific Water Quality Management Plan

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

Project Title: Heacock Parking Lot

Development No: PEN21-0102

Design Review/Case No: LWQ21-0028



☒ **Preliminary**
☐ **Final**

Original Date Prepared: May 28, 2021

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March 17, 2022
April 18, 2022

Prepared for Compliance with
Regional Board Order No. **R8-2010-0033**
Template revised June 30, 2016

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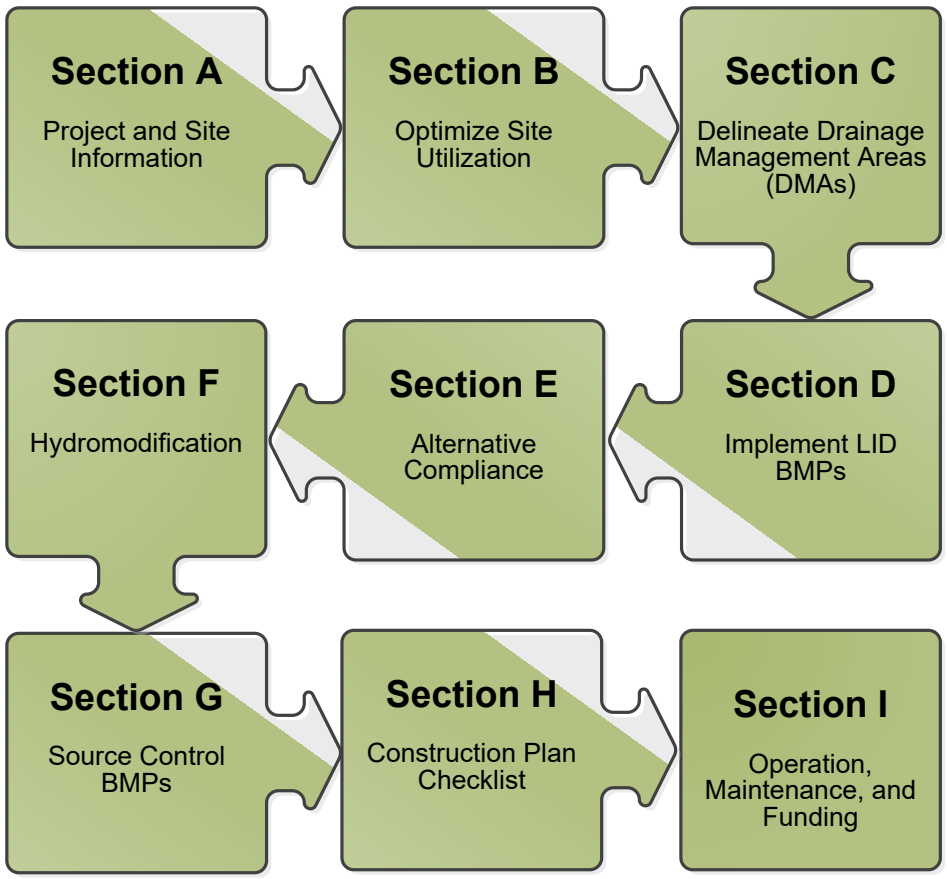
A Brief Introduction

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 David Shipe by CASC Engineering and Consulting for the Heacock Parking Lot Plans project.

This WQMP is intended to comply with the requirements of Moreno Valley for Ordinance No. 827 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 Moreno Valley Water Quality Ordinance (Municipal Code Section 8.10).

"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

4/18/2022
Date

David Shipe
Owner's Printed Name

OWNER/TRUSTEE
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

4/18/2022
Date

Chris Sidor, PE
Preparer's Printed Name

Project Engineer
Preparer's Title/Position

Preparer's Licensure: C90500

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Section A: Project and Site Information

PROJECT INFORMATION		
Type of Project:	Parking Lot	
Planning Area:	Northwest Riverside County	
Community Name:	Riverside Alfalfa Acres	
Development Name:	Heacock Parking Lot	
PROJECT LOCATION		
Latitude & Longitude (DMS): 33° 51' 36.7194"N, 117° 14' 33" W		
Project Watershed and Sub-Watershed: Santa Ana, San Jacinto River		
Gross Acres: 9.2Acres		
APN(s): 316-211-014		
Map Book and Page No.: 431/19		
PROJECT CHARACTERISTICS		
Proposed or Potential Land Use(s)	Parking lot	
Proposed or Potential SIC Code(s)	7521	
Area of Impervious Project Footprint (SF)	401,476 SF	
Total Area of proposed Impervious Surfaces within the Project Footprint (SF)/or Replacement	355,403 SF	
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)	0.00	
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)	N/A	
What is the Water Quality Design Storm Depth for the project?	0.62"	

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.

Project Description:

The Project is bounded by Heacock Street to the West and the Perris Valley Channel to the South, and located in Moreno Valley, Riverside County, CA. The Project is currently vacant and has been previously mass graded. The Project is zoned as SP 208 CZ in the City of Moreno Valley, which has a land use classification as Open Space/Park. Topographically, the site is generally flat with elevations ranging from 1482 feet to 1487 feet above Mean Sea Level (MSL). The Project currently drains from the Northwest to the Southeast and into the eastern adjacent property (APN 316-211-015).

The Project proposes to construct an AC pavement parking lot over approximately 8.8 acres of vacant land. Additional activities will include 0.4 acres of off-site street improvements, the construction of a 14-foot solid screen wall along the eastern perimeter of the lot, and a screening tree row will be planted for the length the existing fence along the southern perimeter. Landscaping activities will also take place around the perimeter of the Project. The parking lot will not feature amenities or utilities such as buildings, plumbing, or trash receptacle.

The proposed design consists of two Drainage Areas (DA 1 & DA 2) that encompass the entire Project and maintains the lot's natural drainage pattern of flowing from the northwest to the southeast. In the Post-Project condition for DA 1, sheet flow will convey runoff to a single ribbon gutter, directing flows towards the southeast quadrant of the parking lot where runoff will be captured by a single inlet then detained within Contech underground storage chambers. In the Post-Project condition for DA 2, sheet flow will convey runoff south on Heacock street, where runoff will be captured by an inlet on the East side of Heacock street then detained within Contech underground storage chambers.

The Project proposed the Contech underground storage chambers in order to detain runoff and slowly release flows into the Perris Valley Channel- Lateral B, a Riverside County Flood Control (RCFC) owned channel. A drainage analysis has been conducted and is included in Appendix 7 confirming that post-development flows will be less than pre-development flows with the addition of a pump prior to discharge.

Once runoff is detained in the underground storage chambers, it is then pumped through a Modular Wetlands System (MWS-L-8-16-V Stormwater Biofiltration System), prior to discharging South into the Perris Valley Channel- Lateral B.

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
Perris North (GWMZ)	N/A	MUN, AGR, IND, PROC	N/A
Perris South (GWMZ)	N/A	MUN, AGR	N/A
San Jacinto River Reach 3	None	MUN, AGR, GWR, REC1, REC2, WARM, WILD, RARE	12.1 Miles

San Jacinto River Reach 2/Canyon Lake	Nutrients and Pathogens	MUN, AGR, GWR, REC1, REC2, COMM, WARM, WILD	N/A
San Jacinto River Reach 1	None	MUN, AGR, GWR, REC1, REC2, WARM, WILD, RARE	16.7 Miles
Lake Elsinore	DDT, Organic Enrichment/ Low DO, PCBs, Sediment Toxicity	REC1, REC2, WARM, WILD	N/A
Temescal Creek Reach 6	None	MUN, GWR, REC1, REC2, WARM, WILD	N/A
Temescal Creek Reach 5	None	MUN, AGR, GWR, REC1, REC2, WARM, WILD, RARE	23.2Miles
Temescal Creek Reach 4	None	MUN, AGR, GWR, REC1, REC2, WARM, WILD, RARE	24.7 Miles
Temescal Creek Reach 3 (Lee Lake)	None	MUN, AGR, IND, GWR, REC1, REC2, WARM, WILD	N/A
Temescal Creek Reach 2	None	MUN, AGR, IND, GWR, REC1, REC2, WARM, WILD	N/A
Temescal Creek Reach 1b	None	MUN, REC2, WARM, WILD	N/A
Temescal Creek Rach 1a	None	MUN, REC2, WARM, WILD	N/A
Santa Ana River (Reach 3)	Copper, Lead, Pathogens	AGR, GWR, REC1, REC2, WARM, WILD, RARE	12.7 Miles
Prado Basin Management Zone	pH	MUN, REC1, REC2, WARM, WILD, RARE	47.2Miles
Santa Ana River (Reach 2)	Indicator Bacteria	AGR, GWR, REC1, REC2, WARM, WILD, RARE	22.8 Miles
Santa Ana River (Reach 1)	None	REC1, REC2, WARM, WILD	N/A
Tidal Prism of Santa Ana River (to within 1000' of Victoria Street and Newport Slough)	None	None	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)* City of Moreno Valley Grading Permit	☒ 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. The existing drainage onsite directs flows from north-west towards the south-east quadrant of the lot. The proposed parking lot drainage design will preserve this pattern and direct runoff into a catch basin prior to being stored in underground storage containers and treated by a Modular Wetlands System.

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

No. The site had been previously mass graded and currently contains minimal vegetation. Of the existing vegetation there are no native or plants of concern. New landscaping is proposed along the perimeter of the site.

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

No. The measured infiltration rates were too low to allow for the use of Infiltration BMPs. Instead a biofiltration BMP (Modular Wetlands System) is proposed.

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

No. The project proposes a large parking lot, so impervious areas could not be minimized. However, landscaping has been proposed along the perimeter of the parking lot.

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

No. Hardscaped areas drains to proposed underground storage chambers, and then pumped to modular wetland system before discharge to the adjacent property; therefore, runoff is not being dispersed but instead is detained then piped to the proposed BMP for treatment.

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
1A	Concrete or Asphalt	342,084	D
1B	Ornamental Landscape	27,246	D
1C	Compacted Soil	16,119	D
2A	Concrete or Asphalt	13,319	D
2B	Ornamental Landscape	1,239	D
2C	Ornamental Landscape	1,469	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

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

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

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

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

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

DMA					Receiving Self-Retaining DMA		
DMA Name/ ID	Area (square feet)	Post-project surface type	Impervious fraction	Product		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
1A	Modular Wetlands System
1B	Modular Wetlands System
1C	Modular Wetlands System
2A	Modular Wetlands System
2B	Modular Wetlands System
2C	Modular Wetlands System

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: 1-A, 1-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

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: 27,246

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

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

Total Area of Impervious Surfaces: 355,403 SF

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: 0.79

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: 280,769 SF

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)
280,769 SF	27,246 SF

Toilet Use Feasibility

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

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

Projected Number of Daily Toilet Users: 0

Project Type: Parking infrastructure

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: 355,403 SF

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

Enter your TUTIA factor: N/A

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

Minimum number of toilet users: N/A

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

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

Other Non-Potable Use Feasibility

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

N/A

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

Average Daily Demand: N/A

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

Total Area of Impervious Surfaces: N/A

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

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

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

Minimum required use: N/A

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

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

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

D.3 Bioretention and Biotreatment Assessment

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

Select one of the following:

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

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

D.4 Feasibility Assessment Summaries

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

Table D.2 LID Prioritization Summary Matrix

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

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.

*__Bioretention is deemed not feasible__ due to the wildlife constrains near the airport. Due to the large DCV value calculated for this project, this would lead to an approximate 10,000 SF bioretention basin. A basin of this size is likely to attract birds and other types of potentially hazardous wildfire to the area. Per the Wildlife Hazard Management at Airport report, prepared July 2005, birds, deer, and coyotes are just some of wildlife problems for aircraft. Due to the economic costs of fixing a plane and putting human lives at danger, bioretention for this area has been determined to be infeasible.

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	*BMP 1*		
	[A]		[B]	[C]	[A] x [C]			
1A	342,084	Concrete or Asphalt	1	*0.89*	*305,138.9*			
1B	*27,246*	Ornamental Landscaping	0.1	*0.11*	*3,009.5*			
1C	*16,119*	*Compacted Soil*	0.4	*0.28*	*4,508.7*			
2A	*13,319*	Concrete or Asphalt	1	*0.89*	*11,880.5*			
2B	*1,239*	Ornamental Landscaping	0.1	*0.11*	*136.9*			
2C	*1,469*	Ornamental Landscaping	0.1	*0.11*	*162.3*			
						Design Storm Depth (in)	*Design Capture Volume,* V_{BMP} *(cubic feet)*	*Proposed Volume on Plans (cubic feet)*
	401,476				324,836.8	0.62	16,784	72,314

[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.

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 = Σ[A]				Σ= [D]	[E]	$[F] = \frac{[D]x[E]}{[G]}$	[F] X (1-[H])	[I]

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

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

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

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

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

E.4 Treatment Control BMP Selection

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

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

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

Table E.4 Treatment Control BMP Selection

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

[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	INSERT VALUE	INSERT VALUE	INSERT VALUE
Volume (Cubic Feet)	INSERT VALUE	INSERT VALUE	INSERT VALUE

[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:

Canyon Lake and Lake Elsinore are adequate sumps and qualifies for HCOC exemptions. See HCOC exemption map in Appendix 7.

F.2 HCOC Mitigation

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

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

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

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

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

Section G: Source Control BMPs

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

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

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

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

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

Table G.1 Permanent and Operational Source Control Measures

Potential Sources of Runoff pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
A. On-site storm drain inlets	• Mark all inlets with the words "Only Rain Down the Storm Drain" or similar. Catch Basin Markers may be available from the Riverside County Flood Control and Water Conservation District, call 951.955.1200 to verify.	• Maintain and periodically repaint or replace inlet markings. • Provide stormwater pollution prevention information to new site owners, lessees, or operators. • See applicable operational BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com\Include the following in lease agreements:

		"Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."
D2. Landscape/Outdoor Pesticide Use	• All final landscape plans will accomplish all of the following. • Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. • Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. • Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. • Consider using pest-resistant plants, especially adjacent to hardscape. • To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	• Maintain landscaping using minimum or no pesticides. • See applicable operational BMPs in "What you should know for…..Landscape and Gardening" at http://rcflood.org/stormwater/Error! Hyperlink reference not valid. • Provide IPM information to new owners, lessees and operators
P. Plazas, sidewalks, and parking lots.		• Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect

		washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.

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 columns will be populated with the corresponding plan sheets. This table is to be completed with the submittal of your final Project-Specific WQMP.

Table H.1 Construction Plan Cross-reference

BMP No. or ID	BMP Identifier and Description	Corresponding Plan Sheet(s)	BMP Location (Lat/Long)
BMP 1	Modular Wetland System	Conceptual Grading Plans, Sheet 1	Lat: 33°51'39.41"N Long: 117°14'33.01"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: Maintenance will be by the Owner

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

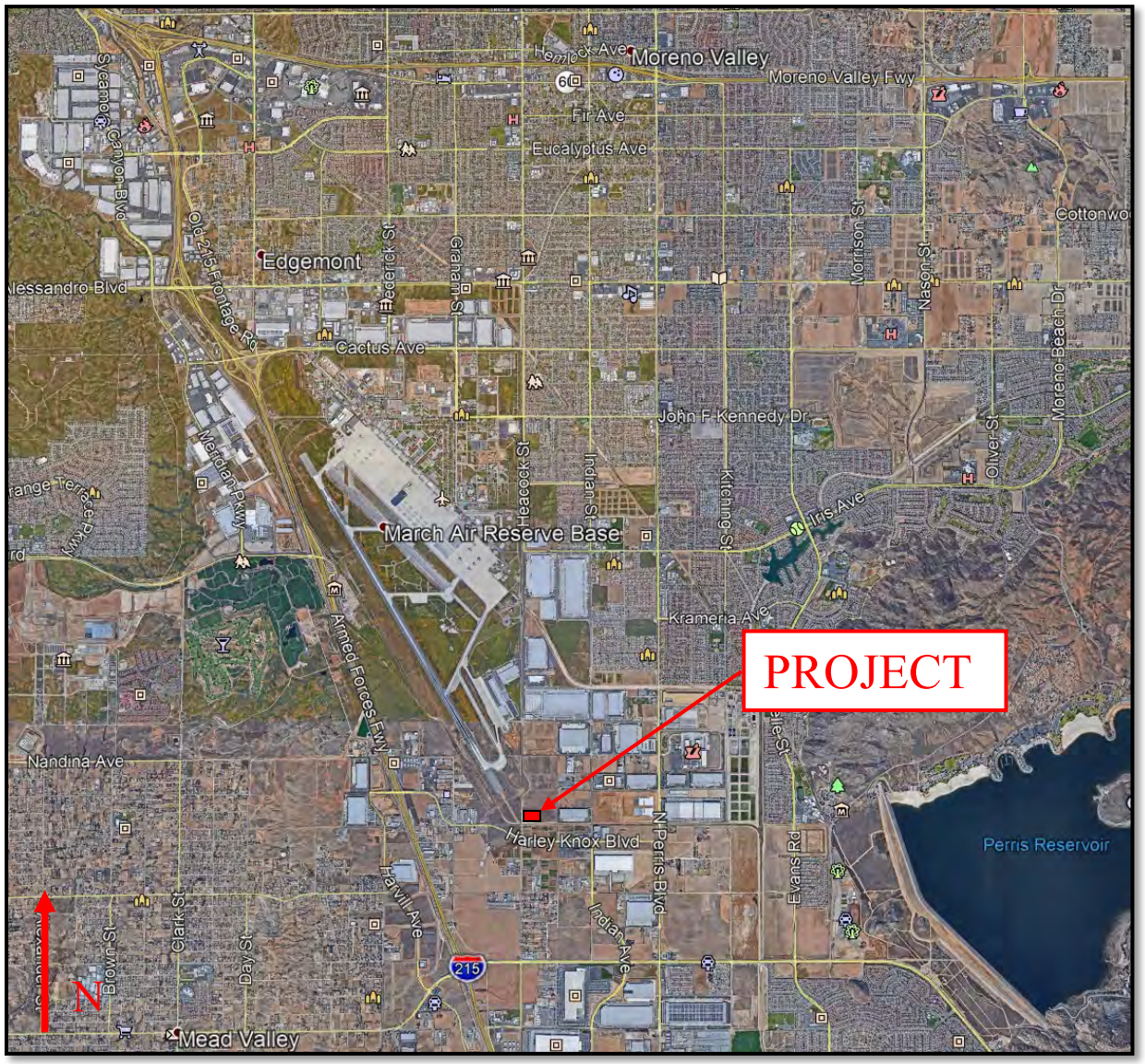
☐ Y ☒ N

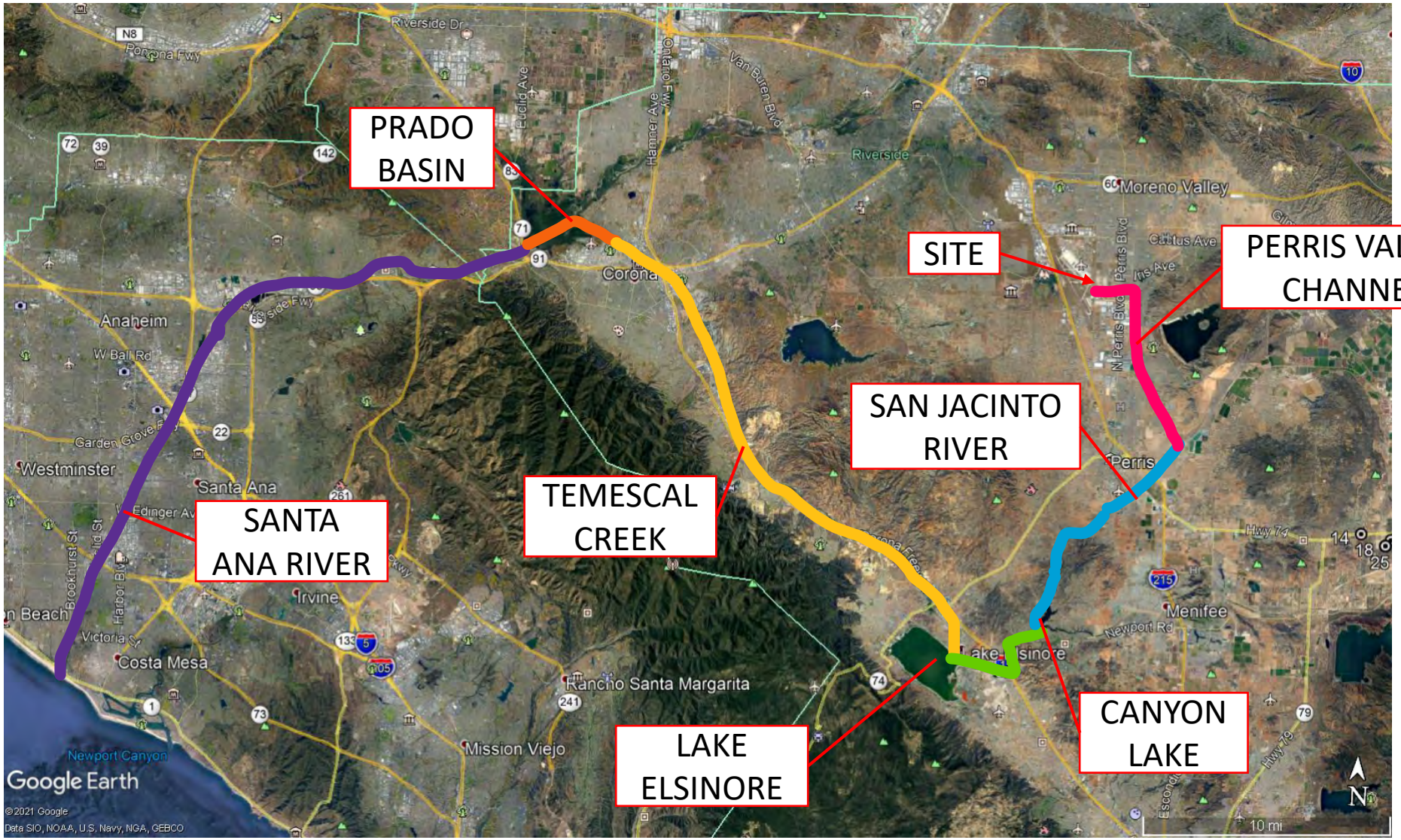
Include your Operation and Maintenance Plan and Maintenance Mechanism in Appendix 9. Additionally, include all pertinent forms of educational materials for those personnel that will be maintaining the proposed BMPs within this Project-Specific WQMP in Appendix 10.

Appendix 1: Maps and Site Plans

Location Map, WQMP Site Plan and Receiving Waters Map

REGIONAL VICINITY MAP





RECEIVING WATERS MAP

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

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

0.85 MiraLoma
0.61 Riverside North
0.68 PigeonPass
0.54 Riverside South
0.66 MorenoEast
0.85 Beaumont
0.88 PradoDam
0.51 Woodcrest
0.50 LakeMathews
0.68 PerrisReservoir
PROJECT
0.87 VistaGrandeGS
0.70 SanJacintoNWS
1.18 Idyllwild
0.58 SunCity
0.68 Winchester
0.90 HurkeyCreek
0.70 ElsinoreNWS
1.11 ElCarisoStation
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 | SAN JACINTO | PERRIS | CANYON LAKE | LAKE ELSINORE | WILDOMAR | MENIFEE | HEMET | MURRIETA | TEMECULA

06	05	04	03	02	01
07	08	09	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

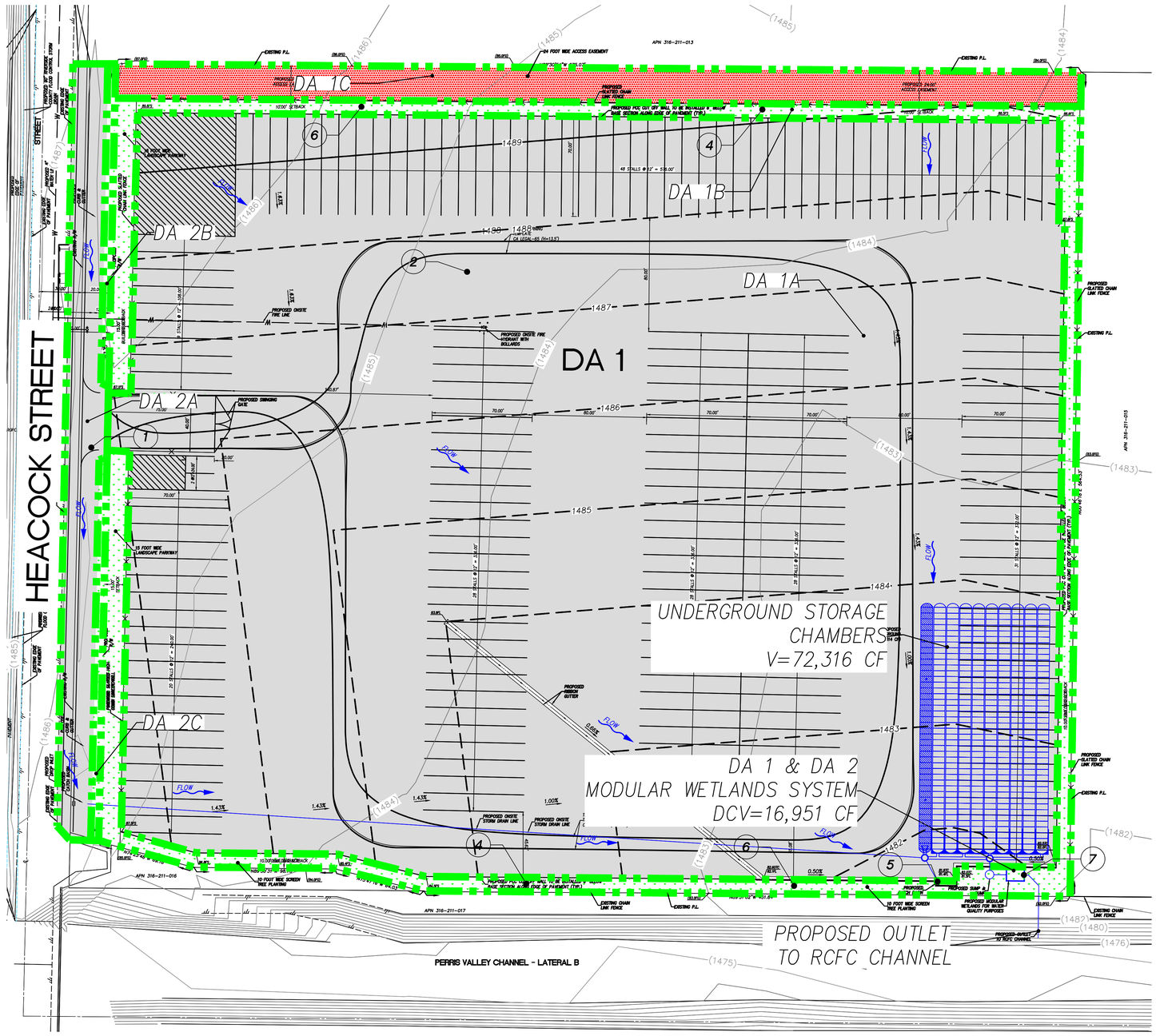
Rain Gage Locations

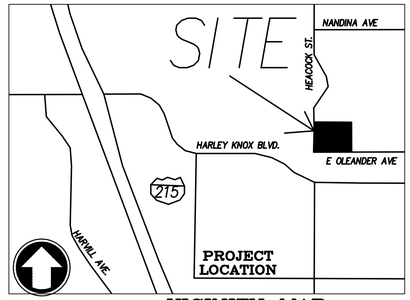
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Isohyetal Map for the 85th Percentile 24 hour Storm Event

July 2011

PRELIMINARY WATER QUALITY MANAGEMENT PLAN
APN 316-211-014
HEACOCK PARKING LOT
CITY OF MORENO VALLEY, CA





VICINITY MAP
N.T.S.

LEGEND

- DA DRAINAGE AREA
- DRAINAGE AREA BOUNDARY
- PARKING LOT/ STREET (IMPERVIOUS) AREA
- LANDSCAPED (PERVIOUS) AREA
- COMPACTED SOIL AREA
- FLOW — FLOW DIRECTION

PRELIMINARY EARTHWORK QUANTITIES:

CUT 7,600 CY*
FILL 6,900 CY* (RAW/UNADJUSTED)
*NOTE: THE PROPOSED GRADING ON THIS PLAN IS STRICTLY CONCEPTUAL AND SHOULD ONLY BE USED FOR PLANNING PURPOSES. SITE IS EXPECTED TO BALANCE AFTER LOSSES.

SOURCE CONTROL BMPs

1	SC-70	ROAD AND STREET MAINTENANCE
2	SC-71	PARKING LOT CLEANING
3	SC-73	LANDSCAPE MAINTENANCE
4	SD-12	EFFICIENT IRRIGATION
5	SD-13	STORM DRAIN SIGNAGE
6	N-3	LANDSCAPE MANAGEMENT
7	N-4	BMP MAINTENANCE

TOTAL ACREAGE:

9.2 AC

AREAS:

IMPERVIOUS AREA: 355,403 SF
PERVIOUS AREA: 46,073 SF
TOTAL AREA: 401,476 SF

DMA CLASSIFICATIONS

DMA NAME	SURFACE TYPE	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	DMA TYPE	BMP TYPE
DA 1A	CONCRETE OR ASPHALT	342,084	0	TYPE D	BIOTREATMENT MWS-L-8-16-V
DA 1B	ORNAMENTAL LANDSCAPING	0	27,246	TYPE D	BIOTREATMENT MWS-L-8-16-V
DA 1C	COMPACTED SOIL	0	16,119	TYPE D	BIOTREATMENT MWS-L-8-16-V
DA 2A	CONCRETE OR ASPHALT	13,319	0	TYPE D	BIOTREATMENT MWS-L-8-16-V
DA 2B	ORNAMENTAL LANDSCAPING	0	1,239	TYPE D	BIOTREATMENT MWS-L-8-16-V
DA 2C	ORNAMENTAL LANDSCAPING	0	1,469	TYPE D	BIOTREATMENT MWS-L-8-16-V

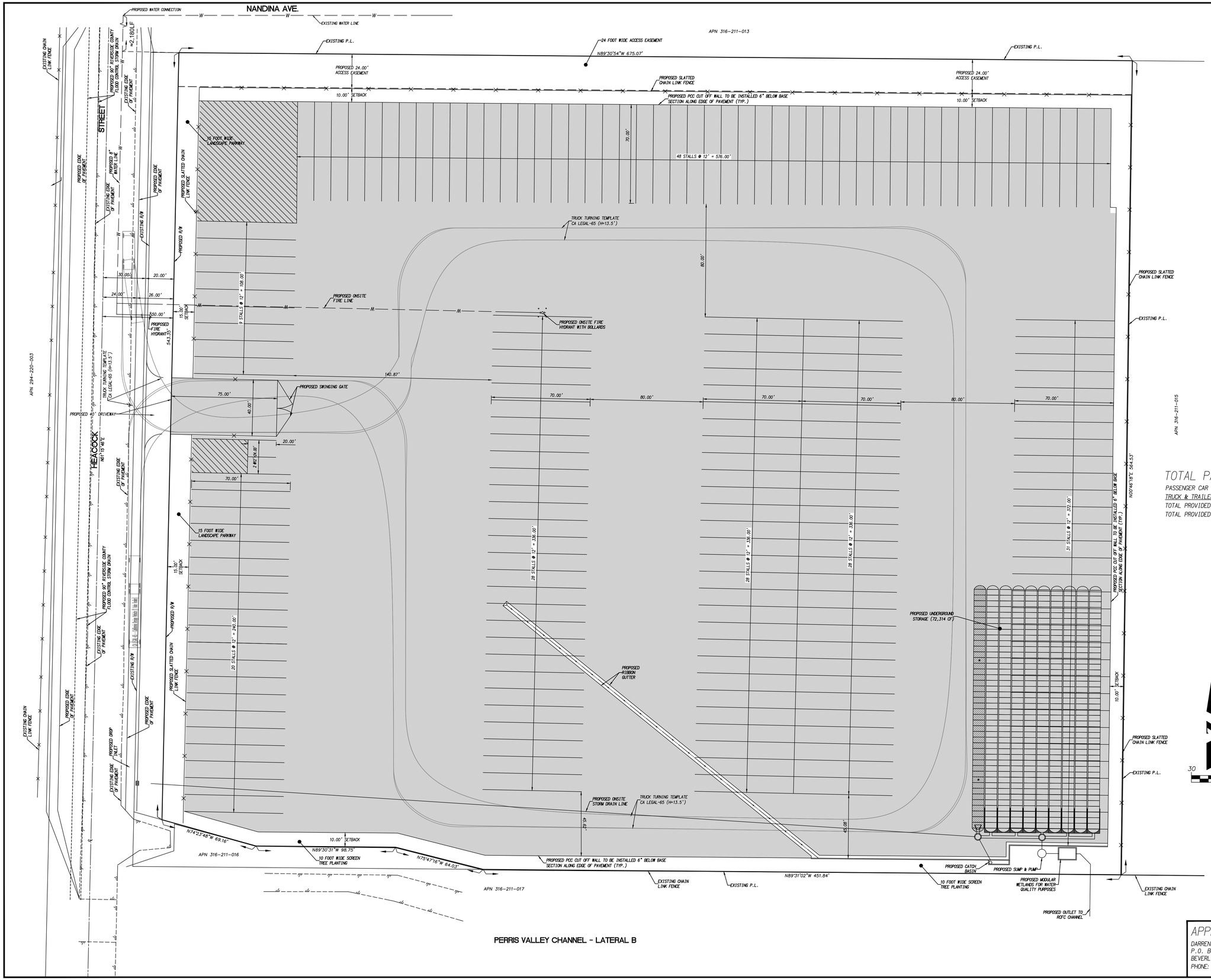
N

GRAPHIC SCALE
40 0 20 40 80
1" = 40'

CASC Engineering and Consulting
1470 EAST COOLEY DRIVE, COLTON, CA 92324
PH. (909) 783-0101 FAX (909) 783-0108
www.cascinc.com

Appendix 2: Construction Plans

Grading and Drainage Plans



LEGEND

AC	ASPHALT CONCRETE
C/L	CENTERLINE
EX.	EXISTING
R/W	RIGHT OF WAY
TYP.	TYPICAL
PROP.	PROPOSED

PROPOSED AC PAVEMENT

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE WEST HALF OF LOT 29 IN BLOCK 1 OF RIVERSIDE ALFALFA ACRES, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE SOUTHERLY 70 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE WESTERLY 10 FEET THEREOF.

ALSO EXCEPTING THAT PORTION GRANTED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED MAY 9, 2004 AS INSTRUMENT NO. 2004-0441404 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EASEMENTS:

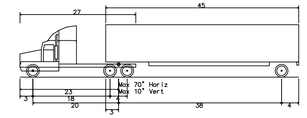
1. A CLEARANCE EASEMENT FOR A RUNWAY APPROACH ZONE AND GLIDE ANGLE PLANS OVER SAID LAND, AS GRANTED TO THE UNITED STATES OF AMERICA, IN DEED RECORDED FEBRUARY 14, 1956 IN BOOK 1862, PAGE 210 OFFICIAL RECORDS. SAID EASEMENT COVERS ENTIRE PARCEL.
2. AN EASEMENT FOR A CLEAR ZONE IN FAVOR OF THE UNITED STATES OF AMERICA, RECORDED SEPTEMBER 27, 1984 AS INSTRUMENT NO. 1984-209559 OFFICIAL RECORDS. SAID EASEMENT COVERS THE ENTIRE PARCEL.

TOTAL PARKING:

PASSENGER CAR = 2
TRUCK & TRAILER = 192
TOTAL PROVIDED SEMI-TRUCK PARKING = 192
TOTAL PROVIDED AUTOMOBILE PARKING = 386

NOTES:

1. ASSESSOR'S PARCEL NUMBERS: 316-211-014
2. EXISTING GROSS AREA: 413,979 SF = 9.50 AC
3. EXISTING NET AREA: 397,840 SF = 9.13 AC
4. PROPOSED NET AREA: 387,027 SF = 8.88 AC
5. AREA OF DEDICATION: 10,813 SF = 0.25 AC
6. THE DEVELOPER SHALL BE REQUIRED TO RECONSTRUCT HEACOCK STREET STRUCTURAL SECTION PER TRUCK ROUTE STANDARDS FROM THE SOUTHERLY BOUNDARY TO THE PRIVATE TRACTOR-TRAILER TRUCK ENTRANCE NORTH OF THIS PROJECT AT THE "BULB" ON HEACOCK AVENUE.
7. BOLLARDS WILL BE PROVIDED IN PARKING LOT FOR NIGHT LIGHTING.



CA LEGAL-65 - California Design Vehicle (1 Axle Trailer)

Overall Length	65.000ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.422ft
Track Width	8.500ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	50.000ft

GRAPHIC SCALE
30 0 15 30 60
1" = 30'

SITE PLAN
HEACOCK PARKING LOT
MORENO VALLEY, CA

SHEET 1 OF 1

DATE PREPARED: 1/28/22

PREPARED BY:
CASC
Engineering and Consulting
1470 EAST COOLEY DRIVE, COLTON, CA 92324
PH. (909) 783-0101 FAX (909) 783-0108
www.cascinc.com

APPLICANT:
DARREN EMERY
P.O. BOX 7200
BEVERLY HILLS, CA 90210
PHONE: (323) 481-9178

NANDINA AVE.

PROPOSED WATER CONNECTION

EXISTING WATER LINE

EXISTING P.L.

PROPOSED 24.00' ACCESS EASEMENT

10.00' SETBACK

24 FOOT WIDE ACCESS EASEMENT

N89°30'54"W 675.07'

APN 316-211-013

PROPOSED SLATTED CHAIN LINK FENCE

PROPOSED PCC CUT OFF WALL TO BE INSTALLED 6" BELOW BASE SECTION ALONG EDGE OF PAVEMENT (TYP.)

EXISTING CHAIN LINK FENCE

PROPOSED 90' RIVERSIDE COUNTY FLOOD CONTROL STORM DRAIN

EXISTING EDGE OF PAVEMENT

STREET

PROPOSED 8" WATER LINE

PROPOSED EDGE OF PAVEMENT

EXISTING R/W

PROPOSED R/W

16 FOOT WIDE LANDSCAPE PARKWAY

PROPOSED SLATTED CHAIN LINK FENCE

PROPOSED ONSITE FIRE LINE

PROPOSED ONSITE FIRE HYDRANT WITH BOLLARDS

PROPOSED FIRE HYDRANT

PROPOSED SWINGING GATE

HEACOCK

APN 294-220-003

APN 316-211-015

APN 316-211-016

APN 316-211-017

15 FOOT WIDE LANDSCAPE PARKWAY

PROPOSED DROP INLET

PROPOSED RIBBON GUTTER

PROPOSED UNDERGROUND STORAGE (72,314 CF)

PROPOSED ONSITE STORM DRAIN LINE

PROPOSED CATCH BASIN

PROPOSED SUMP & PUMP

PROPOSED MODULAR WETLANDS FOR WATER-QUALITY PURPOSES

10 FOOT WIDE SCREEN TREE PLANTING

PROPOSED OUTLET TO RCFC CHANNEL

PERRIS VALLEY CHANNEL - LATERAL B

LEGEND

AC	ASPHALT CONCRETE
BLDG.	BUILDING
C&G	CURB & GUTTER
C/L	CENTERLINE
ELEC.	ELECTRIC
EX.	EXISTING
FG	FINISHED GRADE
FS	FINISHED SURFACE
MH	MANHOLE
R/W	RIGHT OF WAY
SD	STORM DRAIN
S/W	SIDEWALK
TELE.	TELEPHONE
TYP.	TYPICAL
POC	POINT OF CONNECTION
PCC	PORTLAND CEMENT CONCRETE
PROP.	PROPOSED
XX.X	PROPOSED ELEVATION
(XX.X)	EXISTING ELEVATION

PROPOSED AC PAVEMENT

PRELIMINARY EARTHWORK QUANTITIES:

CUT 7,600 CY*
FILL 6,900 CY*
(RAW/UNADJUSTED)
*NOTE: THE PROPOSED GRADING ON THIS PLAN IS STRICTLY CONCEPTUAL AND SHOULD ONLY BE USED FOR PLANNING PURPOSES. SITE IS EXPECTED TO BALANCE AFTER LOSSES.

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE WEST HALF OF LOT 29 IN BLOCK 1 OF RIVERSIDE ALFALFA ACRES, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

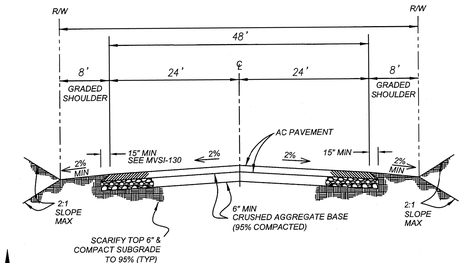
EXCEPTING THEREFROM THE SOUTHERLY 70 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE WESTERLY 10 FEET THEREOF.

ALSO EXCEPTING THAT PORTION GRANTED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED MAY 9, 2004 AS INSTRUMENT NO. 2004-0441404 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EASEMENTS:

1. A CLEARANCE EASEMENT FOR A RUNWAY APPROACH ZONE AND GLIDE ANGLE PLANS OVER SAID LAND, AS GRANTED TO THE UNITED STATES OF AMERICA, IN DEED RECORDED FEBRUARY 14, 1956 IN BOOK 1862, PAGE 210 OFFICIAL RECORDS. SAID EASEMENT COVERS ENTIRE PARCEL.
2. AN EASEMENT FOR A CLEAR ZONE IN FAVOR OF THE UNITED STATES OF AMERICA, RECORDED SEPTEMBER 27, 1984 AS INSTRUMENT NO. 1984-209559 OFFICIAL RECORDS. SAID EASEMENT COVERS THE ENTIRE PARCEL.



TYPICAL SECTION

N

GRAPHIC SCALE

30 0 15 30 60

1" = 30'

CONCEPTUAL GRADING PLAN
HEACOCK PARKING LOT
MORENO VALLEY, CA

SHEET 1 OF 1

CASC
Engineering and Consulting
1470 EAST COOLEY DRIVE, COLTON, CA 92324
PH. (909) 783-0101 FAX (909) 783-0108
www.coscinc.com

Appendix 3: Soils Information

Geotechnical Study and Other Infiltration Testing Data

GEOTECHNICAL INVESTIGATION AND PERCOLATION TEST RESULTS

HEACOCK LOGISTICS PARKING PROJECT APN 316-211-014, HEACOCK AVENUE AT PERRIS VALLEY STORM DRAIN MORENO VALLEY, CALIFORNIA

GEOCON
WEST, INC.

GEOTECHNICAL
ENVIRONMENTAL
MATERIALS

PREPARED FOR

LAWRENCE FAMILY TRUST

MARCH 18, 2021
REVISED MARCH 31, 2021
PROJECT NO. T2925-22-01

Project No. T2925-22-01
March 18, 2021
REVISED March 31, 2021

Lawrence Family Trust
P O Box 7200
Beverly Hills, CA 90212

Attention: Mr. David Schiepe

Subject: GEOTECHNICAL INVESTIGATION
AND PERCOLATION TEST RESULTS
HEACOCK LOGISTICS PARKING PROJECT
APN 316-211-014, HEACOCK AVENUE AT PERRIS VALLEY STORM DRAIN
MORENO VALLEY, CALIFORNIA

Dear Mr. Schiepe:

In accordance with your authorization of Proposal No. IE-2703, Geocon West Inc. (Geocon) herein submits the results of our geotechnical investigation and percolation test results for the subject site. The accompanying report presents the results of our study and conclusions and recommendations pertaining to the geotechnical aspects of the proposed project. The site is considered suitable for development provided the recommendations of this report are followed.

Should you have questions regarding this report, or if we may be of further service, please contact the undersigned at your convenience.

Very truly yours,

GEOCON WEST, INC.

Luke C. Weidman
Staff Geologist, GIT 891

Lisa A. Battiato
CEG 2316

PROFESSIONAL GEOLOGIST
LISA A. BATTIATO
No. 2316
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Joseph J. Vettel
GE 2401

REGISTERED PROFESSIONAL ENGINEER
JOSEPH J. VETTEL
No. 2401
GEOTECHNICAL
STATE OF CALIFORNIA

LW:AS:LAB:JJV:hd

Distribution(1/e-mail) Addressee

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GEOTECHNICAL INVESTIGATION
AND PERCOLATION TEST RESULTS

1. PURPOSE AND SCOPE

This report presents the results of our geotechnical investigation and percolation tests for the proposed logistics parking facility to be located on 9.14 acres immediately northeast of the intersection of Heacock Avenue and the Perris Valley Storm Drain in Moreno Valley, California (see *Vicinity Map*, Figure 1). The purposes of the geotechnical investigation and percolation testing are to evaluate the surface and subsurface soil conditions and general site geology, and to identify geotechnical constraints that may affect development of the property. In addition, we provided recommendations for remedial grading, and both flexible and rigid pavement designs. This investigation also included a review of readily available published and unpublished geologic literature (see *List of References*).

The scope of this investigation included performing a site reconnaissance, field exploration, engineering analyses, and preparing this report. We performed our field investigation on February 23, 2021 and February 24, 2021 by excavating seven geotechnical test pits to a maximum depth of 4 feet and one deep geotechnical test pit to a depth of 14 feet below the existing ground surface. Four of the test pits were used to perform percolation testing. The *Geologic Map*, Figure 2, presents the approximate locations of the test pits. *Appendix A* provides a detailed discussion of the field investigation including logs of the borings and percolation test results. Details of the laboratory tests and a summary of the test results are presented in *Appendix B* and on the boring logs in *Appendix A*.

Recommendations presented herein are based on analyses of data obtained from our site investigation and our understanding of proposed site development. References reviewed to prepare this report are provided in the *List of References*. If project details vary significantly from those described herein, Geocon should be contacted to evaluate the necessity for review and possible revision of this report.

2. SITE AND PROJECT DESCRIPTION

The subject site is located immediately northeast of the intersection of Heacock Avenue and the Perris Valley Storm Drain in Moreno Valley, California. The site is bounded on the west by March Air Reserve Base, to the south by the Perris Valley Storm Drain, and to the east and north by undeveloped land. The site is currently vacant with some grass and dead bushes at the surface. The existing grades range from approximate elevation 1,473 feet above Mean Sea Level (MSL) in the southwest corner to 1,484 feet above MSL in the center. The site is at latitude 33.8602 and longitude -117.2425.

Based on the *Exhibit* prepared by CASC Engineering and Consulting, we understand that the proposed at grade parking lot will include up to 255 parking stalls for semi-truck trailers and up to four regular parking stalls. Cuts and fills of approximately 5 feet are planned to achieve proposed finished grades.

The site descriptions and proposed development are based on a site reconnaissance, review of published geologic literature, our field investigation, a review of the preliminary exhibit, and discussions with you. If development plans differ from those described herein, Geocon should be contacted for review of the plans and possible revisions to this report.

3. SOIL AND GEOLOGIC CONDITIONS

The only geologic material observed across the site, and to the depths explored, during our field investigation is Holocene-aged alluvium. This is shown on the *Geologic Map*, Figure 2, and in the boring logs in *Appendix A*.

3.1 Alluvium (Qa)

Alluvium was observed within all of the test pits during our geotechnical investigation to depths of 4 to 14 feet. This unit consists of silty sand, sandy silt, and well-graded sand. The top 1 to 2 feet of alluvium was observed to be a loose and dry. Below this, the alluvium becomes medium dense and damp. The silty sand is characterized as dark brown with predominantly fine to medium sand and some coarse sand. At approximately 3 feet the unit shifts to a sandy silt that can be characterized as medium dense, damp, and strong brown. At approximately 10 feet there is a gradational shift in sediment to a well-graded sand that extends to the maximum depth explored (14 feet, TP-1). The well-graded sand is characterized as medium dense, moist, and very dark brown to dark reddish brown. Weathering rinds on some of the coarse sand grains were also observed.

4. GROUNDWATER

We did not encounter groundwater or seepage during the site investigation. According to the California Department of Water Resources, wells in the area indicate a historical depth to groundwater of between 10 and 90 feet below the existing ground surface. It is not uncommon for seepage conditions to develop where none previously existed. Groundwater and seepage are dependent on seasonal precipitation, irrigation, land use, among other factors, and varies as a result. Proper surface drainage will be important to future performance of the project.

5. SITE INFILTRATION

Percolation testing was performed in accordance with the procedures in *Riverside County Flood Control and Water Conservation District LID BMP, Appendix A.* The percolation test locations are depicted on the *Geologic Map* (see Figure 2).

A 3-inch diameter perforated PVC pipe in silt filter sock was placed in each percolation test hole and approximately 2 inches of gravel was placed at the bottom of the PVC pipe. The test locations were pre-saturated prior to testing. Percolation testing was begun within 24 hours after the holes were presaturated. Percolation data sheets are presented in *Appendix A* of this report. Calculations to convert the percolation test rate to infiltration test rates are presented in Table 5.0 below. Note that the Handbook requires a factor of safety of 3 be applied to the values below based on the test method used.

TABLE 5.0
INFILTRATION TEST RATES FOR PERCOLATION AREAS

Parameter	P-1	P-2	P-3	P-4
Depth (inches)	48	48	48	48
Test Type	Normal	Normal	Normal	Normal
Change in head over time: ΔH (inches)	1.4	1.4	3.0	2.4
Average head: Havg (inches)	9.5	10.8	9.3	8.8
Time Interval (minutes): Δt (minutes)	30	30	30	30
Radius of test hole: r (inches)	4	4	4	4
Tested Infiltration Rate: It (inches/hour)	0.5	0.5	1.1	0.9

The in-situ field percolation tests performed provide short-term infiltration rates, which apply mainly to the initiation of the infiltration process due to the short time of the test (hours instead of days) and the amount of water used. Where appropriate the short-term infiltration rates shall be converted to long-term infiltration rates using reduction factors depending upon the degree of infiltrate quality, maintenance access and frequency, site variability, subsurface stratigraphy variation, and other factors. The small-scale percolation testing cannot model the complexity of the effect of interbedded layers of different soil composition, and our test results should be considered only as index values of infiltration rates.

6. CONCLUSIONS AND RECOMMENDATIONS

6.1 General

6.1.1 From a geotechnical engineering standpoint, the site is suitable for construction of the proposed on-grade parking lot provided the recommendations presented herein are implemented in design and construction of the project.

6.1.2 Our field investigation indicates the site is underlain by alluvium. The upper portion of the alluvium is not considered suitable for development. Remedial grading of the surficial soil will be required as discussed herein. The existing site soils are suitable for re-use as engineered fill provided the recommendations in the *Grading* section of this report are followed.

6.1.3 Moisture contents in the borings varied significantly between the upper and lower alluvium. Moisture conditioning of the soils should be expected during construction. Special handling of the soil should be anticipated, particularly if grading occurs during the rainy season.

6.1.4 Although the majority of on-site soils consist of silty sands, some granular material, having little to no cohesion and subject to caving in unshored excavations, should be expected at the site. It is the responsibility of the contractor to ensure that excavations and trenches are properly shored and maintained in accordance with OSHA rules and regulations to maintain the stability of adjacent existing improvements.

6.1.5 The developer should consider the use of a dry well or similar rock well in the infiltration areas so that a conduit is created to the more permeable well graded sand layer encountered in the deep excavation in TP-1.

6.1.6 Based on the exhibit, cuts and fills ranging up to 5 feet are planned to achieve finish grades.

6.1.7 We did not encounter groundwater during our investigation and do not expect groundwater would impact site improvements. However, wet conditions and seepage could affect proposed construction if grading and improvement operations occur during or shortly after a rain event.

6.1.8 Proper drainage should be maintained in order to preserve the design properties of the fill in the sheet-graded pad and slope areas.

6.1.9 Changes in the design, location, or elevation of improvements, as outlined in this report, should be reviewed by this office.

6.1.10 Recommended grading specifications are provided in *Appendix C*.

6.2 Excavation and Soil Characteristics

6.2.1 Excavation of the alluvium should be possible with moderate to heavy effort using conventional heavy-duty equipment.

6.2.2 We performed laboratory tests on samples of the site materials to evaluate the percentage of water-soluble sulfate content. *Appendix B* presents results of the laboratory water-soluble sulfate content tests. The test results indicate the on-site materials at the location tested possess a sulfate content of 0.000 percent (0 parts per million [ppm]) equating to an exposure class of "S0" as defined by 2019 CBC Section 1904.3 and ACI 318. Table 6.2.2 presents a summary of concrete requirements set forth by 2019 CBC Section 1904.3 and ACI 318. The presence of water-soluble sulfates is not a visually discernible characteristic; therefore, other soil samples from the site could yield different concentrations. Additionally, over time landscaping activities (i.e., addition of fertilizers and other soil nutrients) may affect the concentration.

TABLE 6.2.2
REQUIREMENTS FOR CONCRETE EXPOSED TO SULFATE-CONTAINING SOLUTIONS

Exposure Class	Water-Soluble Sulfate (SO_4) Percent by Weight	Cement Type (ASTM C 150)	Maximum Water to Cement Ratio by Weight[1]	Minimum Compressive Strength (psi)
S0	**SO_4<0.10**	**No Type Restriction**	**n/a**	**2,500**
S1	0.10≤SO_4<0.20	II	0.50	4,000
S2	0.20≤SO_4≤2.00	V	0.45	4,500
S3	SO_4>2.00	V+Pozzolan or Slag	0.45	4,500

[1] Maximum water to cement ratio limits do not apply to lightweight concrete.

6.2.3 Geocon does not practice in the field of corrosion engineering. Therefore, further evaluation by a corrosion engineer may be performed if improvements that could be susceptible to corrosion are planned.

6.3 Grading

6.3.1 Grading should be performed in accordance with the recommendations provided in this report, the *Recommended Grading Specifications* contained in *Appendix C* and the City of Moreno Valley's Standards.

6.3.2 Prior to commencing grading, a pre-construction conference should be held at the site with the owner/developer, city inspector, grading contractor, civil engineer, and geotechnical engineer in attendance. Special soil handling requirements can be discussed at that time.

6.3.3 Site preparation should begin with the removal of deleterious material, debris, buried trash, and vegetation. The depth of removal should be such that material exposed in cut areas or soil to be used as fill is relatively free of organic matter. Material generated during stripping and/or site demolition should be exported from the site.

6.3.4 The upper portion of the alluvium should be removed to expose competent material. Based on our findings, we expect the existing soils within approximately 3 feet below subgrade elevation will require remedial excavation and proper compaction. Areas of loose, dry, or compressible soils will require additional excavation and processing prior to fill placement. The excavations should be extended laterally a minimum distance of 3 feet beyond the parking lot footprint or for a distance equal to the depth of removal, whichever is greater.

6.3.5 The actual depth of removal should be evaluated by the engineering geologist during grading operations. Deeper excavations may be required if dry, loose, soft, or porous materials are present at the base of the removals. The bottom of the excavations should be scarified to a depth of at least 1 foot, moisture conditioned as necessary, and properly compacted.

6.3.6 The site should then be brought to final subgrade elevations with fill compacted in layers. In general, soil native to the site is suitable for use as fill if free from vegetation, debris, and other deleterious material. Layers of fill should be about 6 to 8 inches in loose thickness and no thicker than will allow for adequate bonding and compaction. Fill, including backfill and scarified ground surfaces, should be compacted to a dry density of at least 90 percent of the laboratory maximum dry density at 0 to 2 percent above optimum moisture content, as determined in accordance with ASTM D 1557. Fill materials placed below optimum moisture content may require additional moisture conditioning prior to placing additional fill. The upper 12 inches of subgrade soil underlying pavement should be compacted to a dry density of at least 95 percent of the laboratory maximum dry density at 0 to 2 percent above optimum moisture content shortly before paving operations.

6.4 Utility Trench Backfill

6.4.1 Utility trenches should be properly backfilled in accordance with the requirements of the City of Moreno Valley and the latest edition of the *Standard Specifications for Public Works Construction* (Greenbook). The pipes should be bedded with well-graded crushed rock or clean sand (Sand Equivalent greater than 30) to a depth of at least one foot over the pipe. If open graded rock is used, it should be wrapped in filter fabric to prevent finer soils from migrating into the rock voids. The remainder of the trench backfill may be derived from onsite soil. Backfill of utility trenches should not contain rocks greater than 3 inches in diameter. The use of 2-sack slurry and controlled low strength material (CLSM) are also acceptable as backfill; however, consideration should be given to the possibility of differential settlement where the slurry ends and earthen backfill begins. These transitions should be minimized, and additional stabilization should be considered at these transitions.

6.4.2 Utility trench backfill should be placed in layers no thicker than will allow for adequate bonding and compaction. Utility backfill should be compacted to a dry density of at least 90 percent of the laboratory maximum dry density and moisture conditioned at or slightly above optimum moisture content (as determined by ASTM D1557). Backfill within the upper 12 inches of finish subgrade elevation of new pavements should be compacted to at least 95 percent of the maximum dry density. Backfill materials placed below the recommended moisture content may require additional moisture conditioning prior to placing additional fill.

6.5 Earthwork Grading Factors

6.5.1 Estimates of shrinkage factors are based on empirical judgments comparing the material in its existing or natural state as encountered in the exploratory excavations to a compacted state. Variations in natural soil density and in compacted fill density render shrinkage value estimates very approximate. As an example, the contractor can compact the fill to a dry density of 90 percent or higher of the laboratory maximum dry density. Thus, the contractor has an approximately 10 percent range of control over the fill volume. Based on our experience and the densities measured during our investigation, the shrinkage of the upper portion of the alluvium is expected to be on the order of 5 to 10 percent when compacted to at least 90 percent of the laboratory maximum dry density. This estimate is for preliminary quantity estimates only. Due to the variations in the actual shrinkage/bulking factors, a balance area should be provided to accommodate variations.

6.6 Concrete Flatwork

6.6.1 Exterior concrete flatwork not subject to vehicular traffic should be constructed in accordance with the recommendations herein. Slab panels should be a minimum of 4 inches thick and, when in excess of 8 feet square, should be reinforced with No. 3 reinforcing bars spaced 24 inches on center in each direction to reduce the potential for wide cracking. In addition, concrete flatwork should be provided with crack control joints to reduce and/or control shrinkage cracking. Crack control spacing should be determined by the project structural engineer based upon the slab thickness and intended usage. Criteria of the American Concrete Institute (ACI) should be taken into consideration when establishing crack control spacing. Subgrade soil for exterior slabs not subjected to vehicle loads should be compacted in accordance with criteria presented in the grading section prior to concrete placement. Subgrade soil should be properly compacted and the moisture content of subgrade soil should be checked prior to placing concrete.

6.6.2 Even with the incorporation of the recommendations within this report, the exterior concrete flatwork has a likelihood of experiencing some movement due to swelling or settlement; therefore, the steel reinforcement should overlap continuously in flatwork to reduce the potential for vertical offsets within flatwork. Additionally, flatwork should be structurally connected to the curbs, where possible, to reduce the potential for offsets between the curbs and the flatwork.

6.6.3 The recommendations presented herein are intended to reduce the potential for cracking as a result of differential movement. However, even with the incorporation of the recommendations presented herein, concrete will still crack. The occurrence of concrete shrinkage cracks is independent of the soil supporting characteristics. Their occurrence may be reduced and/or controlled by limiting the slump of the concrete, the use of crack control joints and proper concrete placement and curing. Crack control joints should be spaced at intervals no greater than 12 feet. Literature provided by the Portland Concrete Association (PCA) and American Concrete Institute (ACI) present recommendations for proper concrete mix, construction, and curing practices, and should be incorporated into project construction.

6.7 Preliminary Pavement Recommendations

6.7.1 We calculated the flexible pavement sections in general conformance with the *Caltrans Method of Flexible Pavement Design* (Highway Design Manual) and evaluated the pavement thickness based on the City of Moreno Valley specifications using a Traffic Index (TI) of 10. Based on laboratory testing of onsite soils, we used a preliminary R-value of 35 for the subgrade soils for the purpose of this analysis; laboratory R-value testing results are

presented in *Appendix B*. The final pavement sections should be based on the R-value of the subgrade soil encountered at final subgrade elevation. Table 6.7.1 presents a recommended preliminary flexible pavement section and full depth aggregate base section for a TI of 10; this TI was selected per Moreno Valley Standard MVSI-100A-1. The project Civil Engineer should evaluate the final Traffic Index for proposed pavements that is applicable to the project.

TABLE 6.7.1
PRELIMINARY FLEXIBLE PAVEMENT SECTION

Location	Assumed Traffic Index	Subgrade R-Value	Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)	Full Depth Class 2 Aggregate Base (inches)
Truck Drive Aisle and Parking Areas	10	35	6½	13	23½

6.7.2 Prior to placing base materials, the upper 12 inches of the subgrade soil should be scarified, moisture conditioned as necessary, and recompacted to a dry density of at least 95 percent of the laboratory maximum dry density at 0 to 2 percent above optimum moisture content as determined by ASTM D1557.

6.7.3 Asphalt concrete should conform to Section 203-6 of the Greenbook. Class 2 aggregate base materials should conform to Section 26-1.02A of the "*Standard Specifications of the State of California, Department of Transportation"* (Caltrans). Base materials should be compacted to a dry density of at least 95 percent of the laboratory maximum dry density, at or slightly above optimum moisture content. Asphalt concrete should be compacted to a density of 95 percent of the laboratory Hveem density in accordance with ASTM D1561. The asphalt concrete should conform to Section 203-6 of the *Standard Specifications for Public Works Construction (Greenbook)*.

6.7.4 A rigid Portland cement concrete (PCC) pavement section should be placed in heavy truck areas, driveway aprons, and cross gutters. We calculated the rigid pavement section in general conformance with the procedure recommended by the American Concrete Institute report ACI 330R *Guide for Design and Construction of Concrete Parking Lots* using the parameters presented in Table 6.7.4.

TABLE 6.7.4
RIGID PAVEMENT DESIGN PARAMETERS

Design Parameter	Design Value
Modulus of subgrade reaction, k	100 pci
Modulus of rupture for concrete, M_R	500 psi
Traffic Category, TC	C and D
Average daily truck traffic, ADTT	300 and 700

6.7.5 Based on the criteria presented herein, the PCC pavement sections should have a minimum thickness as presented in Table 6.7.5.

TABLE 6.7.5
RIGID PAVEMENT RECOMMENDATIONS

Location	Portland Cement Concrete (inches)
Automobile Parking Stalls (TC=C)	7½
Heavy Truck and Fire Lane Areas (TC=D)	8

6.7.6 The PCC pavement should be placed over subgrade soil that is compacted to a dry density of at least 95 percent of the laboratory maximum dry density at 0 to 2 percent above optimum moisture content. This pavement section is based on a minimum concrete compressive strength of approximately 3,500 psi (pounds per square inch).

6.7.7 A thickened edge or integral curb should be constructed on the outside of concrete slabs subjected to wheel loads. The thickened edge should be 1.2 times the slab thickness or a minimum thickness of 2 inches, whichever results in a thicker edge, and taper back to the recommended slab thickness 4 feet behind the face of the slab (e.g., 6-inch and 7.5-inch-thick slabs would have an 8- and 9.5-inch-thick edge, respectively). Reinforcing steel will not be necessary within the concrete for geotechnical purposes with the possible exception of dowels at construction joints as discussed herein.

6.7.8 In order to control the location and spread of concrete shrinkage cracks, crack-control joints (weakened plane joints) should be included in the design of the concrete pavement slab in accordance with the referenced ACI report.

6.7.9 The performance of pavements is highly dependent on providing positive surface drainage away from the edge of the pavement. Ponding of water on or adjacent to the pavement surfaces will likely result in pavement distress and subgrade failure. Drainage from landscaped areas should be directed to controlled drainage structures. Landscape areas adjacent to the edge of asphalt pavements are not recommended due to the potential for surface or irrigation water to infiltrate the underlying permeable aggregate base and cause distress. Where such a condition cannot be avoided, consideration should be given to incorporating measures that will significantly reduce the potential for subsurface water migration into the aggregate base. If planter islands are planned, the perimeter curb should extend at least 6 inches below the level of the base materials.

6.8 Site Drainage and Moisture Protection

6.8.1 Adequate site drainage is critical to reduce the potential for differential soil movement, erosion, and subsurface seepage. Under no circumstances should water be allowed to pond. The site should be graded and maintained such that surface drainage is directed away from the site in accordance with 2019 CBC 1804.4 or other applicable standards. In addition, surface drainage should be directed away from the top of slopes into swales or other controlled drainage devices. Roof and pavement drainage should be directed into conduits that carry runoff away from the proposed parking lot.

6.8.2 Underground utilities should be leak free. Utility and irrigation lines should be checked periodically for leaks, and detected leaks should be repaired promptly. Detrimental soil movement could occur if water is allowed to infiltrate the soil for prolonged periods of time.

6.8.3 Landscaping planters adjacent to paved areas are not recommended due to the potential for surface or irrigation water to infiltrate the pavement's subgrade and base course. Area drains to collect excess irrigation water and transmit it to drainage structures or impervious above-grade planter boxes can be used. In addition, where landscaping is planned adjacent to the pavement, construction of a cutoff wall along the edge of the pavement that extends at least 6 inches below the bottom of the base material should be considered.

6.8.4 If not properly constructed, there is a potential for distress to improvements and properties located hydrologically down gradient or adjacent to infiltration areas. Factors such as the amount of water to be detained, its residence time, and soil permeability have an important effect on seepage transmission and the potential adverse impacts that may occur if the storm water management features are not properly designed and constructed. We have not performed a hydrogeology study at the site. Down-gradient and adjacent structures may be

subjected to seeps, movement of foundations and slabs, or other impacts as a result of water infiltration.

6.9 Grading Plan Review

6.9.1 Geocon should review the project grading plans prior to final design submittal to verify that the plans have been prepared in substantial conformance with the recommendations of this report and to provide additional analyses or recommendations, if necessary.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The firm that performed the geotechnical investigation for the project should be retained to provide testing and observation services during construction to provide continuity of geotechnical interpretation and to check that the recommendations presented for geotechnical aspects of site development are incorporated during site grading, construction of improvements, and excavation of foundations. If another geotechnical firm is selected to perform the testing and observation services during construction operations, that firm should prepare a letter indicating their intent to assume the responsibilities of project geotechnical engineer of record. A copy of the letter should be provided to the regulatory agency for their records. In addition, that firm should provide revised recommendations concerning the geotechnical aspects of the proposed development, or a written acknowledgement of their concurrence with the recommendations presented in our report. They should also perform additional analyses deemed necessary to assume the role of Geotechnical Engineer of Record.

2. The recommendations of this report pertain only to the site investigated and are based upon the assumption that the soil conditions do not deviate from those disclosed in the investigation. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that anticipated herein, Geocon should be notified so that supplemental recommendations can be given. The evaluation or identification of the potential presence of hazardous or corrosive materials was not part of the scope of services provided by Geocon.

3. This report is issued with the understanding that it is the responsibility of the owner or their representative to ensure that the information and recommendations contained herein are brought to the attention of the architect and engineer for the project and incorporated into the plans, and the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.

4. The findings of this report are valid as of the date of this report. However, changes in the conditions of a property can occur with the passage of time, whether they be due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of three years.

LIST OF REFERENCES

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5. California Department of Transportation (Caltrans), 2018, Division of Engineering Services, Materials Engineering and Testing Services, *Corrosion Guidelines, Version 3.0,* dated March.

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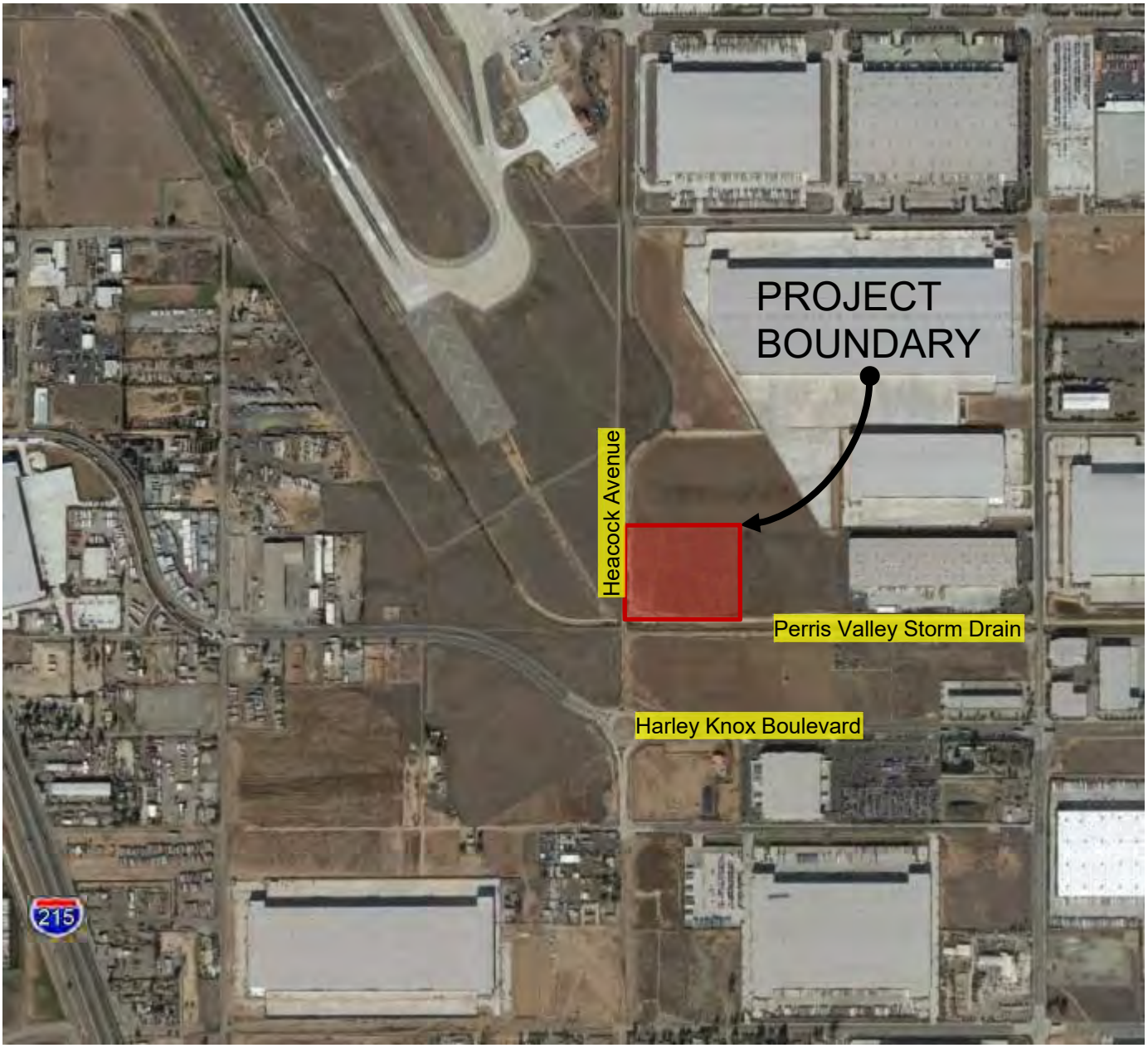


0’ 1000’ 2000’

SCALE: 1” = 1000’

N

SOURCE: Google Earth, 2021

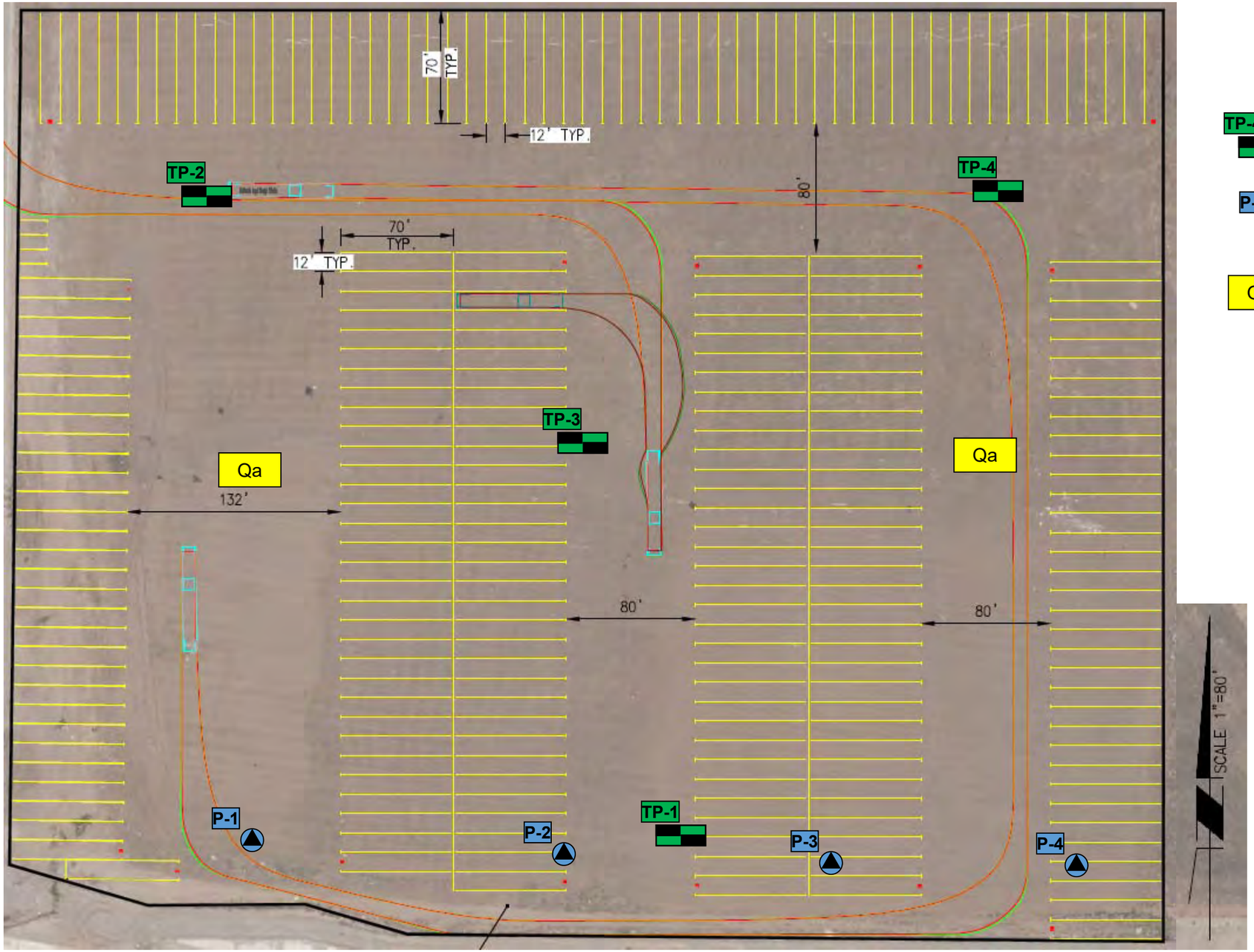
VICINITY MAP

GEOCON
WEST, INC.
GEOTECHNICAL, ENVIRONMENTAL, MATERIALS
41571 CORNING PLACE #101, MURRIETA, CALIFORNIA 92562
PHONE 951-304-2300 FAX 951-304-2392

LCW		

HEACOCK LOGISTICS PARKING PROJECT
APN 316-211-014, HEACOCK AVENUE
AT PERRIS VALLEY STORM DRAIN
MORENO VALLEY, CALIFORNIA

MARCH 2021	PROJECT NO. T2925-22-01	FIG. 1



GEOCON LEGEND

Locations are approximate

TP-4 ..... GEOTECHNICAL TEST PIT LOCATION

P-4 ..... PERCOLATION TEST LOCATION

Qa ..... ALLUVIUM

Source: CASC Engineering and Consulting, *Exhibit*, dated October 5, 2020

GEOCON WEST, INC.
GEOTECHNICAL, ENVIRONMENTAL, MATERIALS
41571 CORNING PLACE #101, MURRIETA, CALIFORNIA 92562
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GEOLOGIC MAP

HEACOCK LOGISTICS PARKING PROJECT
APN 316-211-014, HEACOCK AVENUE
AT PERRIS VALLEY STORM DRAIN
MORENO VALLEY, CALIFORNIA

LCW			MARCH 2021	PROJECT NO. T2925-22-01	FIG. 2

APPENDIX A

FIELD INVESTIGATION

The investigation was performed on February 23, 2021, and February 24, 2021. It consisted of a site reconnaissance and excavation of eight exploratory test pits utilizing a rubber-tire backhoe equipped with a 24-inch bucket. Field work included soil sampling, in place density moisture testing at depths of -1 and -3 feet, and percolation testing. The *Geologic Map*, Figure 2 presents the locations of the exploratory test pits. Test pit logs and an explanation of the geologic units encountered are presented in figures following the text in this appendix.

We collected bulk samples from the test pits and transported them to our laboratory for testing. The type of sample is noted on the exploratory test pit logs.

We visually examined the soil conditions encountered within the test pits, classified, and logged in general accordance with the Unified Soil Classification System (USCS). Logs of the test pits are presented on Figures A-1 through A-8. The logs depict the general soil and geologic conditions encountered and the depth at which we obtained the samples. The *Geologic Map*, Figure 2 presents the locations of the exploratory test pits.

Percolation testing was performed on February 24, 2021 in accordance with *Riverside County Flood Control and Water Conservation District, LID BMP Manual, Appendix A.* The percolation tests were run in accordance with *Section 2.3., Shallow Percolation Test*. The percolation test data is presented on Figures A-13 and A-16.

PROJECT NO. T2925-22-01

TEST PIT P-1

ELEV. (MSL.) **1474** DATE COMPLETED **02/23/2021**

EQUIPMENT **BACKHOE** BY: **Weidman**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0	P-1@0-3			SM	**ALLUVIUM (Qa)** Silty SAND, loose, dry, dark brown; fine to medium sand; rootlets; grass at surface		110.1	7.6
2					- Becomes medium dense, damp; some coarse sand			
				ML	Sandy SILT, medium dense, damp, strong brown; fine to medium sand		118.0	12.7
4	P-1@4'				Total Depth = 4' Groundwater not encountered Backfilled with cuttings 2/23/2021			

Figure A-1,
Log of Test Pit P-1, Page 1 of 1

BORING LOGS.GPJ

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◥ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

PROJECT NO. T2925-22-01

TEST PIT P-2

ELEV. (MSL.) **1473** DATE COMPLETED **02/23/2021**

EQUIPMENT **BACKHOE** BY: **Weidman**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0	P-2@0-3			SM	**ALLUVIUM (Qa)** Silty SAND, loose, dry, dark brown; fine to medium sand; rootlets; grass at surface		107.7	8.6
2					- Becomes medium dense, damp; some coarse sand			
				ML	Sandy SILT, medium dense, damp, strong brown; fine to medium sand		116.0	16.5
4	P-2@4'				Total Depth = 4' Groundwater not encountered Backfilled with cuttings 2/23/2021			

Figure A-2,
Log of Test Pit P-2, Page 1 of 1

BORING LOGS.GPJ

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◥ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

PROJECT NO. T2925-22-01

TEST PIT P-3

ELEV. (MSL.) **1473** DATE COMPLETED **02/23/2021**

EQUIPMENT **BACKHOE** BY: **Weidman**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0	P-3@0-3			SM	**ALLUVIUM (Qa)** Silty SAND, loose, dry, dark brown; fine to medium sand; rootlets; grass at surface - Becomes medium dense, damp; some coarse sand		107.2	8.1
2				ML	Sandy SILT, medium dense, damp, strong brown; fine to medium sand		116.3	11.6
4	P-3@4'				Total Depth = 4' Groundwater not encountered Backfilled with cuttings 2/23/2021			

Figure A-3,
Log of Test Pit P-3, Page 1 of 1

BORING LOGS.GPJ

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◪ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

PROJECT NO. T2925-22-01

TEST PIT P-4

ELEV. (MSL.) **1473** DATE COMPLETED **02/23/2021**

EQUIPMENT **BACKHOE** BY: **Weidman**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0	P-4@0-3			SM	**ALLUVIUM (Qa)** Silty SAND, loose, dry, dark brown; fine to medium sand; rootlets; grass at surface - Becomes medium dense, damp; some coarse sand		109.2	6.1
2				ML	Sandy SILT, medium dense, damp, strong brown; fine to medium sand		114.9	13.6
4	P-4@4'				Total Depth = 4' Groundwater not encountered Backfilled with cuttings 2/23/2021			

Figure A-4,
Log of Test Pit P-4, Page 1 of 1

BORING LOGS.GPJ

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◥ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

PROJECT NO. T2925-22-01

TEST PIT TP-1

ELEV. (MSL.) **1472** DATE COMPLETED **02/23/2021**

EQUIPMENT **BACKHOE** BY: **Weidman**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0				SM	**ALLUVIUM (Qa)** Silty SAND, loose, dry, dark brown; fine to medium sand; rootlets; grass at surface			
2					- Becomes medium dense, damp; some coarse sand			
4				ML	Sandy SILT, medium dense, damp, strong brown; fine to medium sand			
6								
8					- Becomes fine to coarse sand			
10				SW	Well-graded SAND with silt, medium dense, moist, very dark brown; fine to coarse sand; some silt; weathering rinds on granitic grains			
12					- Becomes dark reddish brown			
14					Total Depth = 14' Groundwater not encountered Backfilled with cuttings 2/23/2021			

Figure A-5,
Log of Test Pit TP-1, Page 1 of 1

BORING LOGS.GPJ

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◪ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

PROJECT NO. T2925-22-01

TEST PIT TP-2

ELEV. (MSL.) **1478** DATE COMPLETED **02/23/2021**

EQUIPMENT **BACKHOE** BY: **Weidman**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0	TP-2@0-3			SM	**ALLUVIUM (Qa)** Silty SAND, loose, dry, dark brown; fine to medium sand; rootlets; grass at surface		107.8	5.2
2					- Becomes medium dense, damp; some coarse sand			
					Total Depth = 3'		115.9	14.2
					Groundwater not encountered Backfilled with cuttings 2/23/2021			

Figure A-6,
Log of Test Pit TP-2, Page 1 of 1

BORING LOGS.GPJ

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◥ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

PROJECT NO. T2925-22-01

TEST PIT TP-3

ELEV. (MSL.) **1473** DATE COMPLETED **02/23/2021**

EQUIPMENT **BACKHOE** BY: **Weidman**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0	TP-3@0-3			SM	**ALLUVIUM (Qa)** Silty SAND, loose, dry, dark brown; fine to medium sand; rootlets; grass at surface		108.5	6.6
2					- Becomes medium dense, damp; some coarse sand			
					Total Depth = 3'		116.0	13.5
					Groundwater not encountered Backfilled with cuttings 2/23/2021			

Figure A-7,
Log of Test Pit TP-3, Page 1 of 1

BORING LOGS.GPJ

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◥ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

PROJECT NO. T2925-22-01

TEST PIT TP-4

ELEV. (MSL.) **1475** DATE COMPLETED **02/23/2021**

EQUIPMENT **BACKHOE** BY: **Weidman**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0	TP-4@0-3			SM	**ALLUVIUM (Qa)** Silty SAND, loose, dry, dark brown; fine to medium sand; rootlets; grass at surface		109.3	9.0
2					- Becomes medium dense, damp; some coarse sand			
					Total Depth = 3'		116.2	14.0
					Groundwater not encountered			
					Backfilled with cuttings 2/23/2021			

Figure A-8,
Log of Test Pit TP-4, Page 1 of 1

BORING LOGS.GPJ

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◥ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

PERCOLATION TEST REPORT							
Project Name:		Heacock St Parking			**Project No.:**		T2925-22-01
Test Hole No.:		P-1			**Date Excavated:**		2/23/2021
Length of Test Pipe:			60.0	inches	**Soil Classification:**		ML
Height of Pipe above Ground:			19.8	inches	**Presoak Date:**		2/23/2021
Depth of Test Hole:			40.2	inches	**Perc Test Date:**		2/24/2021
Check for Sandy Soil Criteria Tested by:				Weidman	**Percolation Tested by:**		Weidman
Water level measured from BOTTOM of hole							
Sandy Soil Criteria Test							
Trial No.	**Time**	**Time Interval (min)**	**Total Elapsed Time (min)**	**Initial Water Level (in)**	**Final Water Level (in)**	**Δ in Water Level (in)**	**Percolation Rate (min/inch)**
1	8:50 AM 9:15 AM	25	25	10.2	9.1	1.1	23.1
2	9:15 AM 9:40 AM	25	50	10.2	8.5	1.7	14.9
			Soil Criteria: Normal				
			Percolation Test				
Reading No.	**Time**	**Time Interval (min)**	**Total Elapsed Time (min)**	**Initial Water Head (in)**	**Final Water Head (in)**	**Δ in Water Level (in)**	**Percolation Rate (min/inch)**
1	9:43 AM 10:13 AM	30	30	10.2	8.6	1.6	19.2
2	10:13 AM 10:43 AM	30	60	10.2	9.5	0.7	41.7
3	10:43 AM 11:13 AM	30	90	10.2	8.9	1.3	22.7
4	11:13 AM 11:43 AM	30	120	10.2	8.3	1.9	15.6
5	11:43 AM 12:13 PM	30	150	10.2	9.6	0.6	50.0
6	12:13 PM 12:43 PM	30	180	10.2	9.0	1.2	25.0
7	12:43 PM 1:13 PM	30	210	10.2	8.9	1.3	22.7
8	1:13 PM 1:43 PM	30	240	10.2	8.9	1.3	22.7
9	1:43 PM 2:13 PM	30	270	10.2	9.5	0.7	41.7
10	2:13 PM 2:43 PM	30	300	10.2	9.1	1.1	27.8
11	2:43 PM 3:13 PM	30	330	10.2	8.5	1.7	17.9
12	3:13 PM 3:43 PM	30	360	10.2	8.8	1.4	20.8
Infiltration Rate (in/hr):			0.5				
Radius of test hole (in):			4				**Figure A-9**
Average Head (in):			9.5				

PERCOLATION TEST REPORT							
Project Name:		Heacock St Parking			**Project No.:**		T2925-22-01
Test Hole No.:		P-2			**Date Excavated:**		2/23/2021
Length of Test Pipe:			60.0	inches	**Soil Classification:**		ML
Height of Pipe above Ground:			12.5	inches	**Presoak Date:**		2/23/2021
Depth of Test Hole:			47.5	inches	**Perc Test Date:**		2/24/2021
Check for Sandy Soil Criteria Tested by:				Weidman	**Percolation Tested by:**		Weidman
Water level measured from BOTTOM of hole							
Sandy Soil Criteria Test							
Trial No.	**Time**	**Time**	**Total**	**Initial Water**	**Final Water**	**Δ in Water**	**Percolation**
		Interval	**Elapsed**	**Level**	**Level**	**Level**	**Rate**
		(min)	**Time (min)**	**(in)**	**(in)**	**(in)**	**(min/inch)**
1	8:52 AM 9:17 AM	25	25	11.5	9.6	1.9	13.0
2	9:17 AM 9:42 AM	25	50	11.5	8.5	3.0	8.3
			Soil Criteria: Normal				
			Percolation Test				
Reading	**Time**	**Time**	**Total**	**Initial Water**	**Final Water**	**Δ in Water**	**Percolation**
No.		**Interval**	**Elapsed**	**Head**	**Head**	**Level**	**Rate**
		(min)	**Time (min)**	**(in)**	**(in)**	**(in)**	**(min/inch)**
1	9:45 AM 10:15 AM	30	30	11.5	9.0	2.5	11.9
2	10:15 AM 10:45 AM	30	60	11.5	10.8	0.7	41.7
3	10:45 AM 11:15 AM	30	90	11.5	10.2	1.3	22.7
4	11:15 AM 11:45 AM	30	120	11.5	10.2	1.3	22.7
5	11:45 AM 12:15 PM	30	150	11.5	10.2	1.3	22.7
6	12:15 PM 12:45 PM	30	180	11.5	10.2	1.3	22.7
7	12:45 PM 1:15 PM	30	210	11.5	10.2	1.3	22.7
8	1:15 PM 1:45 PM	30	240	11.5	10.2	1.3	22.7
9	1:45 PM 2:15 PM	30	270	11.5	10.2	1.3	22.7
10	2:15 PM 2:45 PM	30	300	11.5	10.2	1.3	22.7
11	2:45 PM 3:15 PM	30	330	11.5	10.0	1.6	19.2
12	3:15 PM 3:45 PM	30	360	11.5	10.1	1.4	20.8
Infiltration Rate (in/hr):			0.5				
Radius of test hole (in):			4				**Figure A-10**
Average Head (in):			10.8				

PERCOLATION TEST REPORT							
Project Name:		Heacock St Parking			**Project No.:**		T2925-22-01
Test Hole No.:		P-3			**Date Excavated:**		2/23/2021
Length of Test Pipe:			60.0	inches	**Soil Classification:**		ML
Height of Pipe above Ground:			13.2	inches	**Presoak Date:**		2/23/2021
Depth of Test Hole:			46.8	inches	**Perc Test Date:**		2/24/2021
Check for Sandy Soil Criteria Tested by:				Weidman	**Percolation Tested by:**		Weidman
Water level measured from BOTTOM of hole							
Sandy Soil Criteria Test							
Trial No.	**Time**	**Time Interval (min)**	**Total Elapsed Time (min)**	**Initial Water Level (in)**	**Final Water Level (in)**	**Δ in Water Level (in)**	**Percolation Rate (min/inch)**
1	8:54 AM 9:19 AM	25	25	10.8	8.3	2.5	9.9
2	9:19 AM 9:44 AM	25	50	10.8	8.3	2.5	9.9
			Soil Criteria: Normal				
Percolation Test							
Reading No.	**Time**	**Time Interval (min)**	**Total Elapsed Time (min)**	**Initial Water Head (in)**	**Final Water Head (in)**	**Δ in Water Level (in)**	**Percolation Rate (min/inch)**
1	9:47 AM 10:17 AM	30	30	10.8	6.5	4.3	6.9
2	10:17 AM 10:47 AM	30	60	10.8	8.4	2.4	12.5
3	10:47 AM 11:17 AM	30	90	10.8	7.6	3.2	9.3
4	11:17 AM 11:47 AM	30	120	10.8	7.7	3.1	9.6
5	11:47 AM 12:17 PM	30	150	10.8	7.8	3.0	10.0
6	12:17 PM 12:47 PM	30	180	10.8	8.3	2.5	11.9
7	12:47 PM 1:17 PM	30	210	10.8	8.2	2.6	11.4
8	1:17 PM 1:47 PM	30	240	10.8	7.8	3.0	10.0
9	1:47 PM 2:17 PM	30	270	10.8	7.6	3.2	9.3
10	2:17 PM 2:47 PM	30	300	10.8	8.0	2.8	10.9
11	2:47 PM 3:17 PM	30	330	10.8	7.7	3.1	9.6
12	3:17 PM 3:47 PM	30	360	10.8	7.8	3.0	10.0
Infiltration Rate (in/hr):			1.1				
Radius of test hole (in):			4				**Figure A-11**
Average Head (in):			9.3				

PERCOLATION TEST REPORT							
Project Name:		Heacock St Parking			**Project No.:**		T2925-22-01
Test Hole No.:		P-4			**Date Excavated:**		2/23/2021
Length of Test Pipe:			63.6	inches	**Soil Classification:**		ML
Height of Pipe above Ground:			17.6	inches	**Presoak Date:**		2/23/2021
Depth of Test Hole:			46.0	inches	**Perc Test Date:**		2/24/2021
Check for Sandy Soil Criteria Tested by:				Weidman	**Percolation Tested by:**		Weidman
Water level measured from BOTTOM of hole							
Sandy Soil Criteria Test							
Trial No.	**Time**	**Time Interval (min)**	**Total Elapsed Time (min)**	**Initial Water Level (in)**	**Final Water Level (in)**	**Δ in Water Level (in)**	**Percolation Rate (min/inch)**
1	8:56 AM 9:21 AM	25	25	10.0	7.6	2.4	10.4
2	9:21 AM 9:46 AM	25	50	10.0	8.0	1.9	13.0
			Soil Criteria: Normal				
			Percolation Test				
Reading No.	**Time**	**Time Interval (min)**	**Total Elapsed Time (min)**	**Initial Water Head (in)**	**Final Water Head (in)**	**Δ in Water Level (in)**	**Percolation Rate (min/inch)**
1	9:49 AM 10:19 AM	30	30	10.0	6.4	3.6	8.3
2	10:19 AM 10:49 AM	30	60	10.0	9.0	1.0	31.2
3	10:49 AM 11:19 AM	30	90	10.0	7.8	2.2	13.9
4	11:19 AM 11:49 AM	30	120	10.0	7.6	2.4	12.5
5	11:49 AM 12:19 PM	30	150	10.0	7.1	2.9	10.4
6	12:19 PM 12:49 PM	30	180	10.0	7.4	2.5	11.9
7	12:49 PM 1:19 PM	30	210	10.0	7.8	2.2	13.9
8	1:19 PM 1:49 PM	30	240	10.0	7.7	2.3	13.2
9	1:49 PM 2:19 PM	30	270	10.0	7.1	2.9	10.4
10	2:19 PM 2:49 PM	30	300	10.0	7.3	2.6	11.4
11	2:49 PM 3:19 PM	30	330	10.0	7.8	2.2	13.9
12	3:19 PM 3:49 PM	30	360	10.0	7.6	2.4	12.5
Infiltration Rate (in/hr):			0.9				
Radius of test hole (in):			4				**Figure A-12**
Average Head (in):			8.8				

APPENDIX B

LABORATORY TESTING

We performed laboratory tests in accordance with current, generally accepted test methods of ASTM International (ASTM) or other suggested procedures. We analyzed selected soil samples for maximum dry density and optimum moisture content, sulfate content, grain size distribution, and R-value. The results of the laboratory tests are presented on Figures B-1 through B-4.

SUMMARY OF R-VALUE TEST RESULTS
(ASTM D 2844-99)

Sample Location	Soil Description	R-Value
P-3,TP-2,TP-3 Mix	Silty Sand, some clay	35

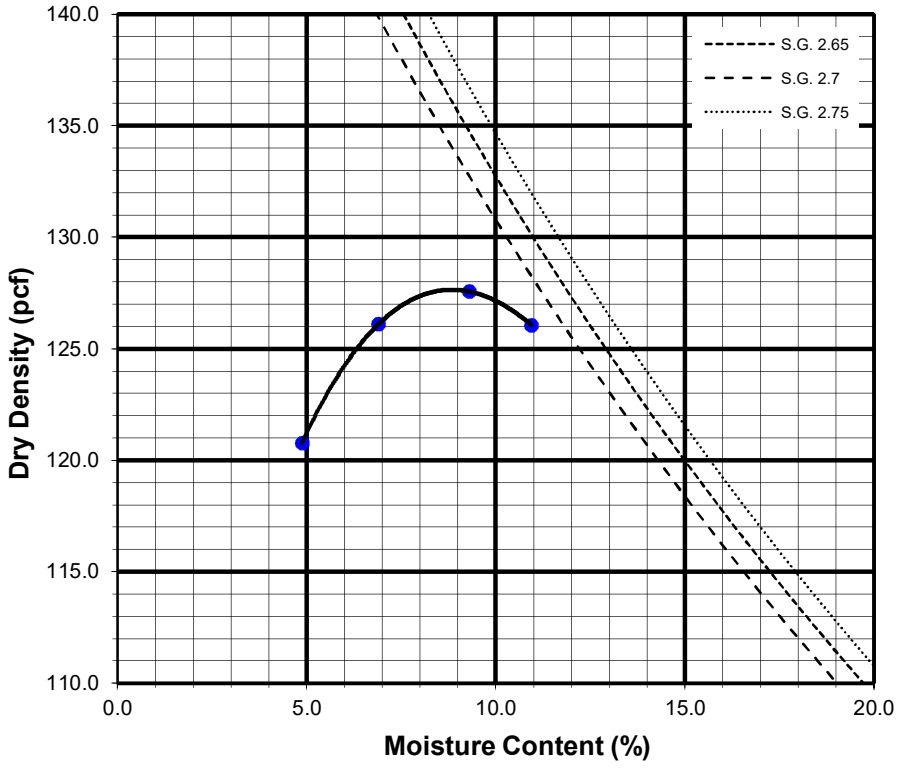
Sample No:

P3&TP2@0-3' MIX	Silty SAND (SM), strong brown

TEST NO.		1	2	3	4	5	6
Wt. Compacted Soil + Mold	(g)	6383	6389	6313	6190		
Weight of Mold	(g)	4277	4277	4277	4277		
Net Weight of Soil	(g)	2106	2113	2036	1913		
Wet Weight of Soil + Cont.	(g)	819.6	749.4	732.7	713.1		592.8
Dry Weight of Soil + Cont.	(g)	771.8	700.9	702.1	692.0		570.7
Weight of Container	(g)	258.1	257.8	258.6	259.2		258.1
Moisture Content	(%)	9.3	10.9	6.9	4.9		7.1
Wet Density	(pcf)	139.4	139.9	134.8	126.7		
Dry Density	(pcf)	127.6	126.1	126.1	120.8		0.0

Maximum Dry Density (pcf)	**128.0**

Optimum Moisture Content (%)	**8.0**



Preparation Method: A

GEOCON

COMPACTION CHARACTERISTICS USING MODIFIED EFFORT TEST RESULTS

ASTM D-1557

Checked by:

Project No.: T2925-22-01

HEACOCK LOGISTICS PARKING, APN 316-211-014
HEACOCK AVE AT PERRIS VALLEY STORM DRAIN
MORENO VALLEY, CALIFRONIA

Mar 21 Figure B-1

SUMMARY OF LABORATORY WATER SOLUBLE SULFATE TEST RESULTS
CALIFORNIA TEST NO. 417

Sample No.	Water Soluble Sulfate (% SO_4)	Sulfate Exposure*
P1@0-3'	0.000	S0

GEOCON

CORROSIVITY TEST RESULTS

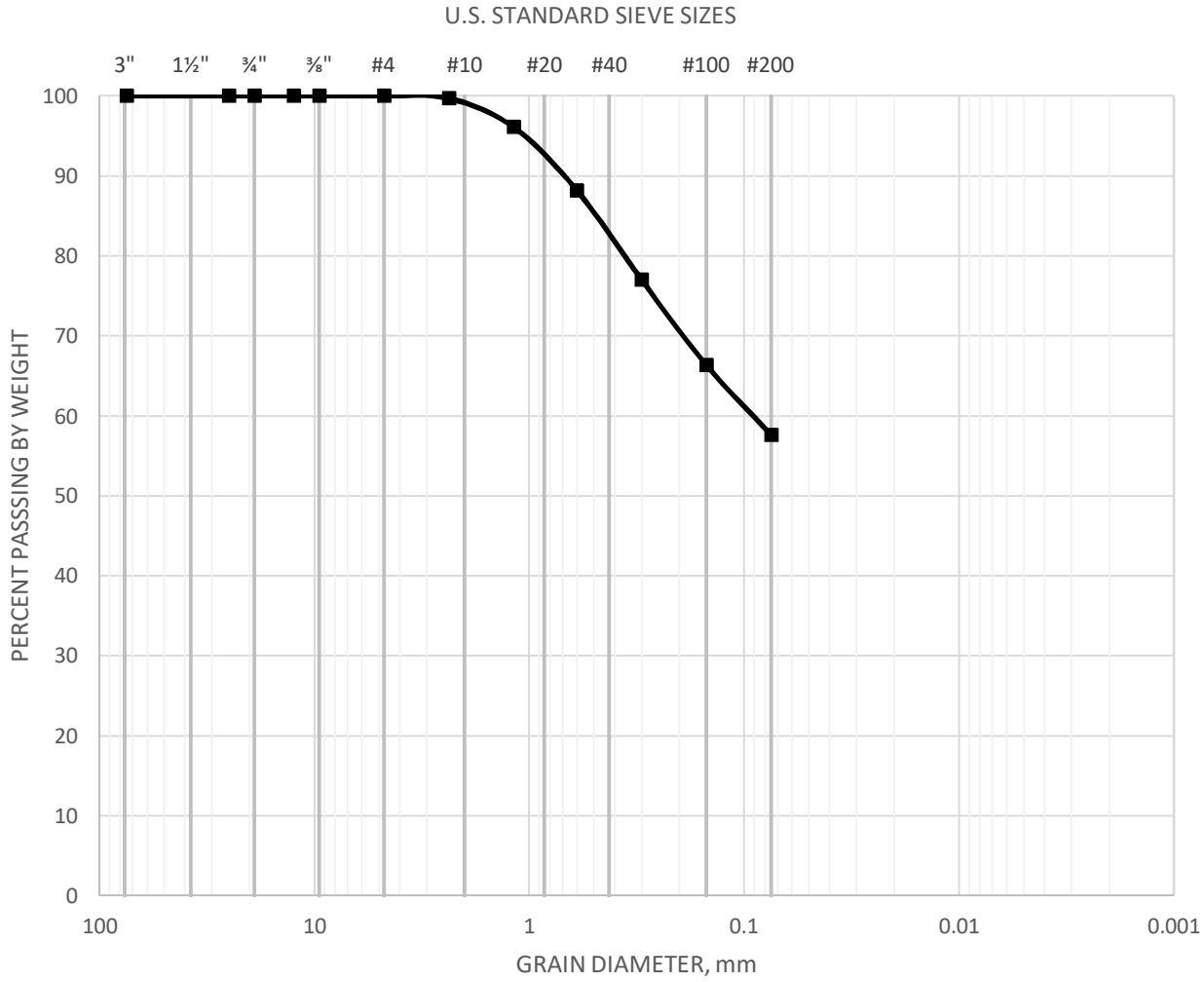
Checked by:

Project No.: T2925-22-01

HEACOCK LOGISTICS, APN 316-211-014
HEACOCK AVE AT PERRIS VALLEY SD
MORENO VALLEY, CALIFRONIA

Mar 21 Figure B-2

GRAVEL		SAND			SILT AND CLAY
COARSE	FINE	COARSE	MEDIUM	FINE	



SAMPLE	CLASSIFICATION	D60	D30	D10
P1&P2@4'mix	Sandy SILT (ML), strong brown	0	0	0

GEOCON

GRAIN SIZE DISTRIBUTION

ASTM D-2488

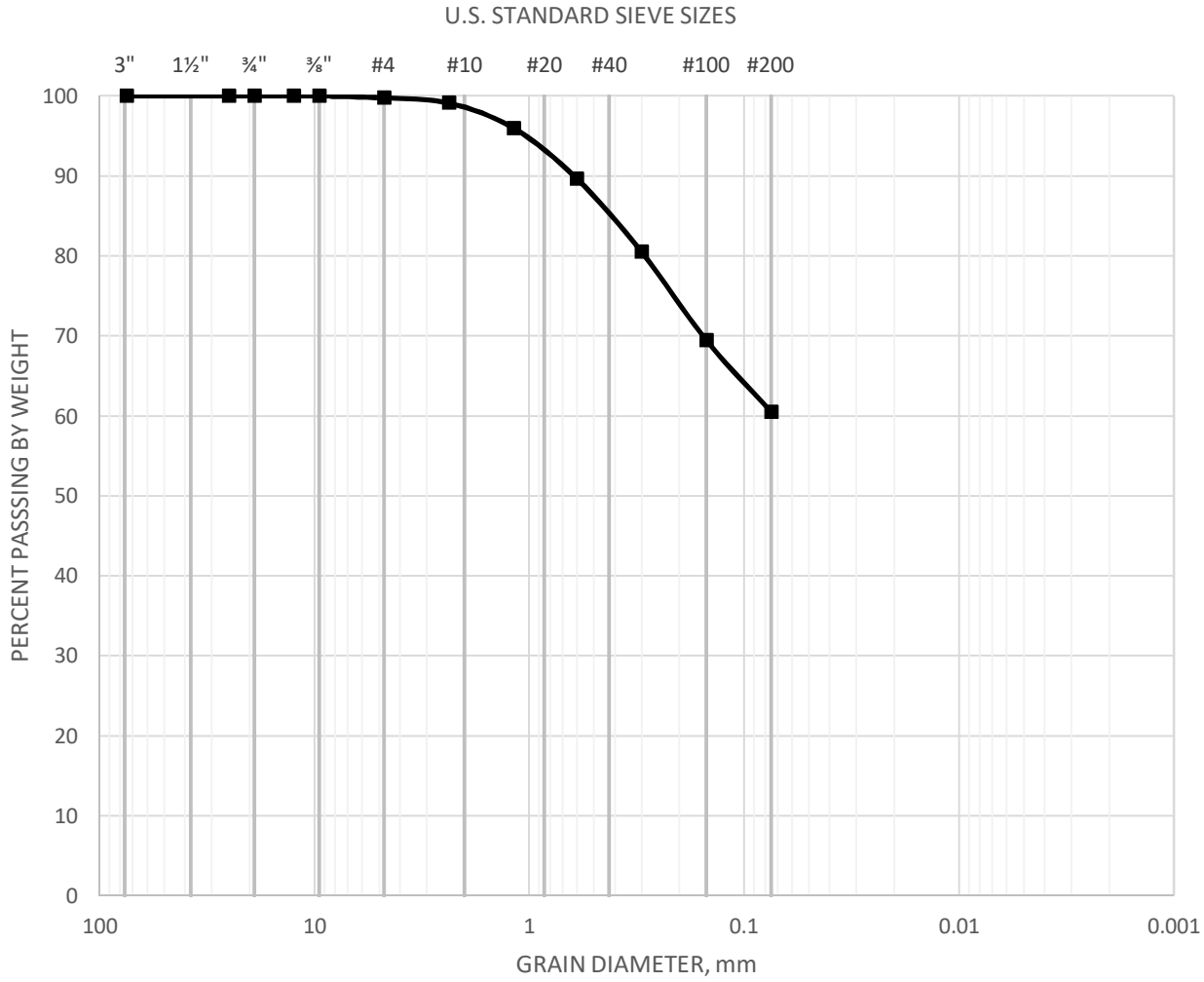
Checked by:

Project No.: T2925-22-01

HEACOCK LOGISTICS PARKING, APN 316-211-014
HEACOCK AVE AT PERRIS VALLEY STORM DRAIN
MORENO VALLEY, CALIFRONIA

Mar 21 Figure B-3

GRAVEL		SAND			SILT AND CLAY
COARSE	FINE	COARSE	MEDIUM	FINE	



SAMPLE	CLASSIFICATION	D60	D30	D10
P3&P4@4'mix	Sandy SILT (ML), strong brown	0	0	0

GEOCON

GRAIN SIZE DISTRIBUTION

ASTM D-2488

Checked by:

Project No.: T2925-22-01

HEACOCK LOGISTICS PARKING, APN 316-211-014
HEACOCK AVE AT PERRIS VALLEY STORM DRAIN
MORENO VALLEY, CALIFRONIA

Mar 21 Figure B-4

APPENDIX C

RECOMMENDED GRADING SPECIFICATIONS

FOR

HEACOCK LOGISTICS PARKING PROJECT
APN 316-211-014, HEACOCK AVENUE
AT PERRIS VALLEY STORM DRAIN
MORENO VALLEY, CALIFORNIA

PROJECT NO. T2925-22-01

RECOMMENDED GRADING SPECIFICATIONS

1. GENERAL

1.1 These Recommended Grading Specifications shall be used in conjunction with the Geotechnical Report for the project prepared by Geocon. The recommendations contained in the text of the Geotechnical Report are a part of the earthwork and grading specifications and shall supersede the provisions contained hereinafter in the case of conflict.

1.2 Prior to the commencement of grading, a geotechnical consultant (Consultant) shall be employed for the purpose of observing earthwork procedures and testing the fills for substantial conformance with the recommendations of the Geotechnical Report and these specifications. The Consultant should provide adequate testing and observation services so that they may assess whether, in their opinion, the work was performed in substantial conformance with these specifications. It shall be the responsibility of the Contractor to assist the Consultant and keep them apprised of work schedules and changes so that personnel may be scheduled accordingly.

1.3 It shall be the sole responsibility of the Contractor to provide adequate equipment and methods to accomplish the work in accordance with applicable grading codes or agency ordinances, these specifications and the approved grading plans. If, in the opinion of the Consultant, unsatisfactory conditions such as questionable soil materials, poor moisture condition, inadequate compaction, and/or adverse weather result in a quality of work not in conformance with these specifications, the Consultant will be empowered to reject the work and recommend to the Owner that grading be stopped until the unacceptable conditions are corrected.

2. DEFINITIONS

2.1 **Owner** shall refer to the owner of the property or the entity on whose behalf the grading work is being performed and who has contracted with the Contractor to have grading performed.

2.2 **Contractor** shall refer to the Contractor performing the site grading work.

2.3 **Civil Engineer** or **Engineer of Work** shall refer to the California licensed Civil Engineer or consulting firm responsible for preparation of the grading plans, surveying and verifying as-graded topography.

2.4 **Consultant** shall refer to the soil engineering and engineering geology consulting firm retained to provide geotechnical services for the project.

2.5 **Soil Engineer** shall refer to a California licensed Civil Engineer retained by the Owner, who is experienced in the practice of geotechnical engineering. The Soil Engineer shall be responsible for having qualified representatives on-site to observe and test the Contractor's work for conformance with these specifications.

2.6 **Engineering Geologist** shall refer to a California licensed Engineering Geologist retained by the Owner to provide geologic observations and recommendations during the site grading.

2.7 **Geotechnical Report** shall refer to a soil report (including all addenda) which may include a geologic reconnaissance or geologic investigation that was prepared specifically for the development of the project for which these Recommended Grading Specifications are intended to apply.

3. MATERIALS

3.1 Materials for compacted fill shall consist of any soil excavated from the cut areas or imported to the site that, in the opinion of the Consultant, is suitable for use in construction of fills. In general, fill materials can be classified as *soil* fills, *soil-rock* fills or *rock* fills, as defined below.

3.1.1 **Soil fills** are defined as fills containing no rocks or hard lumps greater than 12 inches in maximum dimension and containing at least 40 percent by weight of material smaller than ¾ inch in size.

3.1.2 **Soil-rock fills** are defined as fills containing no rocks or hard lumps larger than 4 feet in maximum dimension and containing a sufficient matrix of soil fill to allow for proper compaction of soil fill around the rock fragments or hard lumps as specified in Paragraph 6.2. **Oversize rock** is defined as material greater than 12 inches.

3.1.3 **Rock fills** are defined as fills containing no rocks or hard lumps larger than 3 feet in maximum dimension and containing little or no fines. Fines are defined as material smaller than ¾ inch in maximum dimension. The quantity of fines shall be less than approximately 20 percent of the rock fill quantity.

3.2 Material of a perishable, spongy, or otherwise unsuitable nature as determined by the Consultant shall not be used in fills.

3.3 Materials used for fill, either imported or on-site, shall not contain hazardous materials as defined by the California Code of Regulations, Title 22, Division 4, Chapter 30, Articles 9

and 10; 40CFR; and any other applicable local, state or federal laws. The Consultant shall not be responsible for the identification or analysis of the potential presence of hazardous materials. However, if observations, odors or soil discoloration cause Consultant to suspect the presence of hazardous materials, the Consultant may request from the Owner the termination of grading operations within the affected area. Prior to resuming grading operations, the Owner shall provide a written report to the Consultant indicating that the suspected materials are not hazardous as defined by applicable laws and regulations.

3.4 The outer 15 feet of *soil-rock* fill slopes, measured horizontally, should be composed of properly compacted *soil* fill materials approved by the Consultant. *Rock* fill may extend to the slope face, provided that the slope is not steeper than 2:1 (horizontal:vertical) and a soil layer no thicker than 12 inches is track-walked onto the face for landscaping purposes. This procedure may be utilized provided it is acceptable to the governing agency, Owner and Consultant.

3.5 Samples of soil materials to be used for fill should be tested in the laboratory by the Consultant to determine the maximum density, optimum moisture content, and, where appropriate, shear strength, expansion, and gradation characteristics of the soil.

3.6 During grading, soil or groundwater conditions other than those identified in the Geotechnical Report may be encountered by the Contractor. The Consultant shall be notified immediately to evaluate the significance of the unanticipated condition

4. CLEARING AND PREPARING AREAS TO BE FILLED

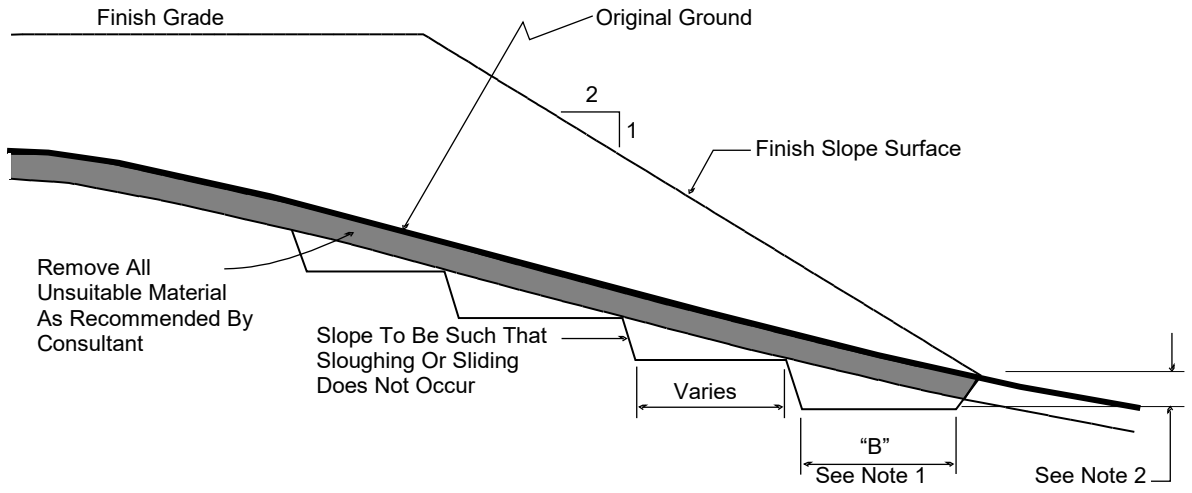
4.1 Areas to be excavated and filled shall be cleared and grubbed. Clearing shall consist of complete removal above the ground surface of trees, stumps, brush, vegetation, man-made structures, and similar debris. Grubbing shall consist of removal of stumps, roots, buried logs and other unsuitable material and shall be performed in areas to be graded. Roots and other projections exceeding 1½ inches in diameter shall be removed to a depth of 3 feet below the surface of the ground. Borrow areas shall be grubbed to the extent necessary to provide suitable fill materials.

4.2 Asphalt pavement material removed during clearing operations should be properly disposed at an approved off-site facility or in an acceptable area of the project evaluated by Geocon and the property owner. Concrete fragments that are free of reinforcing steel may be placed in fills, provided they are placed in accordance with Section 6.2 or 6.3 of this document.

4.3 After clearing and grubbing of organic matter and other unsuitable material, loose or porous soils shall be removed to the depth recommended in the Geotechnical Report. The depth of removal and compaction should be observed and approved by a representative of the Consultant. The exposed surface shall then be plowed or scarified to a minimum depth of 6 inches and until the surface is free from uneven features that would tend to prevent uniform compaction by the equipment to be used.

4.4 Where the slope ratio of the original ground is steeper than 5:1 (horizontal:vertical), or where recommended by the Consultant, the original ground should be benched in accordance with the following illustration.

TYPICAL BENCHING DETAIL



No Scale

DETAIL NOTES: (1) Key width "B" should be a minimum of 10 feet, or sufficiently wide to permit complete coverage with the compaction equipment used. The base of the key should be graded horizontal, or inclined slightly into the natural slope.

(2) The outside of the key should be below the topsoil or unsuitable surficial material and at least 2 feet into dense formational material. Where hard rock is exposed in the bottom of the key, the depth and configuration of the key may be modified as approved by the Consultant.

4.5 After areas to receive fill have been cleared and scarified, the surface should be moisture conditioned to achieve the proper moisture content, and compacted as recommended in Section 6 of these specifications.

5. COMPACTION EQUIPMENT

5.1 Compaction of *soil* or *soil-rock* fill shall be accomplished by sheepsfoot or segmented-steel wheeled rollers, vibratory rollers, multiple-wheel pneumatic-tired rollers, or other types of acceptable compaction equipment. Equipment shall be of such a design that it will be capable of compacting the *soil* or *soil-rock* fill to the specified relative compaction at the specified moisture content.

5.2 Compaction of *rock* fills shall be performed in accordance with Section 6.3.

6. PLACING, SPREADING AND COMPACTION OF FILL MATERIAL

6.1 *Soil* fill, as defined in Paragraph 3.1.1, shall be placed by the Contractor in accordance with the following recommendations:

6.1.1 *Soil* fill shall be placed by the Contractor in layers that, when compacted, should generally not exceed 8 inches. Each layer shall be spread evenly and shall be thoroughly mixed during spreading to obtain uniformity of material and moisture in each layer. The entire fill shall be constructed as a unit in nearly level lifts. Rock materials greater than 12 inches in maximum dimension shall be placed in accordance with Section 6.2 or 6.3 of these specifications.

6.1.2 In general, the *soil* fill shall be compacted at a moisture content at or above the optimum moisture content as determined by ASTM D 1557.

6.1.3 When the moisture content of *soil* fill is below that specified by the Consultant, water shall be added by the Contractor until the moisture content is in the range specified.

6.1.4 When the moisture content of the *soil* fill is above the range specified by the Consultant or too wet to achieve proper compaction, the *soil* fill shall be aerated by the Contractor by blading/mixing, or other satisfactory methods until the moisture content is within the range specified.

6.1.5 After each layer has been placed, mixed, and spread evenly, it shall be thoroughly compacted by the Contractor to a relative compaction of at least 90 percent. Relative compaction is defined as the ratio (expressed in percent) of the in-place dry density of the compacted fill to the maximum laboratory dry density as determined in accordance with ASTM D 1557. Compaction shall be continuous over the entire area, and compaction equipment shall make sufficient passes so that the specified minimum relative compaction has been achieved throughout the entire fill.

6.1.6 Where practical, soils having an Expansion Index greater than 50 should be placed at least 3 feet below finish pad grade and should be compacted at a moisture content generally 2 to 4 percent greater than the optimum moisture content for the material.

6.1.7 Properly compacted *soil* fill shall extend to the design surface of fill slopes. To achieve proper compaction, it is recommended that fill slopes be over-built by at least 3 feet and then cut to the design grade. This procedure is considered preferable to track-walking of slopes, as described in the following paragraph.

6.1.8 As an alternative to over-building of slopes, slope faces may be back-rolled with a heavy-duty loaded sheepsfoot or vibratory roller at maximum 4-foot fill height intervals. Upon completion, slopes should then be track-walked with a D-8 dozer or similar equipment, such that a dozer track covers all slope surfaces at least twice.

6.2 *Soil-rock* fill, as defined in Paragraph 3.1.2, shall be placed by the Contractor in accordance with the following recommendations:

6.2.1 Rocks larger than 12 inches but less than 4 feet in maximum dimension may be incorporated into the compacted *soil* fill, but shall be limited to the area measured 15 feet minimum horizontally from the slope face and 5 feet below finish grade or 3 feet below the deepest utility, whichever is deeper.

6.2.2 Rocks or rock fragments up to 4 feet in maximum dimension may either be individually placed or placed in windrows. Under certain conditions, rocks or rock fragments up to 10 feet in maximum dimension may be placed using similar methods. The acceptability of placing rock materials greater than 4 feet in maximum dimension shall be evaluated during grading as specific cases arise and shall be approved by the Consultant prior to placement.

6.2.3 For individual placement, sufficient space shall be provided between rocks to allow for passage of compaction equipment.

6.2.4 For windrow placement, the rocks should be placed in trenches excavated in properly compacted *soil* fill. Trenches should be approximately 5 feet wide and 4 feet deep in maximum dimension. The voids around and beneath rocks should be filled with approved granular soil having a Sand Equivalent of 30 or greater and should be compacted by flooding. Windrows may also be placed utilizing an "open-face" method in lieu of the trench procedure, however, this method should first be approved by the Consultant.

6.2.5 Windrows should generally be parallel to each other and may be placed either parallel to or perpendicular to the face of the slope depending on the site geometry. The minimum horizontal spacing for windrows shall be 12 feet center-to-center with a 5-foot stagger or offset from lower courses to next overlying course. The minimum vertical spacing between windrow courses shall be 2 feet from the top of a lower windrow to the bottom of the next higher windrow.

6.2.6 Rock placement, fill placement and flooding of approved granular soil in the windrows should be continuously observed by the Consultant.

6.3 *Rock* fills, as defined in Section 3.1.3, shall be placed by the Contractor in accordance with the following recommendations:

6.3.1 The base of the *rock* fill shall be placed on a sloping surface (minimum slope of 2 percent). The surface shall slope toward suitable subdrainage outlet facilities. The *rock* fills shall be provided with subdrains during construction so that a hydrostatic pressure buildup does not develop. The subdrains shall be permanently connected to controlled drainage facilities to control post-construction infiltration of water.

6.3.2 *Rock* fills shall be placed in lifts not exceeding 3 feet. Placement shall be by rock trucks traversing previously placed lifts and dumping at the edge of the currently placed lift. Spreading of the *rock* fill shall be by dozer to facilitate *seating* of the rock. The *rock* fill shall be watered heavily during placement. Watering shall consist of water trucks traversing in front of the current rock lift face and spraying water continuously during rock placement. Compaction equipment with compactive energy comparable to or greater than that of a 20-ton steel vibratory roller or other compaction equipment providing suitable energy to achieve the required compaction or deflection as recommended in Paragraph 6.3.3 shall be utilized. The number of passes to be made should be determined as described in Paragraph 6.3.3. Once a *rock* fill lift has been covered with *soil* fill, no additional *rock* fill lifts will be permitted over the *soil* fill.

6.3.3 Plate bearing tests, in accordance with ASTM D 1196, may be performed in both the compacted *soil* fill and in the *rock* fill to aid in determining the required minimum number of passes of the compaction equipment. If performed, a minimum of three plate bearing tests should be performed in the properly compacted *soil* fill (minimum relative compaction of 90 percent). Plate bearing tests shall then be performed on areas of *rock* fill having two passes, four passes and six passes of the compaction equipment, respectively. The number of passes required for the *rock* fill shall be determined by comparing the results of the plate bearing tests for the *soil* fill and the *rock* fill and by evaluating the deflection

variation with number of passes. The required number of passes of the compaction equipment will be performed as necessary until the plate bearing deflections are equal to or less than that determined for the properly compacted *soil* fill. In no case will the required number of passes be less than two.

6.3.4 A representative of the Consultant should be present during *rock* fill operations to observe that the minimum number of "passes" have been obtained, that water is being properly applied and that specified procedures are being followed. The actual number of plate bearing tests will be determined by the Consultant during grading.

6.3.5 Test pits shall be excavated by the Contractor so that the Consultant can state that, in their opinion, sufficient water is present and that voids between large rocks are properly filled with smaller rock material. In-place density testing will not be required in the *rock* fills.

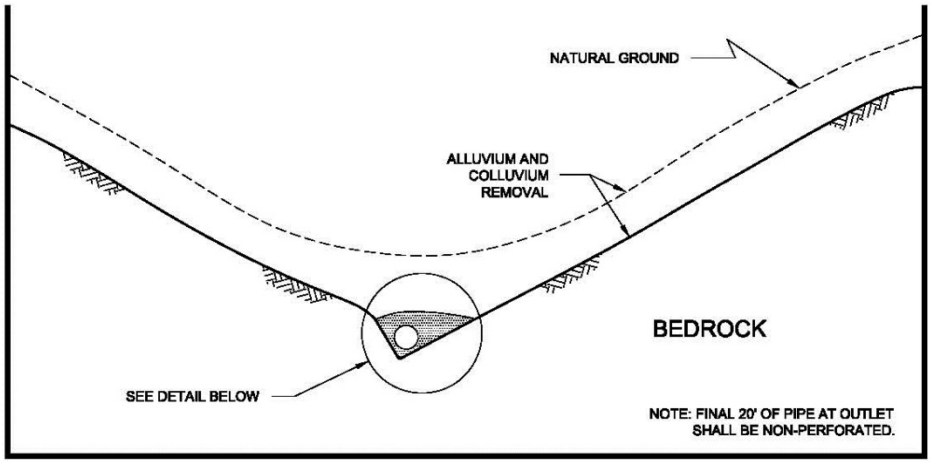
6.3.6 To reduce the potential for "piping" of fines into the *rock* fill from overlying *soil* fill material, a 2-foot layer of graded filter material shall be placed above the uppermost lift of *rock* fill. The need to place graded filter material below the *rock* should be determined by the Consultant prior to commencing grading. The gradation of the graded filter material will be determined at the time the *rock* fill is being excavated. Materials typical of the *rock* fill should be submitted to the Consultant in a timely manner, to allow design of the graded filter prior to the commencement of *rock* fill placement.

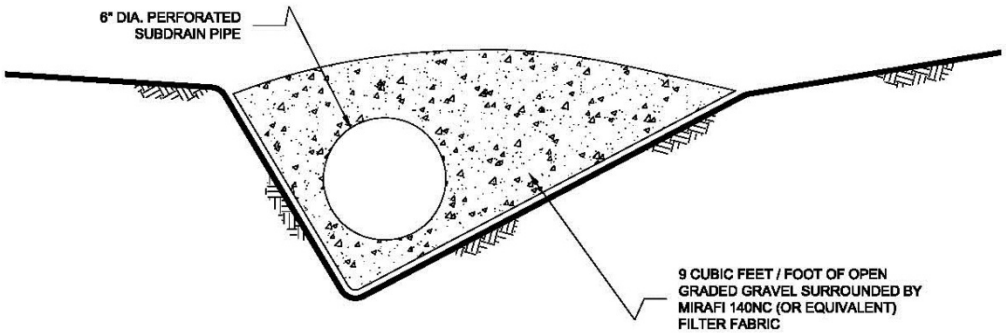
6.3.7 *Rock* fill placement should be continuously observed during placement by the Consultant.

7. SUBDRAINS

7.1 The geologic units on the site may have permeability characteristics and/or fracture systems that could be susceptible under certain conditions to seepage. The use of canyon subdrains may be necessary to mitigate the potential for adverse impacts associated with seepage conditions. Canyon subdrains with lengths in excess of 500 feet or extensions of existing offsite subdrains should use 8-inch-diameter pipes. Canyon subdrains less than 500 feet in length should use 6-inch-diameter pipes.

TYPICAL CANYON DRAIN DETAIL





NOTES:

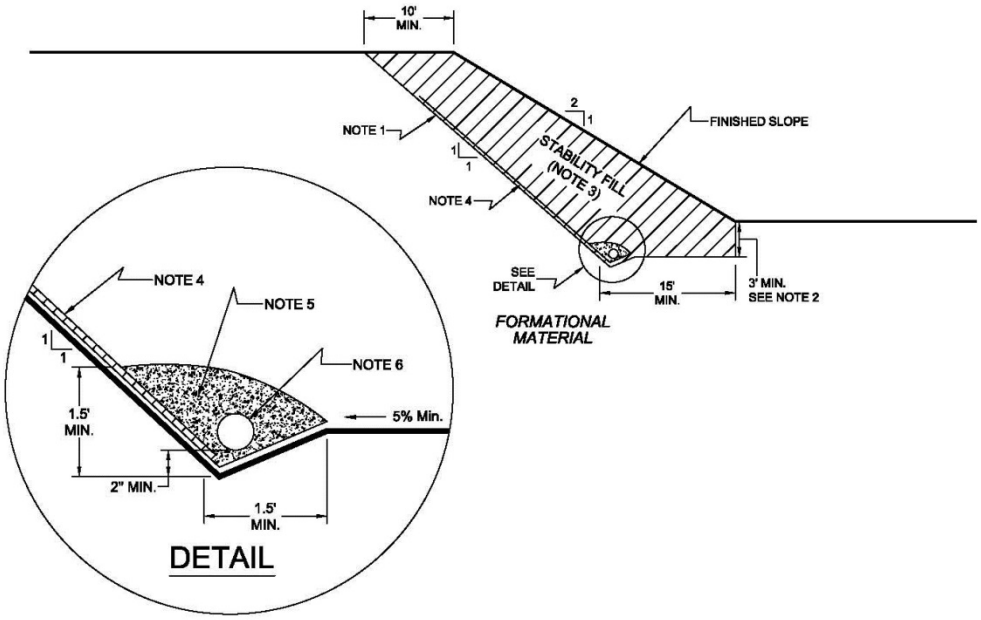
1.....6-INCH DIAMETER, SCHEDULE 80 PVC PERFORATED PIPE FOR FILLS
IN EXCESS OF 100-FEET IN DEPTH OR A PIPE LENGTH OF LONGER THAN 500 FEET.

2.....6-INCH DIAMETER, SCHEDULE 40 PVC PERFORATED PIPE FOR FILLS
LESS THAN 100-FEET IN DEPTH OR A PIPE LENGTH SHORTER THAN 500 FEET.

NO SCALE

7.2 Slope drains within stability fill keyways should use 4-inch-diameter (or larger) pipes.

TYPICAL STABILITY FILL DETAIL



NOTES:

1.....EXCAVATE BACKCUT AT 1:1 INCLINATION (UNLESS OTHERWISE NOTED).

2.....BASE OF STABILITY FILL TO BE 3 FEET INTO FORMATIONAL MATERIAL, SLOPING A MINIMUM 5% INTO SLOPE.

3.....STABILITY FILL TO BE COMPOSED OF PROPERLY COMPACTED GRANULAR SOIL.

4.....CHIMNEY DRAINS TO BE APPROVED PREFABRICATED CHIMNEY DRAIN PANELS (MIRADRAIN G200N OR EQUIVALENT) SPACED APPROXIMATELY 20 FEET CENTER TO CENTER AND 4 FEET WIDE. CLOSER SPACING MAY BE REQUIRED IF SEEPAGE IS ENCOUNTERED.

5.....FILTER MATERIAL TO BE 3/4-INCH, OPEN-GRADED CRUSHED ROCK ENCLOSED IN APPROVED FILTER FABRIC (MIRAFI 140NC).

6.....COLLECTOR PIPE TO BE 4-INCH MINIMUM DIAMETER, PERFORATED, THICK-WALLED PVC SCHEDULE 40 OR EQUIVALENT, AND SLOPED TO DRAIN AT 1 PERCENT MINIMUM TO APPROVED OUTLET.

NO SCALE

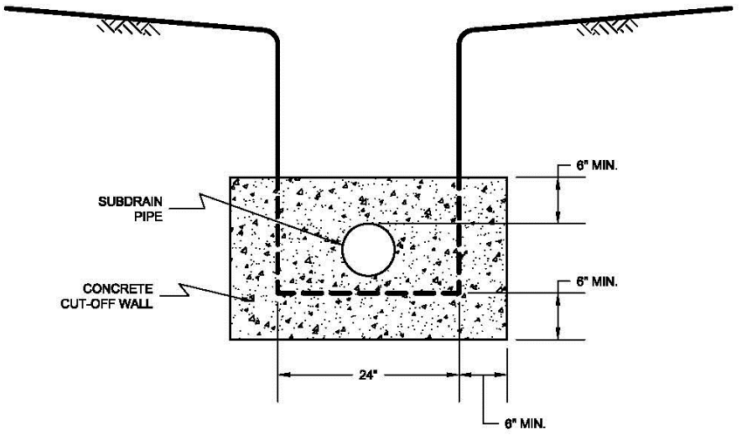
7.3 The actual subdrain locations will be evaluated in the field during the remedial grading operations. Additional drains may be necessary depending on the conditions observed and the requirements of the local regulatory agencies. Appropriate subdrain outlets should be evaluated prior to finalizing 40-scale grading plans.

7.4 *Rock* fill or *soil-rock* fill areas may require subdrains along their down-slope perimeters to mitigate the potential for buildup of water from construction or landscape irrigation. The subdrains should be at least 6-inch-diameter pipes encapsulated in gravel and filter fabric. *Rock* fill drains should be constructed using the same requirements as canyon subdrains.

7.5 Prior to outletting, the final 20-foot segment of a subdrain that will not be extended during future development should consist of non-perforated drainpipe. At the non-perforated/ perforated interface, a seepage cutoff wall should be constructed on the downslope side of the pipe.

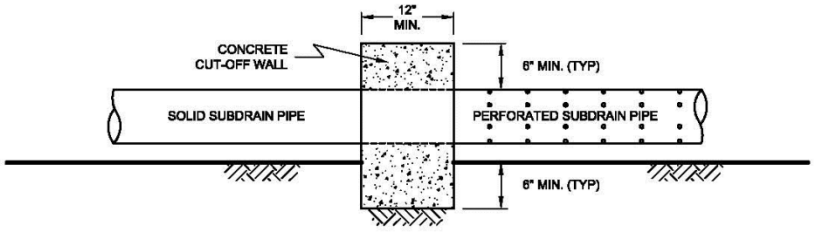
TYPICAL CUT OFF WALL DETAIL

FRONT VIEW



NO SCALE

SIDE VIEW

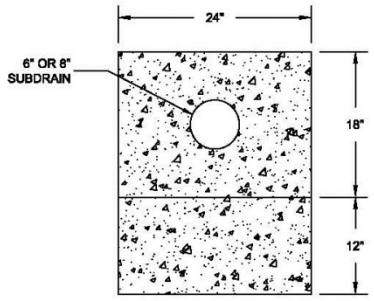


NO SCALE

7.6 Subdrains that discharge into a natural drainage course or open space area should be provided with a permanent headwall structure.

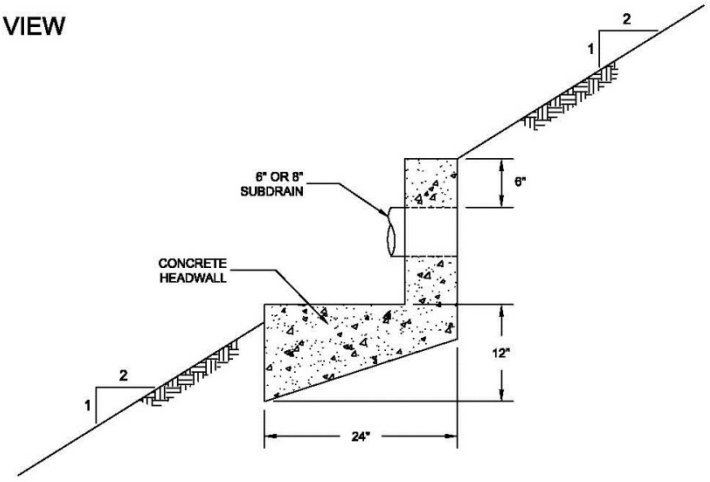
TYPICAL HEADWALL DETAIL

FRONT VIEW



NO SCALE

SIDE VIEW



NOTE: HEADWALL SHOULD OUTLET AT TOE OF FILL SLOPE
OR INTO CONTROLLED SURFACE DRAINAGE

NO SCALE

7.7 The final grading plans should show the location of the proposed subdrains. After completion of remedial excavations and subdrain installation, the project civil engineer should survey the drain locations and prepare an "as-built" map showing the drain locations. The final outlet and connection locations should be determined during grading operations. Subdrains that will be extended on adjacent projects after grading can be placed on formational material and a vertical riser should be placed at the end of the subdrain. The grading contractor should consider videoing the subdrains shortly after burial to check proper installation and functionality. The contractor is responsible for the performance of the drains.

8. OBSERVATION AND TESTING

8.1 The Consultant shall be the Owner's representative to observe and perform tests during clearing, grubbing, filling, and compaction operations. In general, no more than 2 feet in vertical elevation of *soil* or *soil-rock* fill should be placed without at least one field density test being performed within that interval. In addition, a minimum of one field density test should be performed for every 2,000 cubic yards of *soil* or *soil-rock* fill placed and compacted.

8.2 The Consultant should perform a sufficient distribution of field density tests of the compacted *soil* or *soil-rock* fill to provide a basis for expressing an opinion whether the fill material is compacted as specified. Density tests shall be performed in the compacted materials below any disturbed surface. When these tests indicate that the density of any layer of fill or portion thereof is below that specified, the particular layer or areas represented by the test shall be reworked until the specified density has been achieved.

8.3 During placement of *rock* fill, the Consultant should observe that the minimum number of passes have been obtained per the criteria discussed in Section 6.3.3. The Consultant should request the excavation of observation pits and may perform plate bearing tests on the placed *rock* fills. The observation pits will be excavated to provide a basis for expressing an opinion as to whether the *rock* fill is properly seated and sufficient moisture has been applied to the material. When observations indicate that a layer of *rock* fill or any portion thereof is below that specified, the affected layer or area shall be reworked until the *rock* fill has been adequately seated and sufficient moisture applied.

8.4 A settlement monitoring program designed by the Consultant may be conducted in areas of *rock* fill placement. The specific design of the monitoring program shall be as recommended in the Conclusions and Recommendations section of the project Geotechnical Report or in the final report of testing and observation services performed during grading.

8.5 We should observe the placement of subdrains, to check that the drainage devices have been placed and constructed in substantial conformance with project specifications.

8.6 Testing procedures shall conform to the following Standards as appropriate:

8.6.1 Soil and Soil-Rock Fills:

8.6.1.1 Field Density Test, ASTM D 1556, *Density of Soil In-Place By the Sand-Cone Method.*

8.6.1.2 Field Density Test, Nuclear Method, ASTM D 6938, *Density of Soil and Soil-Aggregate In-Place by Nuclear Methods (Shallow Depth).*

8.6.1.3 Laboratory Compaction Test, ASTM D 1557, *Moisture-Density Relations of Soils and Soil-Aggregate Mixtures Using 10-Pound Hammer and 18-Inch Drop*.

8.6.1.4. Expansion Index Test, ASTM D 4829, *Expansion Index Test*.

9. PROTECTION OF WORK

9.1 During construction, the Contractor shall properly grade all excavated surfaces to provide positive drainage and prevent ponding of water. Drainage of surface water shall be controlled to avoid damage to adjoining properties or to finished work on the site. The Contractor shall take remedial measures to prevent erosion of freshly graded areas until such time as permanent drainage and erosion control features have been installed. Areas subjected to erosion or sedimentation shall be properly prepared in accordance with the Specifications prior to placing additional fill or structures.

9.2 After completion of grading as observed and tested by the Consultant, no further excavation or filling shall be conducted except in conjunction with the services of the Consultant.

10. CERTIFICATIONS AND FINAL REPORTS

10.1 Upon completion of the work, Contractor shall furnish Owner a certification by the Civil Engineer stating that the lots and/or building pads are graded to within 0.1 foot vertically of elevations shown on the grading plan and that all tops and toes of slopes are within 0.5 foot horizontally of the positions shown on the grading plans. After installation of a section of subdrain, the project Civil Engineer should survey its location and prepare an *as-built* plan of the subdrain location. The project Civil Engineer should verify the proper outlet for the subdrains and the Contractor should ensure that the drain system is free of obstructions.

10.2 The Owner is responsible for furnishing a final as-graded soil and geologic report satisfactory to the appropriate governing or accepting agencies. The as-graded report should be prepared and signed by a California licensed Civil Engineer experienced in geotechnical engineering and by a California Certified Engineering Geologist, indicating that the geotechnical aspects of the grading were performed in substantial conformance with the Specifications or approved changes to the Specifications.

Appendix 4: Historical Site Conditions

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

The Project is bounded by Heacock Street to the West and the Perris Valley Channel to the South, and located in Moreno Valley, Riverside County, CA. The Project is currently vacant and has been previously mass graded. The Project is zoned as SP 208 CZ in the City of Moreno Valley, which has a land use classification as Open Space/Park. Topographically, the site is generally flat with elevations ranging from 1482 feet to 1487 feet above Mean Sea Level (MSL). The Project currently drains from the Northwest to the Southeast and into the eastern adjacent property (APN 316-211-015).

Appendix 4: Historical Site Conditions

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

The Project is bounded by Heacock Street to the West and the Perris Valley Channel to the South, and located in Moreno Valley, Riverside County, CA. The Project is currently vacant and has been previously mass graded. The Project is zoned as SP 208 CZ in the City of Moreno Valley, which has a land use classification as Open Space/Park. Topographically, the site is generally flat with elevations ranging from 1482 feet to 1487 feet above Mean Sea Level (MSL). The Project currently drains from the Northwest to the Southeast and into the eastern adjacent property (APN 316-211-015).

Appendix 5: LID Infeasibility

LID Technical Infeasibility Analysis

N/A

Appendix 6: BMP Design Details

BMP Sizing, Design Details and other Supporting Documentation

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: CASC | Date: 1/31/2021

Designed by: CS | Case No:

Company Project Number/Name: 1482-0001 /Heacock Parking Lot

BMP Identification

BMP NAME / ID: 1

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}= 0.62 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)
DA 1A	342,084	Concrete or Asphalt	1	0.89	305138.9			
DA 1B	27,246	Ornamental Landscaping	0.1	0.11	3009.5			
DA 1C	16,119	Compacted Soil (e.g. unpaved parking)	0.4	0.28	4508.7			
DA 2A	13,319	Concrete or Asphalt	1	0.89	11880.5			
DA 2B	1,239	Ornamental Landscaping	0.1	0.11	136.9			
DA 2C	1469	Ornamental Landscaping	0.1	0.11	162.3			
	401476	Total			324836.8	0.62	16783.2	72314

Notes:

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

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1482-0001 HEACOCK PARKING LOT

MORENO VALLEY, CA

MC-4500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-4500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-4500 CHAMBER SYSTEM

1. STORMTECH MC-4500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
12. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-4500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

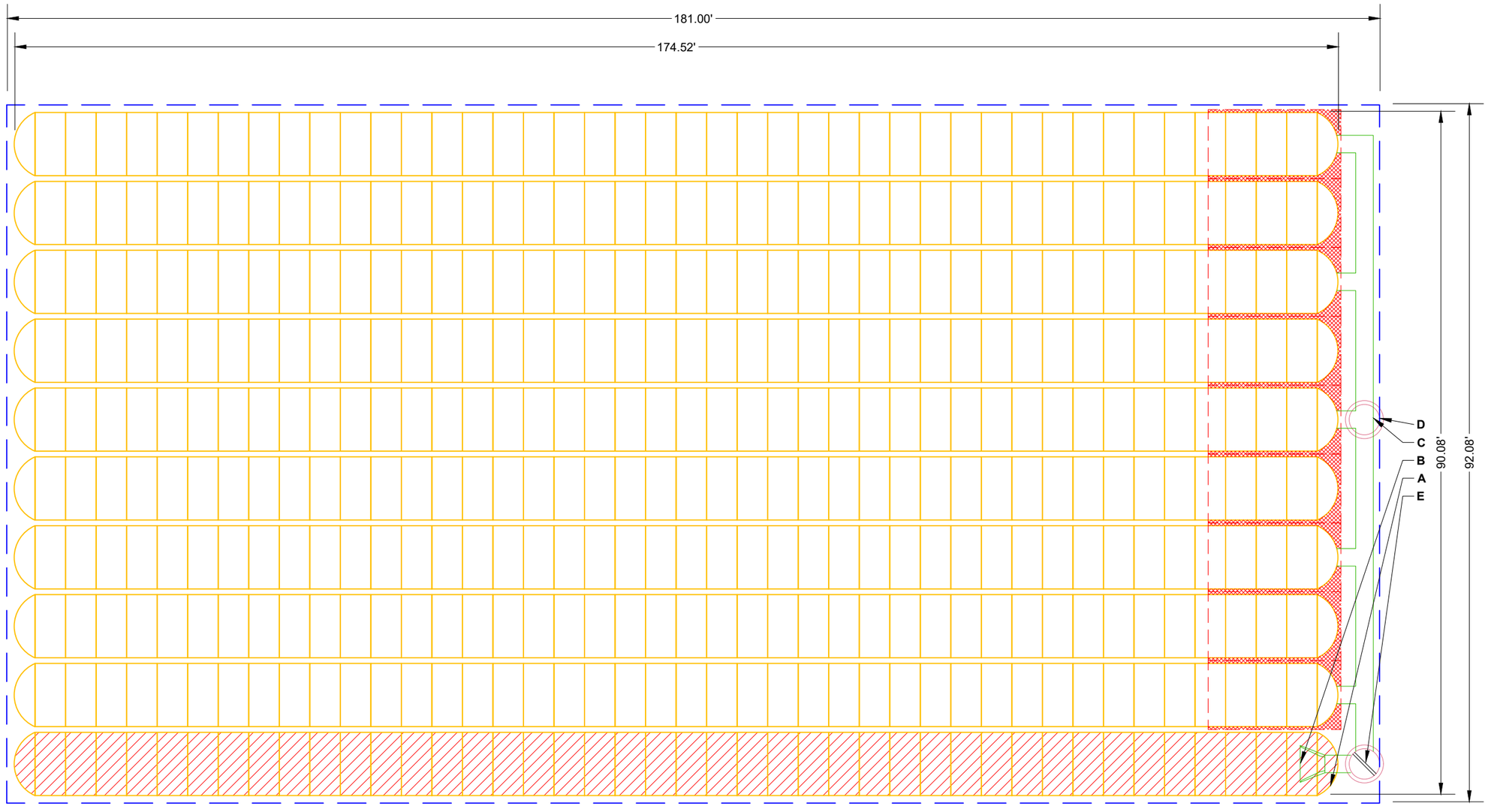
USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS	
420	STORMTECH MC-4500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	12.75
20	STORMTECH MC-4500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	8.25
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	7.75
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	7.75
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	7.75
72316	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	6.75
		TOP OF MC-4500 CHAMBER:	5.75
		24" x 24" BOTTOM MANIFOLD INVERT:	0.94
		24" ISOLATOR ROW PLUS INVERT:	0.94
16667	SYSTEM AREA (SF)	24" BOTTOM CONNECTION INVERT:	0.94
546.2	SYSTEM PERIMETER (ft)	BOTTOM OF MC-4500 CHAMBER:	0.75
		BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PARTIAL CUT END CAP, PART#: MC4500IEPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.26"	
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MC450024RAMP		
MANIFOLD	C	24" x 24" BOTTOM MANIFOLD, ADS N-12	2.26"	
CONCRETE STRUCTURE	D	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		7.0 CFS OUT
CONCRETE STRUCTURE W/WEIR	E	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		41.5 CFS IN



ISOLATOR ROW PLUS
(SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING
THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

1482-0001 HEACOCK PARKING LOT
MORENO VALLEY, CA

DRAWN: RU
CHECKED: N/A
DATE:
PROJECT #:

REV	DRW	CHK	DESCRIPTION

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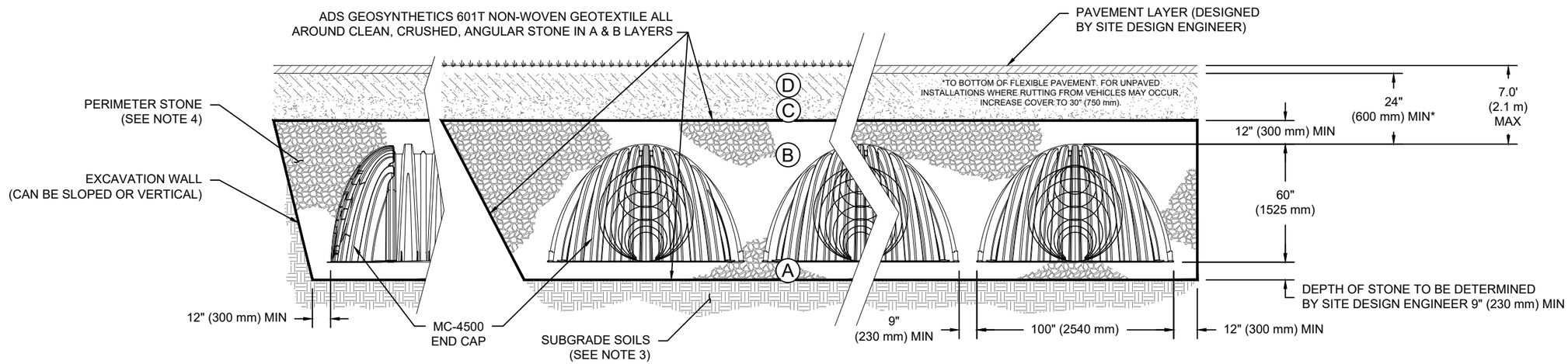
0 15' 30'

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1482-0001 HEACOCK PARKING LOT
MORENO VALLEY, CA

DRAWN: RU
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DATE:
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REV	DRW	CHK	DESCRIPTION

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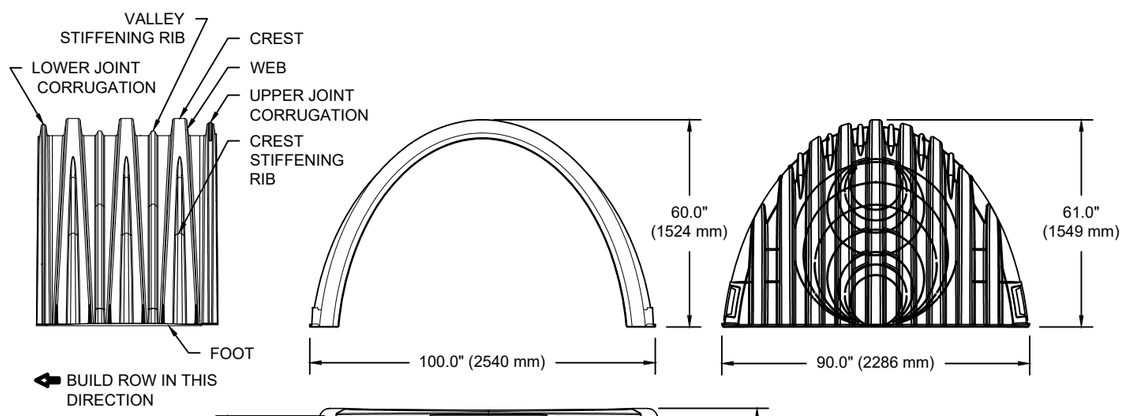
SHEET
3 OF 5

MC-4500 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 48.3"	(2540 mm X 1524 mm X 1227 mm)
CHAMBER STORAGE	106.5 CUBIC FEET	(3.01 m³)
MINIMUM INSTALLED STORAGE*	162.6 CUBIC FEET	(4.60 m³)
WEIGHT (NOMINAL)	125.0 lbs.	(56.7 kg)

NOMINAL END CAP SPECIFICATIONS

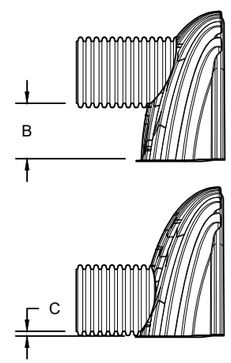
SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC4500IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC4500IEPP06B		---	0.86" (22 mm)
MC4500IEPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC4500IEPP08B		---	1.01" (26 mm)
MC4500IEPP10T	10" (250 mm)	38.37" (975 mm)	---
MC4500IEPP10B		---	1.33" (34 mm)
MC4500IEPP12T	12" (300 mm)	35.69" (907 mm)	---
MC4500IEPP12B		---	1.55" (39 mm)
MC4500IEPP15T	15" (375 mm)	32.72" (831 mm)	---
MC4500IEPP15B		---	1.70" (43 mm)
MC4500IEPP18T	18" (450 mm)	29.36" (746 mm)	---
MC4500IEPP18TW			
MC4500IEPP18B		---	1.97" (50 mm)
MC4500IEPP18BW			
MC4500IEPP24T	24" (600 mm)	23.05" (585 mm)	---
MC4500IEPP24TW			
MC4500IEPP24B		---	2.26" (57 mm)
MC4500IEPP24BW			
MC4500IEPP30BW	30" (750 mm)	---	2.95" (75 mm)
MC4500IEPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC4500IEPP42BW	42" (1050 mm)	---	3.55" (90 mm)

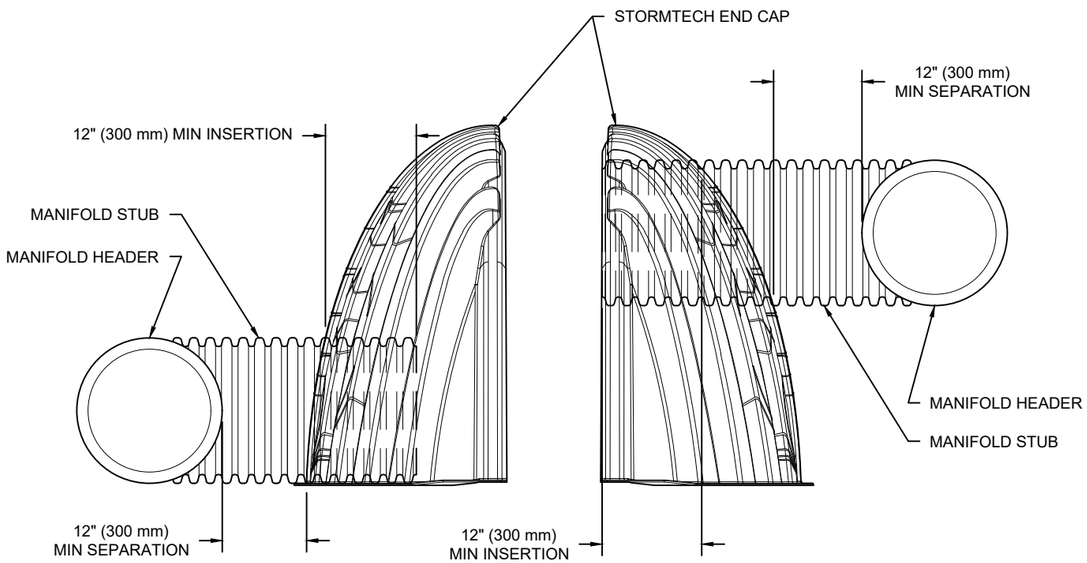
NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PARTIAL CUT INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

MC-SERIES END CAP INSERTION DETAIL

NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

1482-0001 HEACOCK PARKING LOT
MORENO VALLEY, CA

DATE:
DRAWN: RU
PROJECT #:
CHECKED: N/A

REV	DRW	CHK	DESCRIPTION

StormTech®
Chamber System
888-892-2694 | WWW.STORMTECH.COM

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

SITE SPECIFIC DATA*	
PROJECT NAME	Heacock Parking Lot
PROJECT LOCATION	Moreno Valley, CA
STRUCTURE ID	BMP 1

PERFORMANCE DATA	
TREATMENT VOLUME (CF)	16951
DRAINDOWN TIME (HR)	<48
TREATMENT HGL (FT)	
BYPASS FLOW RATE (CFS)	

PROJECT PARAMETERS			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
OUTLET PIPE 1			
RIM ELEVATION			
SURFACE LOADING REQUIREMENT			

FRAME & COVER	PRETREATMENT	BIOFILTRATION	DISCHARGE

WETLANDMEDIA VOLUME (CY)	
MEDIA DELIVERED	
ORIFICE SIZE (DIA)	
MAX PICK WEIGHT (LBS)	

NOTES:

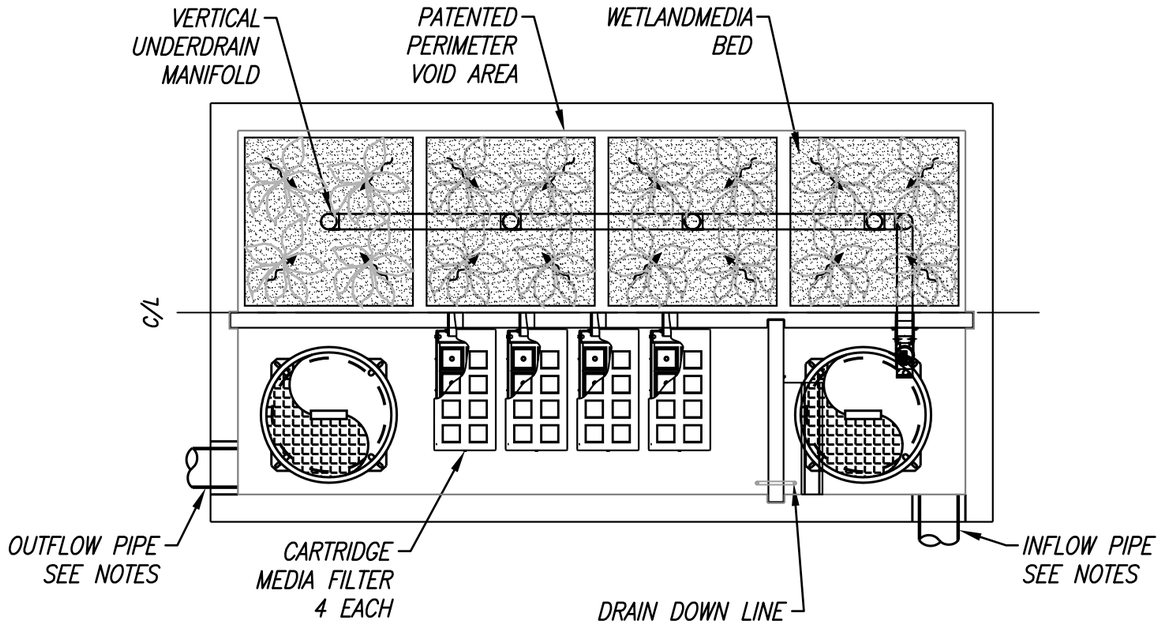
*PER ENGINEER OF RECORD

INSTALLATION NOTES

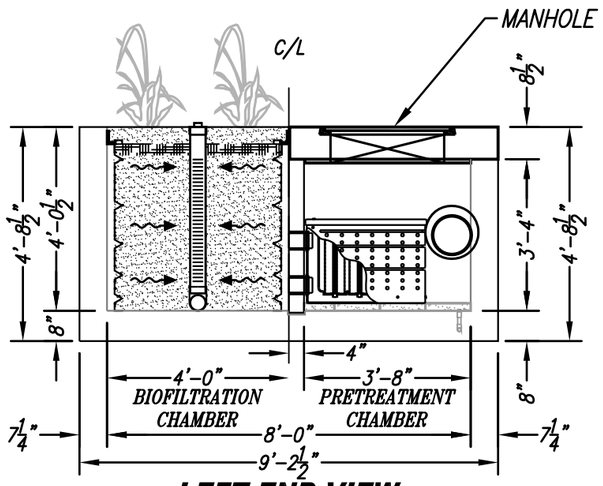
1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
2. MANUFACTURER RECOMMENDS A MINIMUM 6"LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
3. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH).
4. INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR.
5. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
6. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.

GENERAL NOTES

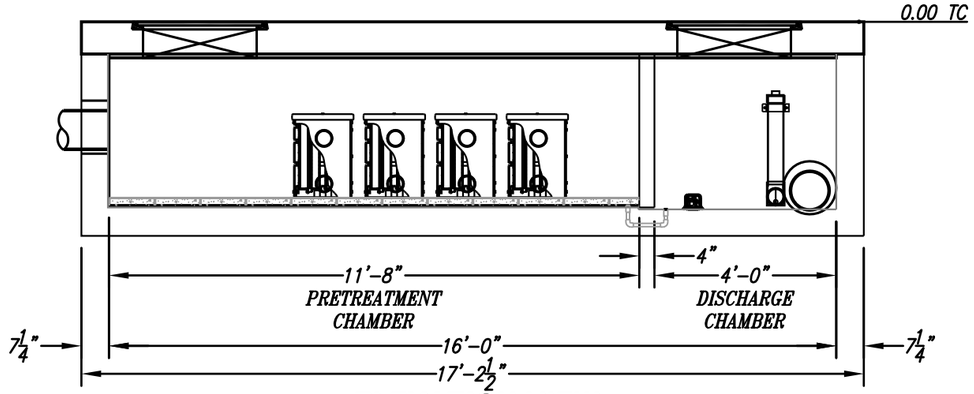
1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.



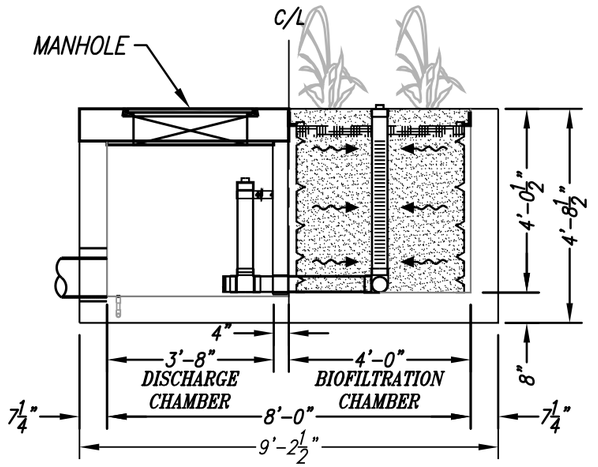
PLAN VIEW



LEFT END VIEW



ELEVATION VIEW



RIGHT END VIEW

MWS UNIT DESIGN DATA	
TREATMENT CAPACITY (CFS)	0.462
OPERATING HEAD (FT)	3.4
PRETREATMENT SURFACE AREA (SF)	141.12
WETLAND LOADING RATE (GPM/MIN)	1.03

MODULAR WETLANDS

MWS-L-8-16-V

STORMWATER BIOFILTRATION SYSTEM

STANDARD DETAIL

Appendix 7: Hydromodification

Supporting Detail Relating to Hydrologic Conditions of Concern

HCOC Applicability Map

Hydromodification Susceptibility Documentation Report and Mapping
Riverside County Flood Control and Water Conservation District

Map 2

PRELIMINARY DRAINAGE ANALYSIS

FOR

PROPOSED HEACOCK LOGISTICS

PARKING LOT

LST21-0041

CITY OF MORENO VALLEY

RIVERSIDE COUNTY, CALIFORNIA

Prepared for:

MR. DARREN EMBRY
CC: DAVID SHIPE
P.O. Box 7200
Beverly Hills, CA 90212

Tel: (323) 481-9178

Prepared by:

CASC
Engineering and Consulting

1470 East Cooley Drive
Colton, CA 92324
(909) 783-0101 • Fax (909) 783-0108

APRIL 2022

This report has been prepared by or under the direction of the following registered civil engineer who attests to the technical information contained herein.

4/12/2022

Patrick C. Flanagan Jr., P.E. Date Seal
Registered Civil Engineer

TABLE OF CONTENTS

FIGURES

APPENDICES

EXHIBITS

I. PURPOSE AND SCOPE

The purpose of this drainage analysis is to quantify the 100-year storm event runoff emanating from the on-site drainage areas for APN 316-211-014, City of Moreno Valley, Riverside County, California. The study will analyze the existing and proposed hydrologic conditions of the Project's drainage areas and determine the necessary drainage improvements to convey the 100-year Project flows.

The scope of this analysis includes the following:

1. Determination of points of flow concentration and drainage areas.
2. Determination of the on-site 100-year peak storm flows based upon the existing and proposed conditions utilizing the Civil Design Software, Rational Tabling program for Riverside County.
3. Preparation of hydrology maps.
4. Preparation of the drainage report.

II. PROJECT DESCRIPTION

The proposed Project is located in the City of Moreno Valley, County of Riverside, California. The site is located along the east side of Heacock Street, south of Nandina Avenue. It is bounded by vacant lots to the north (APN 316-211-013) and to the east (APN 316-211-015). The south is bounded by Perris Valley Channel – Lateral B and a small lot (APN 316-211-016), and the west is bounded by Heacock Street. The existing boundary area is approximately 9.13 acres in size. The Project proposes to develop the property with a paved truck/trailer parking/storage lot which will include associated landscaping and street improvements. The final boundary area will be 8.88 acres in size with an additional dedication of right-of-way across Heacock Street.

III. DRAINAGE AREA OVERVIEW

Existing Condition
The project site is currently undeveloped. Topographically, site elevations range from approximately 1487 feet to 1482 feet above Mean Sea Level (MSL). The project drains from the northwest to the southeast to the neighboring property to the east (APN 316-211-015) at an approximate grade of 0.60%.

Proposed Condition
Upon development, the proposed drainage patterns will mimic the existing condition by sheet flowing from the northwest corner of the site to the southeast corner to a proposed catch basin. The catch basin will direct flows to an underground storage basin designed to mitigate increased flow volumes. A proposed sump and pump will pump flows from the

proposed underground basin to a proposed modular wetlands system designed for water quality purposes. Flows from the modular wetland will discharge via a storm drain line to the Riverside County Flood Control Channel to the south of the property.

IV. HYDROLOGY

The Riverside County Hydrology Manual (RCF&WCD), (Reference 1) was used to develop the hydrologic parameters for the hydrology analysis. Pre-development pervious areas will be analyzed as the "Barren" cover type per Plate D-5.5 of the RCF&WCD. Post-development pervious areas will be analyzed as the "Residential or Commercial Landscaping" cover type. In addition, Hydrologic Soil Groups (HSG) were determined using the Natural Resources Conservation Service Web Soil Survey (Reference 3). The study area consists of both HSG "A" and "B" (see Appendix E).

The Rational Method was used to determine the peak flow rates and times of concentration under the existing and proposed conditions. Computations were performed using the RSBC computer program developed by Civil Cadd/Civil Design Engineering Software.

V. RESULTS

Proposed and existing rational method results are summarized in Tables 5-1 and 5-2. Proposed and existing unit hydrograph method results are summarized in Tables 5-3 and 5-4.

Existing Condition				
Node	Drainage Area		Q_{100}	TC_{100}
	(ft^2)	(ac)	(cfs)	(min)
102	387,027	8.88	13.38	22.15

Table 5-1: Existing Condition Rational Method Hydrology Results

Proposed Condition				
Node	Drainage Area		Q_{100}	TC_{100}
	(ft^2)	(ac)	(cfs)	(min)
102	387,027	8.88	20.0	11.25

Table 5-2: Proposed Condition Rational Method Hydrology Results

Event Freq./Duration		Existing Condition		
		Peak Flow Rate (cfs)	Flood Volume (cf)	Flood Volume (ac-ft)
100-yr	24-hr	4.23	61,505	1.41

Table 5-3: Existing Condition Unit Hydrograph Method Hydrology Results

Event Freq./Duration		Proposed Condition		
		Peak Flow Rate (cfs)	Flood Volume (cf)	Flood Volume (ac-ft)
100-yr	24-hr	5.65	132,948	3.05

Table 5-4: Proposed Condition Unit Hydrograph Method Hydrology Results

Proposed Catch Basin (Node 102)

A catch basin is proposed at Node 102, which will convey the 100-year peak flow rate of 20.0 cfs from site flows to the proposed underground storage basin. The basin is designed to retain the difference in pre and post-development project flood volumes for the 100-year, 24 hour storm event. The proposed basin has a volume of 72,314 CF. A proposed sump and pump will pump flows to a proposed modular wetland for water quality purposes. Flows from the modular wetland will be directed south via a proposed storm drain to the Riverside County Flood Control Channel.

VI. STUDY FINDINGS

Upon development, the Project will generate a 100-year peak flow rate of 20.0 cfs to the proposed underground basin before being outletted to the south. The proposed pump and modular wetland will reduce post-development flows to be less than pre-development flows.

VII. CONCLUSION

Based on the findings of this analysis, the proposed grading and drainage designs are anticipated to protect the proposed on-site improvements from the 100-year storm event without causing adverse impacts to downstream drainage conditions. The project will be treated by a modular wetland system for water quality. The proposed basin will dewater via the proposed sump and pump.

VIII. REFERENCES

1. Riverside County; *Riverside County Flood Control & Water Conservation District Hydrology Manual*, April 1978.
2. NOAA's National Weather Service; NOAA Atlas 14, Volume 6, Version 2. May 12, 2021.
3. National Resources Conservation Service; Web Soil Survey. May 27, 2020.

FIGURE 1: REGIONAL VICINITY MAP

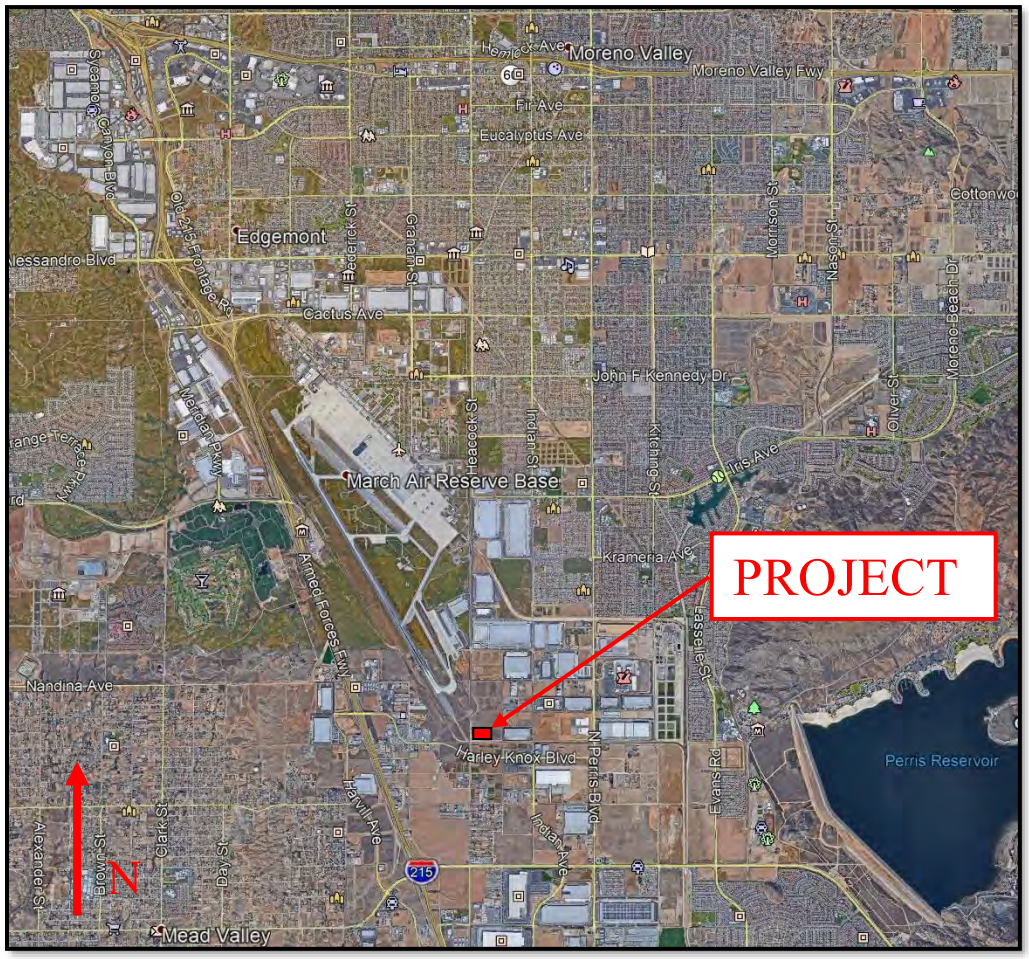
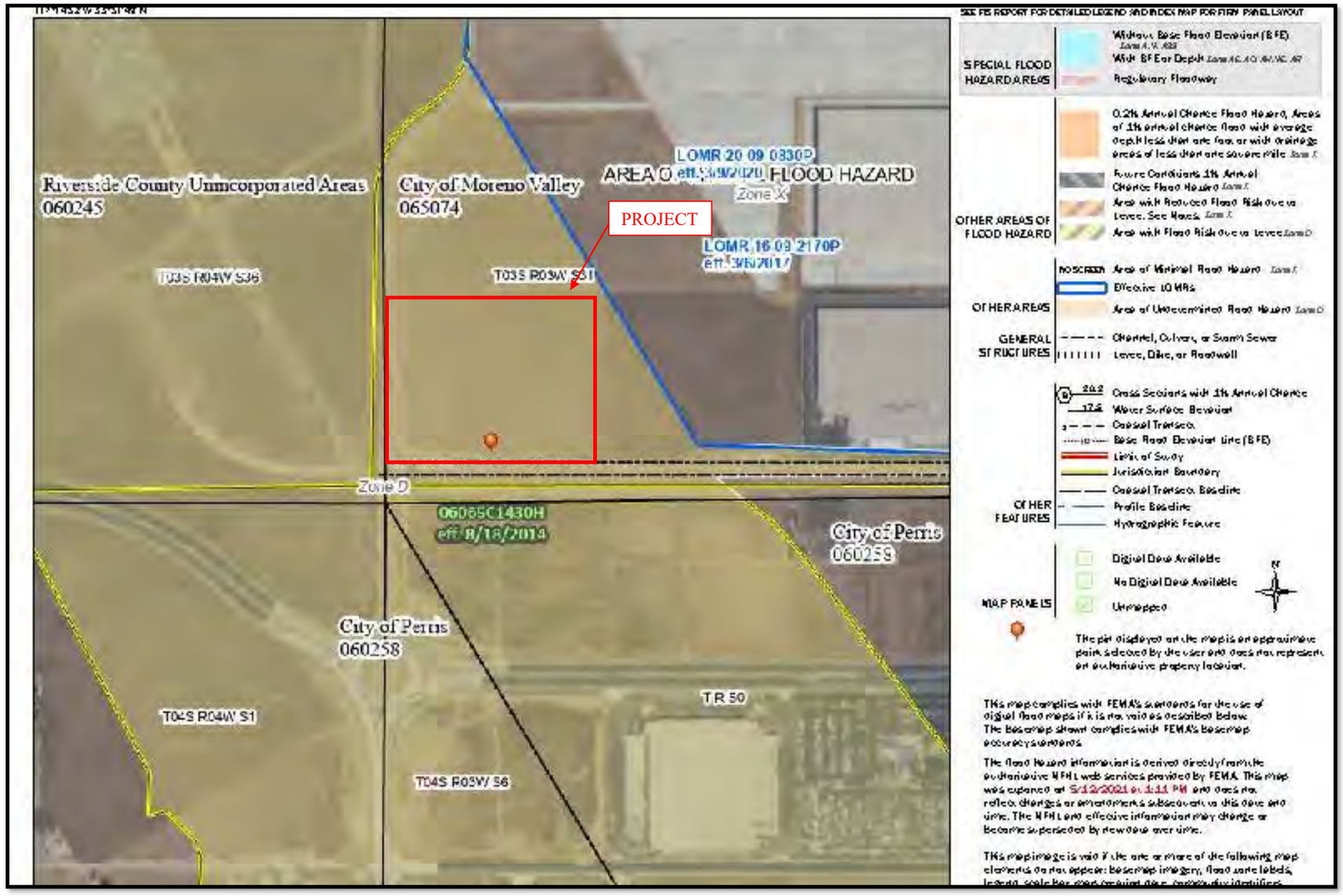


FIGURE 2: LOCAL VICINITY MAP

FIGURE 3: FEMA FLOODPLAIN MAP



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.	☐ Mark all inlets with the words "Only Rain Down the Storm Drain" or similar. Catch Basin Markers may be available from the Riverside County Flood Control and Water Conservation District, call 951.955.1200 to verify.	☐ Maintain and periodically repaint or replace inlet markings. ☐ Provide stormwater pollution prevention information to new site owners, lessees, or operators. ☐ See applicable operational BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com ☐ Include the following in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."
☐ **B.** Interior floor drains and elevator shaft sump pumps		☐ State that interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer.	☐ Inspect and maintain drains to prevent blockages and overflow.
☐ **C.** Interior parking garages		☐ State that parking garage floor drains will be plumbed to the sanitary sewer.	☐ Inspect and maintain drains to prevent blockages and overflow.

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 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.

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
❑ **E.** Pools, spas, ponds, decorative fountains, and other water features.	❑ Show location of water feature and a sanitary sewer cleanout in an accessible area within 10 feet. (Exception: Public pools must be plumbed according to County Department of Environmental Health Guidelines.)	If the Co-Permittee requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements.	❑ See applicable operational BMPs in "Guidelines for Maintaining Your Swimming Pool, Jacuzzi and Garden Fountain" at http://rcflood.org/stormwater/
❑ **F.** Food service	❑ For restaurants, grocery stores, and other food service operations, show location (indoors or in a covered area outdoors) of a floor sink or other area for cleaning floor mats, containers, and equipment. ❑ On the drawing, show a note that this drain will be connected to a grease interceptor before discharging to the sanitary sewer.	❑ Describe the location and features of the designated cleaning area. ❑ Describe the items to be cleaned in this facility and how it has been sized to insure that the largest items can be accommodated.	❑ See the brochure, "The Food Service Industry Best Management Practices for: Restaurants, Grocery Stores, Delicatessens and Bakeries" at http://rcflood.org/stormwater/ Provide this brochure to new site owners, lessees, and operators.
❑ **G.** Refuse areas	❑ Show where site refuse and recycled materials will be handled and stored for pickup. See local municipal requirements for sizes and other details of refuse areas. ❑ If dumpsters or other receptacles are outdoors, show how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. ❑ Any drains from dumpsters, compactors, and tallow bin areas shall be connected to a grease removal device before discharge to sanitary sewer.	❑ State how site refuse will be handled and provide supporting detail to what is shown on plans. ❑ State that signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar.	❑ State how the following will be implemented: Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, "Waste Handling and Disposal" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

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

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.**

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.

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

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. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.

Appendix 9: O&M

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

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Operations and Maintenance Plan

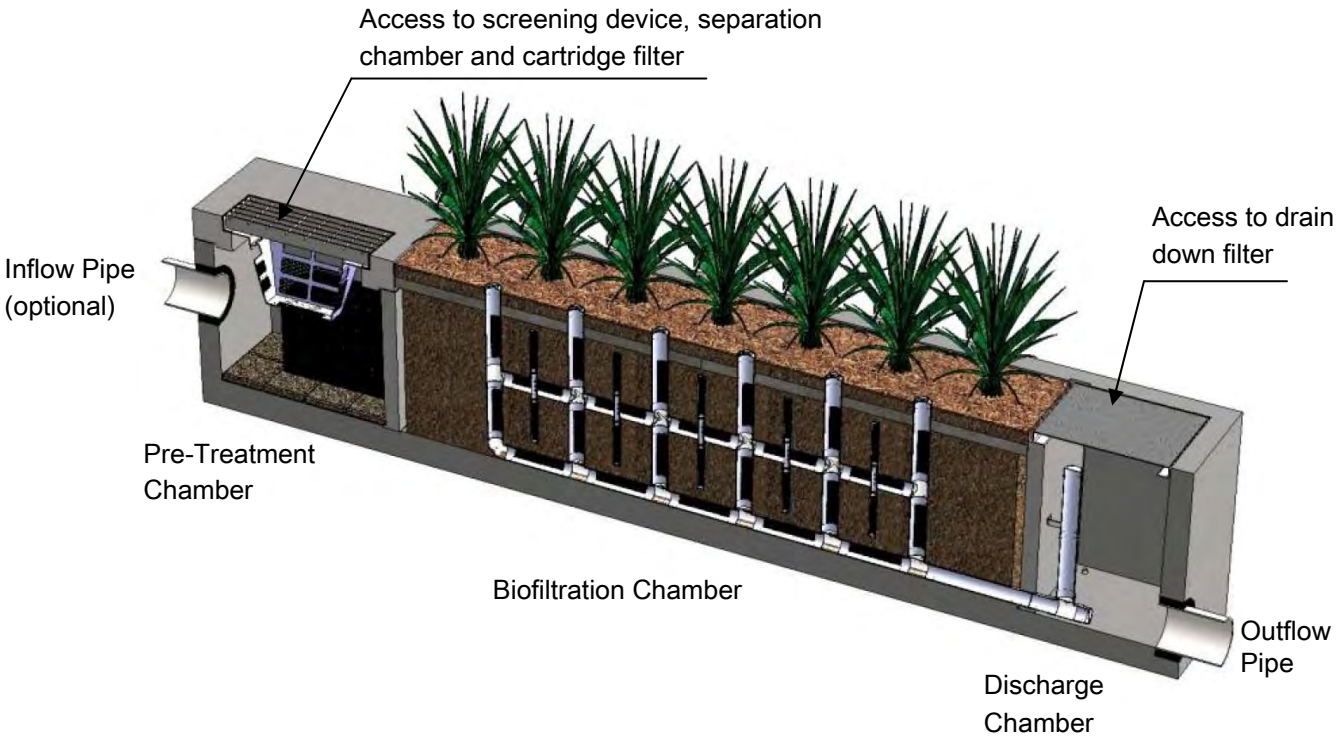
BMP	Responsible Party	Inspection/ Maintenance Activities Required	Minimum Frequency of Activities
Stormtech Chambers	Owner	Inspect and clean upstream inlets	Ongoing, including before annual storm season and following rain events
Stormtech Chambers	Owner	Inspect isolator row for sediment	Ongoing. Every 6 months during the first year of operation. Adjust inspection interval as necessary
Stormtech Chambers	Owner	Jetting and vactoring	Annually or when maintenance is necessary
Modular Wetlands System	Owner	Remove trash and debris from screening device	Ongoing, including before annual storm season and following rain events
Modular Wetlands System	Owner	Remove Sediment from Separation Chamber	Average maintenance interval is 12 to 24 months
Modular Wetlands System	Owner	Replace Cartridge Filter Media	Average maintenance interval is 12 to 24 months
Modular Wetlands System	Owner	Replace Drain Down Filter Media	Average maintenance interval is 12 to 24 months
Modular Wetlands System	Owner	Trim Vegetation	As needed

Maintenance Guidelines for Modular Wetland System - Linear

Maintenance Summary

- Remove Trash from Screening Device – average maintenance interval is 6 to 12 months.
  - (*5 minute average service time*).
- Remove Sediment from Separation Chamber – average maintenance interval is 12 to 24 months.
  - (*10 minute average service time*).
- Replace Cartridge Filter Media – average maintenance interval 12 to 24 months.
  - (*10-15 minute per cartridge average service time*).
- Replace Drain Down Filter Media – average maintenance interval is 12 to 24 months.
  - (*5 minute average service time*).
- Trim Vegetation – average maintenance interval is 6 to 12 months.
  - (*Service time varies*).

System Diagram



Maintenance Procedures

Screening Device

1. Remove grate or manhole cover to gain access to the screening device in the Pre-Treatment Chamber. Vault type units do not have screening device. Maintenance can be performed without entry.
2. Remove all pollutants collected by the screening device. Removal can be done manually or with the use of a vacuum truck. The hose of the vacuum truck will not damage the screening device.
3. Screening device can easily be removed from the Pre-Treatment Chamber to gain access to separation chamber and media filters below. Replace grate or manhole cover when completed.

Separation Chamber

1. Perform maintenance procedures of screening device listed above before maintaining the separation chamber.
2. With a pressure washer spray down pollutants accumulated on walls and cartridge filters.
3. Vacuum out Separation Chamber and remove all accumulated pollutants. Replace screening device, grate or manhole cover when completed.

Cartridge Filters

1. Perform maintenance procedures on screening device and separation chamber before maintaining cartridge filters.
2. Enter separation chamber.
3. Unscrew the two bolts holding the lid on each cartridge filter and remove lid.
4. Remove each of 4 to 8 media cages holding the media in place.
5. Spray down the cartridge filter to remove any accumulated pollutants.
6. Vacuum out old media and accumulated pollutants.
7. Reinstall media cages and fill with new media from manufacturer or outside supplier. Manufacturer will provide specification of media and sources to purchase.
8. Replace the lid and tighten down bolts. Replace screening device, grate or manhole cover when completed.

Drain Down Filter

1. Remove hatch or manhole cover over discharge chamber and enter chamber.
2. Unlock and lift drain down filter housing and remove old media block. Replace with new media block. Lower drain down filter housing and lock into place.
3. Exit chamber and replace hatch or manhole cover.

Maintenance Notes

1. Following maintenance and/or inspection, it is recommended the maintenance operator prepare a maintenance/inspection record. The record should include any maintenance activities performed, amount and description of debris collected, and condition of the system and its various filter mechanisms.

2. The owner should keep maintenance/inspection record(s) for a minimum of five years from the date of maintenance. These records should be made available to the governing municipality for inspection upon request at any time.

3. Transport all debris, trash, organics and sediments to approved facility for disposal in accordance with local and state requirements.

4. Entry into chambers may require confined space training based on state and local regulations.

5. No fertilizer shall be used in the Biofiltration Chamber.

6. Irrigation should be provided as recommended by manufacturer and/or landscape architect. Amount of irrigation required is dependent on plant species. Some plants may require irrigation.

Maintenance Procedure Illustration

Screening Device

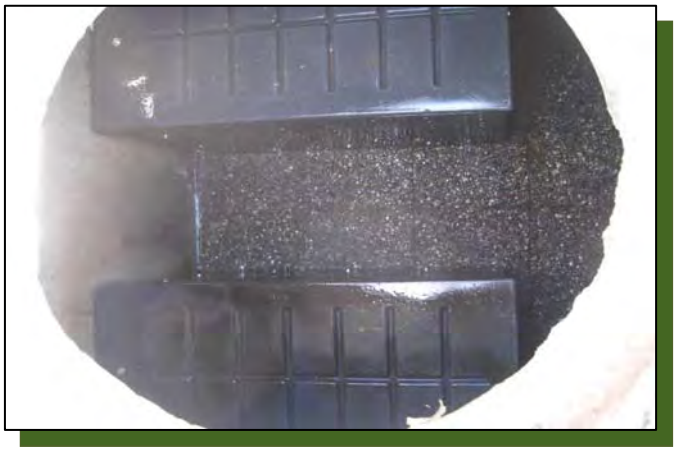
The screening device is located directly under the manhole or grate over the Pre-Treatment Chamber. It's mounted directly underneath for easy access and cleaning. Device can be cleaned by hand or with a vacuum truck.

Separation Chamber

The separation chamber is located directly beneath the screening device. It can be quickly cleaned using a vacuum truck or by hand. A pressure washer is useful to assist in the cleaning process.

Cartridge Filters

The cartridge filters are located in the Pre-Treatment chamber connected to the wall adjacent to the biofiltration chamber. The cartridges have removable tops to access the individual media filters. Once the cartridge is open media can be easily removed and replaced by hand or a vacuum truck.



Drain Down Filter

The drain down filter is located in the Discharge Chamber. The drain filter unlocks from the wall mount and hinges up. Remove filter block and replace with new block.

Trim Vegetation

Vegetation should be maintained in the same manner as surrounding vegetation and trimmed as needed. No fertilizer shall be used on the plants. Irrigation per the recommendation of the manufacturer and or landscape architect. Different types of vegetation requires different amounts of irrigation.

Inspection Form

Modular Wetland System, Inc.
P. 760.433-7640
F. 760-433-3176
E. Info@modularwetlands.com

www.modularwetlands.com

Inspection Report
Modular Wetlands System

Project Name _____

Project Address _____
(city) (Zip Code)

Owner / Management Company _____

Contact _____ Phone ( ) –

Inspector Name _____ Date ____/____/____ Time _____ AM / PM

Type of Inspection ☐ Routine ☐ Follow Up ☐ Complaint ☐ Storm Storm Event in Last 72-hours? ☐ No ☐ Yes

Weather Condition _____ Additional Notes _____

For Office Use Only
(Reviewed By)
(Date)
Office personnel to complete section to the left.

Inspection Checklist

Modular Wetland System Type (Curb, Grate or UG Vault): _____ Size (22', 14' or etc.): _____

Structural Integrity:	**Yes**	**No**	**Comments**
Damage to pre-treatment access cover (manhole cover/grate) or cannot be opened using normal lifting pressure?			
Damage to discharge chamber access cover (manhole cover/grate) or cannot be opened using normal lifting pressure?			
Does the MWS unit show signs of structural deterioration (cracks in the wall, damage to frame)?			
Is the inlet/outlet pipe or drain down pipe damaged or otherwise not functioning properly?			
Working Condition:			
Is there evidence of illicit discharge or excessive oil, grease, or other automobile fluids entering and clogging the unit?			
Is there standing water in inappropriate areas after a dry period?			
Is the filter insert (if applicable) at capacity and/or is there an accumulation of debris/trash on the shelf system?			
Does the depth of sediment/trash/debris suggest a blockage of the inflow pipe, bypass or cartridge filter? If yes, specify which one in the comments section. Note depth of accumulation in in pre-treatment chamber.			Depth:
Does the cartridge filter media need replacement in pre-treatment chamber and/or discharge chamber?			Chamber:
Any signs of improper functioning in the discharge chamber? Note issues in comments section.			
Other Inspection Items:			
Is there an accumulation of sediment/trash/debris in the wetland media (if applicable)?			
Is it evident that the plants are alive and healthy (if applicable)? Please note Plant Information below.			
Is there a septic or foul odor coming from inside the system?			

Waste:	**Yes**	**No**
Sediment / Silt / Clay		
Trash / Bags / Bottles		
Green Waste / Leaves / Foliage		

Recommended Maintenance	
No Cleaning Needed	
Schedule Maintenance as Planned	
Needs Immediate Maintenance	

Plant Information	
Damage to Plants	
Plant Replacement	
Plant Trimming	

Additional Notes: _____

2972 San Luis Rey Road, Oceanside, CA 92058 P (760) 433-7640 F (760) 433-3176

Maintenance Report

Modular Wetland System, Inc.
P. 760.433-7640
F. 760-433-3176
E. Info@modularwetlands.com

www.modularwetlands.com

Cleaning and Maintenance Report
Modular Wetlands System

Project Name _____

Project Address _____
(city) (Zip Code)

Owner / Management Company _____

Contact _____ Phone ( ) –

Inspector Name _____ Date ____/____/____ Time _____ AM / PM

Type of Inspection ☐ Routine ☐ Follow Up ☐ Complaint ☐ Storm Storm Event in Last 72-hours? ☐ No ☐ Yes

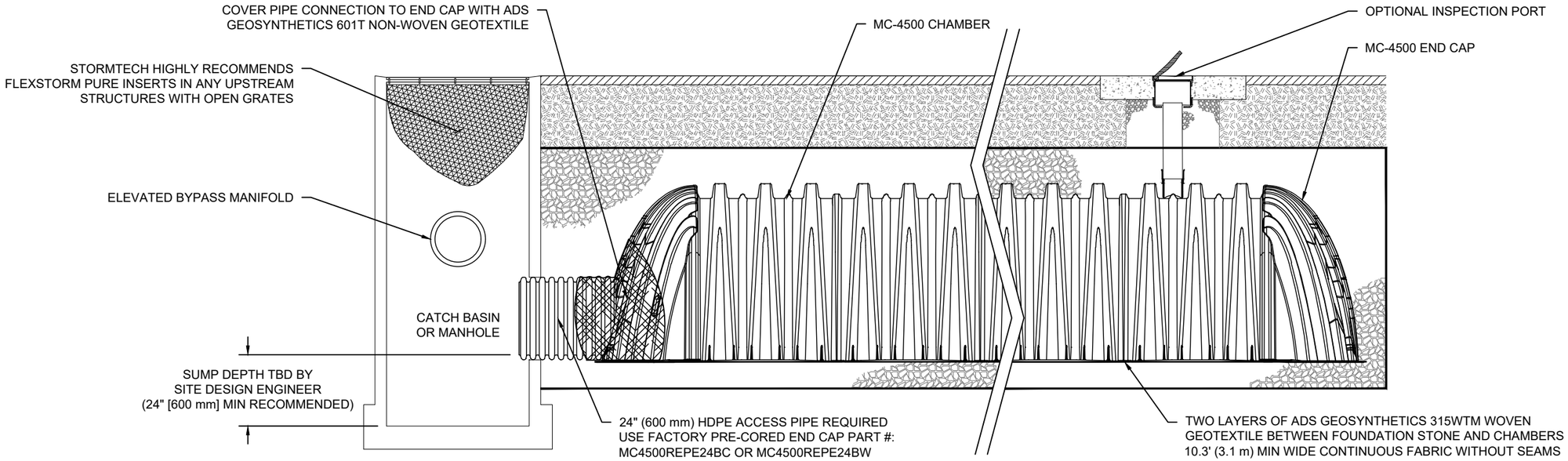
Weather Condition _____ Additional Notes _____

For Office Use Only
(Reviewed By)
(Date)
Office personnel to complete section to the left.

Site Map #	GPS Coordinates of Insert	Manufacturer / Description / Sizing	Trash Accumulation	Foliage Accumulation	Sediment Accumulation	Total Debris Accumulation	Condition of Media 25/50/75/100 (will be changed @ 75%)	Operational Per Manufactures' Specifications (If not, why?)
	Lat: Long:	MWS Catch Basins						
		MWS Sedimentation Basin						
		Media Filter Condition						
		Plant Condition						
		Drain Down Media Condition						
		Discharge Chamber Condition						
		Drain Down Pipe Condition						
		Inlet and Outlet Pipe Condition						

Comments:

2972 San Luis Rey Road, Oceanside, CA 92058 P. 760.433.7640 F. 760.433.3176



MC-4500 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

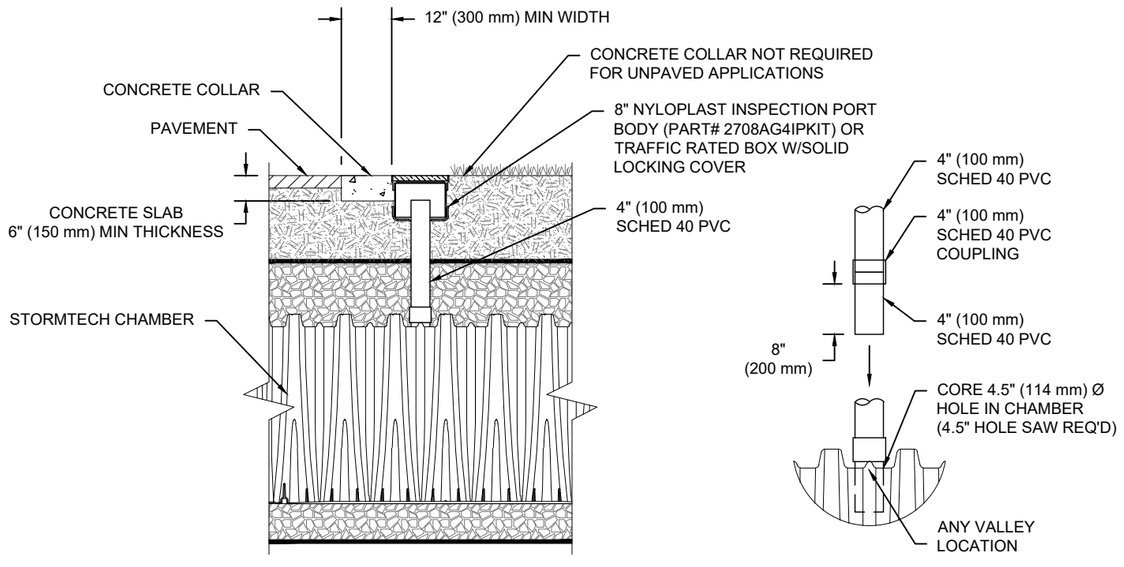
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.

2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTES:
1. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.
2. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED (4" PVC NOT PROVIDED BY ADS).

4" PVC INSPECTION PORT DETAIL
NTS

CONNECTION DETAIL
NTS

MC-4500
ISOLATOR ROW DETAILS
DATE: 11/04/19 DRAWN: KLJ
PROJECT #: CHECKED: KLJ

DATE	DRWN	CHKD	DESCRIPTION

StormTech
Detention • Retention • Water Quality
70 INWOOD ROAD, SUITE 3 | ROCKY HILL | CT | 06067
860-529-8188 | 888-892-2694 | WWW.STORMTECH.COM

ADS
ADVANCED DRAINAGE SYSTEMS, INC.
4640 TRUEMAN BLVD
HILLIARD, OH 43026

Appendix 10: Educational Materials

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

Education Materials Table of Contents

After the Storm

A Citizen's Guide to Understanding Stormwater

EPA 833-B-03-002

January 2003

For more information contact:

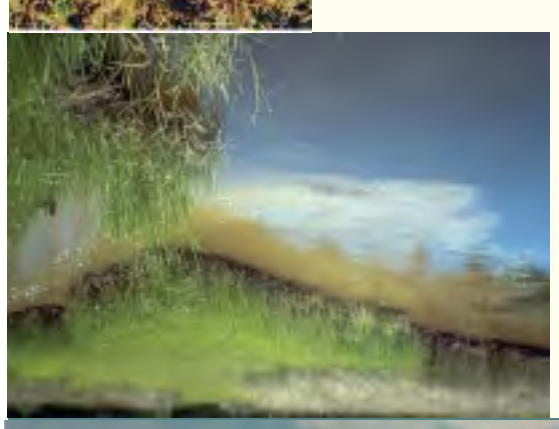
or visit
www.epa.gov/npdes/stormwater
www.epa.gov/nps

Why is stormwater runoff a problem?

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.

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

The effects of pollution



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

- Sediment can cloud the water and make it difficult or impossible for aquatic plants to grow. Sediment also can destroy aquatic habitats.
- Excess nutrients can cause algae blooms. When algae die, they sink to the bottom and decompose in a process that removes oxygen from the water. Fish and other aquatic organisms can't exist in water with low dissolved oxygen levels.
- Bacteria and other pathogens can wash into swimming areas and create health hazards, often making beach closures necessary.
- Debris—plastic bags, six-pack rings, bottles, and cigarette butts—washed into waterbodies can choke, suffocate, or disable aquatic life like ducks, fish, turtles, and birds.
- Household hazardous wastes like insecticides, pesticides, paint, solvents, used motor oil, and other auto fluids can poison aquatic life. Land animals and people can become sick or die from eating diseased fish and shellfish or ingesting polluted water.
- Polluted stormwater often affects drinking water sources. This, in turn, can affect human health and increase drinking water treatment costs.

Stormwater Pollution Solutions

Residential

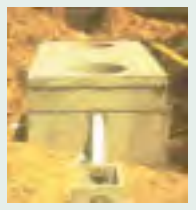
Recycle or properly dispose of household products that contain chemicals, such as insecticides, pesticides, paint, solvents, and used motor oil and other auto fluids. Don't pour them onto the ground or into storm drains.

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.

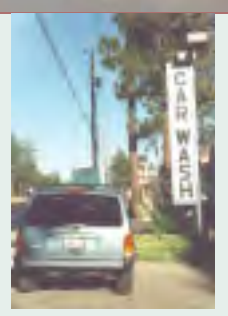
Septic systems



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.

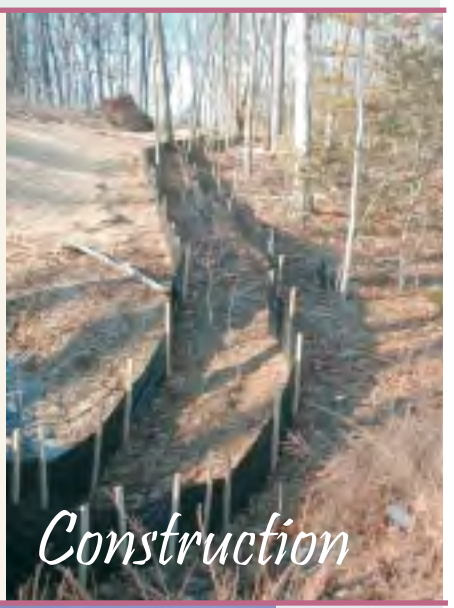
Rain Gardens and Grassy Swales—Specially designed areas planted with native plants can provide natural places for rainwater to collect and soak into the ground. Rain from rooftop areas or paved areas can be diverted into these areas rather than into storm drains.

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.

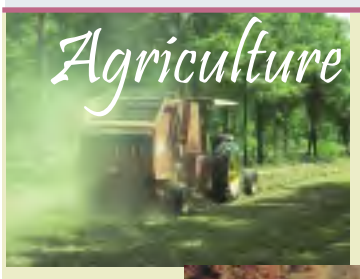
- Sweep up litter and debris from sidewalks, driveways and parking lots, especially around storm drains.
- Cover grease storage and dumpsters and keep them clean to avoid leaks.
- Report any chemical spill to the local hazardous waste cleanup team. They'll know the best way to keep spills from harming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

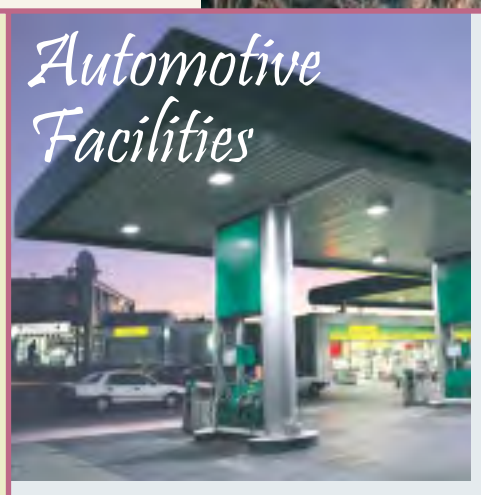
- Divert stormwater away from disturbed or exposed areas of the construction site.
- Install silt fences, vehicle mud removal areas, vegetative cover, and other sediment and erosion controls and properly maintain them, especially after rainstorms.
- Prevent soil erosion by minimizing disturbed areas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

IRRIGATION RUNOFF

STORMWATER FACT SHEET

Report Irrigation Runoff or Stormwater Pollution:
800.506.2555

RIVERSIDE COUNTY
WATERSHED PROTECTION

OVERWATERING

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

BEST PRACTICES

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

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

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

PROTECT OUR WATERSHED

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

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

3.8 Bioretention/Biofiltration Soil Media and Drainage Aggregates

No BMP worksheet is provided. For use, include soil specifications on the grading plans. Adequate details on the grading plans are required to demonstrate the project design incorporates all of the applicable design criteria.

Type of BMP	For Use with Bioretention, Biofiltration with Partial Infiltration, and Biofiltration with No Infiltration
Treatment Mechanisms	Biofiltration
Other Names	Engineered Soil Media

Description

Bioretention Soil Media (BSM) is a formulated soil mixture that filters pollutants from stormwater, retains moisture, and supports healthy vegetation. It is used in LID BMPs including Bioretention, Biofiltration with Partial Infiltration, and Biofiltration with No Infiltration. BSM consists of **60-80% sand, up to 20% topsoil, and 20% of an organic amendment**, by volume.

BSM must support healthy plant growth and should provide filtering of runoff. When used in Biofiltration BMPs that discharge filtered runoff to surface waters, BSM should be specially formulated to enhance filtering of runoff, reduce the risk of pollutant leaching from BSM, and limit the potential for clogging.

All areas within the Santa Margarita Region (SMR) of Riverside County drain to the Santa Margarita River and Santa Margarita Estuary, both of which are listed as impaired for nutrients under the approved 2010 303(d) list. Accordingly, **all BSM should be formulated to reduce the potential for nutrient leaching, especially when used in flow-through Biofiltration BMPs.** Where a BMP may discharge to a waterbody that is impaired for other pollutants, BSM should be formulated to reduce leaching of those pollutants as well.

The applicability of BSM testing requirements and other provisions of this Fact Sheet depend on the type of BMP and BMP design guidelines as shown in Table 1.

Table 1. Applicability of BSM Specification and Testing Requirements.

Testing Element	Bioretention (full infiltration)	Biofiltration (Partial and No Infiltration)
General Criteria and Composition	X	X
Basic Testing of Mixed BSM	X	X
Hydraulic Evaluation of Mixed BSM		X
Chemical Suitability of Mixed BSM		X
Sand for BSM	X[1]	X[1]
Topsoil for BSM	X[1]	X[1]
Organic Amendments for BSM	X	X
Mulch for BSM	X	X

[1] – Elements of these specifications may be waived by the local jurisdiction if testing of mixed BSM is acceptable.

BIORETENTION/BIOFILTRATION SOIL MEDIA AND DRAINAGE AGGREGATE

General Criteria and Composition

- **BSM should consist of 60-80% sand, up to 20% topsoil, and 20% of an organic amendment, by volume.** Both mixed BSM and BSM components are subject to specific testing requirements depending on BMP type and design elements (see Table 1). To meet applicable requirements, suggested BSM component fractions and types are presented in Table 2. These are suggestions only; **acceptance of BSM depends on BSM and BSM component testing results.**
- Alternative BSM components and proportions may be used if they meet all applicable testing requirements. Acceptance of any such alternative BSM is subject to approval from the local jurisdiction.
- BSM should support the growth of hardy drought-tolerant native vegetation, which is typically adapted to thrive in limited nutrient environments. Excessive levels of nutrients in BSM can increase the presence of weeds and other undesirable vegetation and can cause export of nutrients from BSM. Accordingly, **all BSM should be evaluated according to the "Basic Whole Mixture Testing Requirements"** section.
- Sand, topsoil, and organic amendment components of BSM, and mulch are subject to requirements contained in sections of this Fact Sheet titled "Sand for BSM", "Topsoil for BSM", "Organic Amendments for BSM", and "Mulch for BSM", respectively. Specifications for sand and top soil can be waived at the discretion of the local jurisdiction if whole mix texting shows acceptable properties.
- To reduce the potential for nutrient leaching from BSM, it should be formulated according to the following guidelines (Also presented in Table 2).
    - For Bioretention BMPs, nutrient-sensitive compost may be used as the organic amendment according to requirements in the "Organic Amendments" section of this Fact Sheet.
    - **For Biofiltration BMPs, mixed BSM must meet requirements in the "Chemical Suitability for Mixed BSM" section of this Fact Sheet.** To meet these requirements, it is suggested that compost not be used as an organic amendment due to its potential to leach nutrients, even when carefully sourced to reduce such leaching. Instead, coconut coir pith, peat moss, or other alternative organic amendments are recommended. For guidance on these and other alternative organic amendments see the "Alternative Organic Amendments" subsection of this Fact Sheet.
- BSM should be formulated to support the long-term design flow rate of a given BMP.
    - For Biofiltration BMPs, BSM plays a critical role in BMP hydraulic performance and should be formulated depending on whether underdrain outlet controls are used. **BSM for Biofiltration BMPs should be evaluated according to the "Hydraulic Evaluation of Mixed BSM" section of this Fact Sheet.** Meeting these requirements may require that the fines content of sand or top soil be limited (see Table 2). Some sources of top soil and sand may not provide adequate permeability.
- BSM should always be **blended before it is delivered to the site** using a mechanical mixing method (e.g. drum mixer) to ensure uniform mixing. Using a loader to mix materials on site is typically not adequate for uniform mixing and is discouraged. If sand or topsoil components are sourced from the Project site, mixing may be conducted using loaders.

- **Testing samples of the mixed BSM that is delivered to the site is highly recommended,** especially for larger BMPs. Prior testing from a material manufacturer may be acceptable in place of project-specific data if it is not more than 6 months old and represents the actual mix proportions and components in the BSM delivered to the site.
- Procurement, handling, and placement of BSM should adhere to guidelines in the "Construction Guidelines" section of this Fact Sheet.

Table 2. Recommended BSM mixture component proportions and types to meet applicable requirements.

Component Type	Bioretention	Biofiltration (Partial and No Infiltration)	
		Without outlet control	With outlet control
Sand Type	Washed	Washed	Washed
Sand Fraction, by volume	60%	60-80%	80%
Topsoil Type	Sandy Loam or Loamy Sand	Sandy Loam or Loamy Sand	NA
Topsoil Fraction, by volume	20%	Up to 20%	0%
Organic Type	Nutrient-sensitive compost	Coconut coir pith, peat, or low nutrient compost	Coconut coir pith, peat, or low nutrient compost
Organic Fraction, by volume	20%	20%	20%

Basic Testing for Mixed BSM

Basic whole mixture testing should be conducted for any BSM used in stormwater BMPs. This should ideally be completed for actual mixed BSM that is used in site BMPs, but may be from a representative sample analysis not more than 6 months old. Sample(s) should be submitted to an agronomic laboratory for analysis of all parameters listed in this section. Laboratory analytical reports must document that mixed BSM conforms to the following requirements:

- pH: 6.0 – 8.5
- Salinity: 0.5 to 3.0 mmho/cm as electrical conductivity.
- Sodium absorption ratio: < 6.0
- Chloride: < 800 ppm
- Cation Exchange Capacity (CEC): > 10 meq/100 g.
- Organic Matter: 2 to 5% on a dry weight basis.
- Carbon:Nitrogen Ratio: 12 to 40; preferably 15 to 40.
- Sieve Fractions: Should adhere to the sieve fractions presented in Table 3 based on particle size analysis by ASTM Method D422 or similar.

Table 3. Sieve analysis requirements for mixed BSM

Textural Class (ASTM D422)	Size Range	Mass Fraction
Gravel	Larger than 2 mm	0 to 25 percent of total sample
Clay	Smaller than 0.005 mm	0 to 5 percent of non-gravel fraction

Hydraulic Testing of Mixed BSM

BSM that is used in Biofiltration BMPs plays a critical role in controlling flow through BMPs. BSM that flows too quickly can result in short contact times and poor hydraulics for pollutant removal. BSM that flows too slowly can limit surface infiltration rates below design assumptions, resulting in bypass during storms smaller than the design storm.

Hydraulic Testing Requirements: Samples of mixed BSM used in Biofiltration BMPs should be submitted for laboratory analysis of hydraulic conductivity. BSM samples used in this analysis should preferably be sourced from the actual BSM batch that will be used in a given BMP but analytical results from a representative sample not more than 6 months old may also be accepted. Analysis of hydraulic conductivity may be conducted according to one of the following methods:

- Permeability of Granular Soils: ASTM D2434, or,
- Analysis of hydraulic conductivity by USDA Handbook 30 method 34b, or similar approved laboratory method.

Hydraulic conductivity must be within the limits presented in Table 4 for BSM acceptance.

Table 4. Hydraulic suitability requirements for BSM.

BMP Hydraulic Regime	Minimum K_{sat} (in/hr)	Maximum K_{sat} (in/hr)
Biofiltration with Unrestricted Outlet (media control)	8	24
Biofiltration with Restricted Outlet (outlet control)	20	80
Bioretention	NA – Hydraulic Testing Not Required	

Chemical Suitability for Mixed BSM

To reduce the potential for pollutant leaching to surface waters, a sample of BSM used in Biofiltration BMPs should be submitted for laboratory analysis for pollutant leaching potential. The BSM sample should be from the actual batch of BSM that is used in the BMP or from a representative sample not more than 6 months old. This analysis should be performed according to the "Saturated Media Extract" methods (USDA Agricultural Handbook No. 60), which is commonly performed by agronomic laboratories.

Pollutant leaching test results for BSM should comply with limits for nitrate, phosphorus, and copper:

- Nitrate: < 3 mg/L
- Phosphorus: < 1 mg/L
- Copper: < 0.025 mg/L

Testing may be performed after laboratory rinsing of media with up to 15 pore volumes of water. Alternative organic amendments, may be needed to meet these criteria. The above pollutant leaching criteria may be waived at the discretion of the local jurisdiction.

Mulch for BSM

Bioretention and Biofiltration planting areas should generally be covered with 2 to 3 inches of well-aged, double or triple shredded mulch at the time of construction. An additional 1 to 2 inches of mulch should be added annually. Mulch should be non-floating to avoid clogging overflow structures. Inorganic mulches, such as rock, may be used.

Sand for BSM

The requirements in this section may be waived at the discretion of the local jurisdiction if criteria are met for applicable whole mix testing.

Sand should meet requirements for ASTM C33 "fine aggregate concrete sand." It may be sourced from commercial soil suppliers or from natural soil deposits (such as may be found on site). Sand should conform to the following requirements:

- Be free of any waste, wood, coatings (e.g. clay, stone dust, carbonate, etc.), or any other deleterious materials.
- Conform to the particle size distribution requirements for ATSM C33 "fine aggregate concrete sand" in Table 5 based on sieve size analysis by ASTM Method D422 or similar. This should be documented by laboratory analysis results for the actual sand that was used in the BSM, or a representative sample analysis not more than 6 months old.
- All aggregate passing the #200 sieve should be non-plastic.

Table 5. Sieve size fractions for ASTM C33 "fine aggregate concrete sand".

Sieve Size (ASTM D422)	Sieve Size (mm)	Percent Passing (by weight)	
		Minimum	Maximum
3/8 inch	9.5	100	100
#4	4.8	95	100
#8	2.4	80	100
#16	1.2	50	85
#30	0.60	25	60
#50	0.42	5	30
#100	0.15	0	10
#200	0.08	0	5

Topsoil for BSM

Topsoil can be an important part of BSM and can improve pollutant filtering, nutrient retention, and water holding. Because of these benefits, it is generally recommended as a component of BSM for Bioretention BMPs. However, topsoil (especially the fine fraction) can limit flow of water through BSM, so it may not be suitable for BSM.

If topsoil is used as a component of BSM it should be a sandy loam or loamy sand that is free of hazardous materials. It may be sourced from regional soil suppliers or from the project site, providing that it meets all requirements in this Section. Decomposed granite and derivatives of decomposed granite are not considered to be topsoil. All topsoil should meet the following requirements as confirmed by laboratory analytical reports from samples used in the mixed BSM, or from a representative sample analysis not more than 6 months old:

- Texture: Sandy loam or loamy sand according to the US Department of Agriculture Textural Classification System.

Sieve Fractions: Should adhere to the sieve fractions presented in Table 6 based on particle size analysis by ASTM Method D422 or similar. *Sieve analysis may be waived at the discretion of the local jurisdiction if permeability criteria are met for applicable whole mix testing.*

Table 6. Sieve analysis requirements for topsoil used in BSM

Textural Class (ASTM D422)	Size Range	Mass Fraction
Gravel	Larger than 2 mm	0 to 25 percent of total sample
Clay	Smaller than 0.005 mm	0 to 15 percent of non-gravel fraction

Organic Amendments for BSM

Organic amendments are a critical component of BSM to help filter pollutants from runoff, retain moisture, and support healthy vegetation. However, organic amendments, especially compost, can be a source of nutrients and other pollutants that can impact receiving waters.

Nutrient leaching from organic amendments is a particular concern for BSM that is used in Biofiltration BMPs which can discharge directly to surface waters. Accordingly, BSM used in Biofiltrations BMPs must conform to requirements contained in the "Chemical Suitability of Mixed BSM" section of this Fact Sheet. Alternative Organic Amendments are recommended to comply with chemical suitability requirements.

Bioretention BMPs discharge treated water to groundwater, so they pose less risk from nutrient export from BSM.

All organic amendments should conform to the requirements in either "Compost for BSM" or "Alternative Organic Amendments for BSM".

BIORETENTION/BIOFILTRATION SOIL MEDIA AND DRAINAGE AGGREGATE

Compost for BSM

Compost should be a well-decomposed, stable, weed-free organic source derived from waste materials including yard debris, wood wastes, crop residues, or other organic materials. It should not be derived from biosolids. Compost should preferably be certified through the US Composting Council (USCC) Seal of Testing Assurance (STA) Program.

Compost should comply with the requirements in the list below. Given the stringent nature of these requirements, it is expected that not all composts will comply with the requirements. All requirements should be confirmed by laboratory analytical reports from samples of the compost used in the mixed BSM, or from a representative sample analysis not more than 6 months old.

- Feedstock: Compost feedstock should be specified. Compost should not be derived, in whole or in part, from biosolids.
- Source: Compost should be sourced from a facility that is permitted through CalRecycle. It should also preferably be sourced from a facility that is certified through the USCC STA program.
- Physical contaminants: Not to exceed 1% by dry weight.
- Organic Matter: 35% - 75% on a dry weight basis.
- pH: 6.0 – 8.5
- Salinity: < 10 mmho/cm as electrical conductivity
- Carbon:Nitrogen Ratio: 12:1 – 40:1. Ideal C:N ratio is greater than 15:1 to reduce the potential for nutrient leaching, especially when compost is intended to be used as the organic amendment of BSM in Biofiltration BMPs.
- Maturity/Stability: Shall conform to either:
  - Solvita Maturity Index: ≥ 5.5
  - CO_2 Evolution: < 2.5 mg CO_2-C per g compost organic matter per day or < 5 mg CO_2-C per g compost C per day, whichever unit is reported.
- Select pathogens: Shall pass US EPA Class A Standard, 40 CFR Section 503.32(a).
- Trace metals: Shall pass US EPA Class A Standard, 40 CFR Section 503.13.

Alternative Organic Amendments for BSM

Amendments used as a substitute for compost should provide comparable pollutant filtration, water holding, and support for vegetation. Coconut coir pith and peat are two alternative organic amendments that have been successfully used to replace compost in BSM. If either of these amendments is used, they should conform to the requirements under the headers below.

If other organic amendments are used a certified agronomist should certify that they would provide substantially equivalent pollutant filtration (i.e. nutrient retention and cation exchange capacity), water holding capacity, and would help to support healthy vegetation. Acceptance of any other organic amendment is subject to approval by the local jurisdiction.

Coconut Coir Pith:

If coconut coir pith is used as a component of BSM it should conform to the following requirements:

- Production Regime: Must be rinsed with freshwater to reduce potential salt water residues and screened to remove coarse fibers.
- Aging: Must be aged a minimum of 6 months.
- Salinity: < 2.0 mmho/cm as electrical conductivity.
- Total Carbon: > 35% on a dry weight basis.
- Total Nitrogen: < 1.5% on a dry weight basis.
- C:N Ratio: > 40.

Sphagnum Peat:

If sphagnum peat is used as a component of BSM is should conform to the following requirements:

- Salinity: < 3.0 mmho/cm as electrical conductivity.
- Total Carbon: > 35% on a dry weight basis.
- Total Nitrogen: < 1.5% on a dry weight basis.

Aggregate Materials for BSM Drainage Layers

Drainage of BSM requires the use of specific aggregate materials for filter course (aka choking layer) materials and for an underlying drainage and storage layer. Open graded ASTM No 57 stone (12" to 24" of gravel) is used as the drain rock layer. ASTM No. 8 stone (1/4 to 1/2"pea gravel) is placed on top of this layer in a 3 inch lift. Choker sand is placed on top of the pea gravel in a 3-inch lift immediately below the BSM.

Rock and sand products used in BMP drainage should comply with size classifications in Table 7 and Table 8. All sand and stone products used in BSM drainage layers shall be clean and should preferably be washed.

Table 7. Particle size requirements for rock products.

Sieve Size	Percent Passing Sieves	
	AASHTO No. 57	ASTM No. 8
3 in	-	-
2.5 in	-	-
2 in	-	-
1.5 in	100	-
1 in	95 – 100	-
0.75 in	-	-
0.5 in	25 – 60	100
0.375 in	-	85 – 100
No. 4	10 max.	10 – 30
No. 8	5 max.	0 – 10
No. 16		0 – 5
No. 50		-

Table 8. Particle size requirements for choker sand

Sieve Size	Percent Passing Sieves
	Choker Sand - ASTM C33
0.375 in	100
No. 4	95 – 100
No. 8	80 – 100
No. 16	50 – 85
No. 30	25 – 60
No. 50	5 – 30
No. 100	0 – 10
No. 200	0 – 3

Delivery, Storage, and Handling

BSM and Aggregates should not be delivered or placed in frozen, wet, or muddy conditions. The Contractor should protect materials from absorbing excess water and form erosion at all times. The Contractor shall not store materials unprotected during large rainfall events (>0.25 inches). If water is introduced into material while it is stockpiled, the Contractor shall allow the material to drain to an acceptable level before it is placed.

BSM shall be thoroughly mixed prior to delivery using mechanical mixing methods such as a drum mixer. BSM shall be lightly compacted and placed in loose lifts approximately 12 inches thick to ensure reasonable settlements without excessive compaction. Compaction within the BSM area should not exceed 75 to 85% standard proctor within the designated depth of BSM. Machinery shall not be used in the BSM area to place BSM. A conveyor or spray system shall be used for placement in large facilities. Low ground pressure equipment may be authorized for large facilities at the discretion of the local jurisdiction.

Placement methods and BSM quantities shall account for approximately 10% volume loss due to compaction and settling. Planting methods and timing shall account for settling of media without exposing plant root systems.

The local jurisdiction may request up to three double ring infiltrometer tests (ASTM D3385) or approved alternative tests to confirm that placed materials meet applicable hydraulic suitability criteria. If the infiltration rate of placed material does not meet applicable criteria, the local jurisdiction may require replacement and/or decompaction of materials.

Quality Control and Acceptance

Acceptance of materials will be based on test results that are certified by the Contractor to be representative of the materials that are delivered to the site. Laboratory testing should ideally be conducted on stockpiled materials prior to delivery to the site. Testing results may be from previously sampled materials if they are not more than 6 months old and if the Contractor certifies that they are representative of the materials that are actually delivered to the site.

- 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. Affix labels to all waste containers.

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

Employee Training Program

- Educate employees about pollution prevention measures and goals.
- Train employees how to properly handle and dispose of waste using the source control BMPs described above.
- Train employees and subcontractors in proper hazardous waste management.
- Use a training log or similar method to document training.
- Ensure that employees are familiar with the site's spill control plan and/or proper spill cleanup procedures.

Quality Assurance and Record Keeping

- Keep accurate maintenance logs that document minimum BMP activities performed for waste handling and disposal, types and quantities of waste disposed of, and any improvement actions.
- Keep accurate logs of spill response actions that document what was spilled, how it was cleaned up, and how the waste was disposed.

Building & Grounds Maintenance SC-41

Description

Stormwater runoff from building and grounds maintenance activities can be contaminated with toxic hydrocarbons in solvents, fertilizers and pesticides, suspended solids, heavy metals, abnormal pH, and oils and greases. Utilizing the protocols in this fact sheet will prevent or reduce the discharge of pollutants to stormwater from building and grounds maintenance activities by washing and cleaning up with as little water as possible, following good landscape management practices, preventing and cleaning up spills immediately, keeping debris from entering the storm drains, and maintaining the stormwater collection system.

Approach

Reduce potential for pollutant discharge through source control pollution prevention and BMP implementation. Successful implementation depends on effective training of employees on applicable BMPs and general pollution prevention strategies and objectives.

General Pollution Prevention Protocols

- ☐ Switch to non-toxic chemicals for maintenance to the maximum extent possible.
- ☐ Choose cleaning agents that can be recycled.
- ☐ Encourage proper lawn management and landscaping, including use of native vegetation.
- ☐ Encourage use of Integrated Pest Management techniques for pest control.
- ☐ Encourage proper onsite recycling of yard trimmings.
- ☐ Recycle residual paints, solvents, lumber, and other material as much as possible.

Objectives
■ *Cover*
■ *Contain*
■ *Educate*
■ *Reduce/Minimize*
■ *Product Substitution*

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

Minimum BMPs Covered	
Good Housekeeping	✓
Preventative Maintenance	
Spill and Leak Prevention and Response	✓
Material Handling & Waste Management	✓
Erosion and Sediment Controls	
Employee Training Program	✓
Quality Assurance Record Keeping	✓

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- Clean work areas at the end of each work shift using dry cleaning methods such as sweeping and vacuuming.

Good Housekeeping

Pressure Washing of Buildings, Rooftops, and Other Large Objects

- In situations where soaps or detergents are used and the surrounding area is paved, pressure washers must use a water collection device that enables collection of wash water and associated solids. A sump pump, wet vacuum or similarly effective device must be used to collect the runoff and loose materials. The collected runoff and solids must be disposed of properly.

- If soaps or detergents are not used, and the surrounding area is paved, wash runoff does not have to be collected but must be screened. Pressure washers must use filter fabric or some other type of screen on the ground and/or in the catch basin to trap the particles in wash water runoff.

- If you are pressure washing on a grassed area (with or without soap), runoff must be dispersed as sheet flow as much as possible, rather than as a concentrated stream. The wash runoff must remain on the grass and not drain to pavement.

Landscaping Activities

- Dispose of grass clippings, leaves, sticks, or other collected vegetation as garbage, or by composting. Do not dispose of collected vegetation into waterways or storm drainage systems.

- Use mulch or other erosion control measures on exposed soils. See also SC-40, Contaminated and Erodible Areas, for more information.

Building Repair, Remodeling, and Construction

- Do not dump any toxic substance or liquid waste on the pavement, the ground, or toward a storm drain.

- Use ground or drop cloths underneath outdoor painting, scraping, and sandblasting work, and properly dispose of collected material daily.

- Use a ground cloth or oversized tub for activities such as paint mixing and tool cleaning.

- Clean paintbrushes and tools covered with water-based paints in sinks connected to sanitary sewers or in portable containers that can be dumped into a sanitary sewer drain. Brushes and tools covered with non-water-based paints, finishes, or other materials must be cleaned in a manner that enables collection of used solvents (e.g., paint thinner, turpentine, etc.) for recycling or proper disposal.

- Use a storm drain cover, filter fabric, or similarly effective runoff control mechanism if dust, grit, wash water, or other pollutants may escape the work area and enter a catch basin. This is particularly necessary on rainy days. The containment device(s) must be in place at the beginning of the work day, and accumulated dirty runoff and

solids must be collected and disposed of before removing the containment device(s) at the end of the work day.

- If you need to de-water an excavation site, you may need to filter the water before discharging to a catch basin or off-site. If directed off-site, you should direct the water through hay bales and filter fabric or use other sediment filters or traps.
- Store toxic material under cover during precipitation events and when not in use. A cover would include tarps or other temporary cover material.

Mowing, Trimming, and Planting

- Dispose of leaves, sticks, or other collected vegetation as garbage, by composting or at a permitted landfill. Do not dispose of collected vegetation into waterways or storm drainage systems.
- Use mulch or other erosion control measures when soils are exposed.
- Place temporarily stockpiled material away from watercourses and drain inlets, and berm or cover stockpiles to prevent material releases to the storm drain system.
- Consider an alternative approach when bailing out muddy water: do not put it in the storm drain; pour over landscaped areas.
- Use hand weeding where practical.

Fertilizer and Pesticide Management

- Do not use pesticides if rain is expected.
- Do not mix or prepare pesticides for application near storm drains.
- Use the minimum amount needed for the job.
- Calibrate fertilizer distributors to avoid excessive application.
- Employ techniques to minimize off-target application (e.g., spray drift) of pesticides, including consideration of alternative application techniques.
- Apply pesticides only when wind speeds are low.
- Fertilizers should be worked into the soil rather than dumped or broadcast onto the surface.
- Irrigate slowly to prevent runoff and then only as much as is needed.
- Clean pavement and sidewalk if fertilizer is spilled on these surfaces before applying irrigation water.

Inspection

- Inspect irrigation system periodically to ensure that the right amount of water is being applied and that excessive runoff is not occurring. Minimize excess watering and repair leaks in the irrigation system as soon as they are observed.

Building & Grounds Maintenance SC-41

Spill Response and Prevention Procedures

- ☐ Keep your Spill Prevention Control and Countermeasure (SPCC) Plan up-to-date.
- ☐ Place a stockpile of spill cleanup materials, such as brooms, dustpans, and vacuum sweepers (if desired) near the storage area where it will be readily accessible.
- ☐ Have employees trained in spill containment and cleanup present during the loading/unloading of dangerous wastes, liquid chemicals, or other materials.
- ☐ Familiarize employees with the Spill Prevention Control and Countermeasure Plan.
- ☐ Clean up spills immediately.

Material Handling and Waste Management

- ☐ Follow all federal, state, and local laws and regulations governing the use, storage, and disposal of fertilizers and pesticides and training of applicators and pest control advisors.
- ☐ Use less toxic pesticides that will do the job when applicable. Avoid use of copper-based pesticides if possible.
- ☐ Dispose of empty pesticide containers according to the instructions on the container label.
- ☐ Use up the pesticides. Rinse containers, and use rinse water as product. Dispose of unused pesticide as hazardous waste.
- ☐ Implement storage requirements for pesticide products with guidance from the local fire department and County Agricultural Commissioner. Provide secondary containment for pesticides.

Employee Training Program

- ☐ Educate and train employees on pesticide use and in pesticide application techniques to prevent pollution.
- ☐ Train employees and contractors in proper techniques for spill containment and cleanup.
- ☐ Be sure the frequency of training takes into account the complexity of the operations and the needs of individual staff.

Quality Assurance and Record Keeping

- ☐ Keep accurate logs that document maintenance activities performed and minimum BMP measures implemented.
- ☐ Keep accurate logs of spill response actions that document what was spilled, how it was cleaned up, and how the waste was disposed.
- ☐ Establish procedures to complete logs and file them in the central office.

Potential Capital Facility Costs and Operation & Maintenance Requirements

Facilities

- Additional capital costs are not anticipated for building and grounds maintenance. Implementation of the minimum BMPs described above should be conducted as part of regular site operations.

Maintenance

- Maintenance activities for the BMPs described above will be minimal, and no additional cost is anticipated.

Supplemental Information

Fire Sprinkler Line Flushing

Site fire sprinkler line flushing may be a source of non-stormwater runoff pollution. The water entering the system is usually potable water, though in some areas it may be non-potable reclaimed wastewater. There are subsequent factors that may drastically reduce the quality of the water in such systems. Black iron pipe is usually used since it is cheaper than potable piping, but it is subject to rusting and results in lower quality water. Initially, the black iron pipe has an oil coating to protect it from rusting between manufacture and installation; this will contaminate the water from the first flush but not from subsequent flushes. Nitrates, poly-phosphates and other corrosion inhibitors, as well as fire suppressants and antifreeze may be added to the sprinkler water system. Water generally remains in the sprinkler system a long time (typically a year) and between flushes may accumulate iron, manganese, lead, copper, nickel, and zinc. The water generally becomes anoxic and contains living and dead bacteria and breakdown products from chlorination. This may result in a significant BOD problem and the water often smells. Consequently dispose fire sprinkler line flush water into the sanitary sewer. Do not allow discharge to storm drain or infiltration due to potential high levels of pollutants in fire sprinkler line water.

References and Resources

City of Seattle, Seattle Public Utilities Department of Planning and Development, 2009. *Stormwater Manual Vol. 1 Source Control Technical Requirements Manual*.

Kennedy/Jenks Consultants, 2007. *The Truckee Meadows Industrial and Commercial Storm Water Best Management Practices Handbook*. Available online at: http://www.cityofsparks.us/sites/default/files/assets/documents/env-control/construction/TM-I-C_BMP_Handbook_2-07-final.pdf.

Orange County Stormwater Program, Best Management Practices for Industrial/Commercial Business Activities. Available online at: http://ocwatersheds.com/documents/bmp/industrialcommercialbusinessesactivities.

Sacramento Stormwater Management Program. *Best Management Practices for Industrial Storm Water Pollution Control*. Available online at:

http://www.msa.saccounty.net/sactostormwater/documents/guides/industrial-BMP-manual.pdf.

US EPA, 1997. *Best Management Practices Handbook for Hazardous Waste Containers*. Available online at: http://www.epa.gov/region6/6en/h/handbk4.pdf.

Ventura Countywide Stormwater Management Program Clean Business Fact Sheets. Available online at: http://www.vcstormwater.org/documents/programs_business/building.pdf.

Parking Area Maintenance SC-43

Description

Parking lots can contribute a number of substances, such as trash, suspended solids, hydrocarbons, oil and grease, and heavy metals that can enter receiving waters through stormwater runoff or non-stormwater discharges. The protocols in this fact sheet are intended to prevent or reduce the discharge of pollutants from parking areas and include using good housekeeping practices, following appropriate cleaning BMPs, and training employees.

BMPs for other outdoor areas on site (loading/unloading, material storage, and equipment operations) are described in SC-30 through SC-33.

Approach

The goal of this program is to ensure stormwater pollution prevention practices are considered when conducting activities on or around parking areas to reduce potential for pollutant discharge to receiving waters. Successful implementation depends on effective training of employees on applicable BMPs and general pollution prevention strategies and objectives.

General Pollution Prevention Protocols

- ☐ Encourage advanced designs and maintenance strategies for impervious parking lots. Refer to the treatment control BMP fact sheets in this manual for additional information.
- ☐ Keep accurate maintenance logs to evaluate BMP implementation.

Good Housekeeping

- ☐ Keep all parking areas clean and orderly. Remove debris, litter, and sediments in a timely fashion.
- ☐ Post "No Littering" signs and enforce anti-litter laws.

Objectives
■ *Cover*
■ *Contain*
■ *Educate*
■ *Reduce/Minimize*
■ *Product Substitution*

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

Minimum BMPs Covered	
Good Housekeeping	✓
Preventative Maintenance	✓
Spill and Leak Prevention and Response	✓
Material Handling & Waste Management	
Erosion and Sediment Controls	
Employee Training Program	✓
Quality Assurance Record Keeping	✓

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- ☐ Provide an adequate number of litter receptacles.
- ☐ Clean out and cover litter receptacles frequently to prevent spillage.

Preventative Maintenance

Inspection

Have designated personnel conduct inspections of parking facilities and stormwater conveyance systems associated with parking facilities on a regular basis.

- ☐ Inspect cleaning equipment/sweepers for leaks on a regular basis.

Surface Cleaning

- ☐ Use dry cleaning methods (e.g., sweeping, vacuuming) to prevent the discharge of pollutants into the stormwater conveyance system if possible.
- ☐ Establish frequency of public parking lot sweeping based on usage and field observations of waste accumulation.
- ☐ Sweep all parking lots at least once before the onset of the wet season.
- ☐ Dispose of parking lot sweeping debris and dirt at a landfill.
- ☐ Follow the procedures below if water is used to clean surfaces:
  - ✓ Block the storm drain or contain runoff.
  - ✓ Collect and pump wash water to the sanitary sewer or discharge to a pervious surface. Do not allow wash water to enter storm drains.
- ☐ Follow the procedures below when cleaning heavy oily deposits:
  - ✓ Clean oily spots with absorbent materials.
  - ✓ Use a screen or filter fabric over inlet, then wash surfaces.
  - ✓ Do not allow discharges to the storm drain.
  - ✓ Vacuum/pump discharges to a tank or discharge to sanitary sewer.
  - ✓ Dispose of spilled materials and absorbents appropriately.

Surface Repair

- ☐ Check local ordinance for SUSMP/LID ordinance.
- ☐ Preheat, transfer or load hot bituminous material away from storm drain inlets.
- ☐ Apply concrete, asphalt, and seal coat during dry weather to prevent contamination from contacting stormwater runoff.
- ☐ Cover and seal nearby storm drain inlets where applicable (with waterproof material or mesh) and manholes before applying seal coat, slurry seal, etc. Leave covers in

place until job is complete and all water from emulsified oil sealants has drained or evaporated. Clean any debris from these covered manholes and drains for proper disposal.

- Use only as much water as necessary for dust control during sweeping to avoid runoff.
- Catch drips from paving equipment that is not in use with pans or absorbent material placed under the machines. Dispose of collected material and absorbents properly.

Spill Response and Prevention Procedures

- Keep your Spill Prevention Control and Countermeasure (SPCC) Plan up-to-date.
- Place a stockpile of spill cleanup materials where it will be readily accessible or at a central location.
- Clean up fluid spills immediately with absorbent rags or material.
- Dispose of spilled material and absorbents properly.

Employee Training Program

- Provide regular training to field employees and/or contractors regarding cleaning of paved areas and proper operation of equipment.
- Train employees and contractors in proper techniques for spill containment and cleanup.
- Use a training log or similar method to document training.

Quality Assurance and Record Keeping

- Keep accurate maintenance logs that document minimum BMP activities performed for parking area maintenance, types and quantities of waste disposed of, and any improvement actions.
- Keep accurate logs of spill response actions that document what was spilled, how it was cleaned up, and how the waste was disposed.
- Establish procedures to complete logs and file them in the central office.

Potential Capital Facility Costs and Operation & Maintenance Requirements

Facilities

- Capital investments may be required at some sites to purchase sweeping equipment, train sweeper operators, install oil/water/sand separators, or implement advanced BMPs. These costs can vary significantly depending upon site conditions and the amount of BMPs required.

Maintenance

- Sweep and clean parking lots regularly to minimize pollutant transport into storm drains from stormwater runoff.
- Clean out oil/water/sand separators regularly, especially after heavy storms.
- Maintain advanced BMPs such as vegetated swales, infiltration trenches, or detention basins as appropriate. Refer to the treatment control fact sheets for more information.

Supplemental Information

Advanced BMPs

Some parking areas may require advanced BMPs to further reduce pollutants in stormwater runoff, and a few examples are listed below. Refer to the Treatment Control Fact Sheets and the New Development and Redevelopment Manual for more information.

- When possible, direct sheet runoff to flow into biofilters (vegetated strip and swale) and/or infiltration devices.
- Utilize sand filters or oleophilic collectors for oily waste in low quantities.
- Arrange rooftop drains to prevent drainage directly onto paved surfaces.
- Design lot to include semi-permeable hardscape.

References and Resources

City of Seattle, Seattle Public Utilities Department of Planning and Development, 2009. *Stormwater Manual Vol. 1 Source Control Technical Requirements Manual*.

California Stormwater Quality Association, 2003. *New Development and Redevelopment Stormwater Best Management Practice Handbook*. Available online at: https://www.casqa.org/resources/bmp-handbooks/new-development-redevelopment-bmp-handbook.

Kennedy/Jenks Consultants, 2007. *The Truckee Meadows Industrial and Commercial Storm Water Best Management Practices Handbook*. Available online at: http://www.cityofsparks.us/sites/default/files/assets/documents/env-control/construction/TM-I-C_BMP_Handbook_2-07-final.pdf.

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

US EPA. *Post-Construction Stormwater Management in New Development and Redevelopment*. BMP Fact Sheets. Available online at: http://cfpub.epa.gov/npdes/stormwater/menuofbmps/index.cfm?action=min_measure&min_measure_id=5.

Drainage System Maintenance SC-44

Description

As a consequence of its function, the stormwater drainage facilities on site convey stormwater that may contain certain pollutants either to the offsite conveyance system that collects and transports urban runoff and stormwater, or directly to receiving waters. The protocols in this fact sheet are intended to reduce pollutants leaving the site to the offsite drainage infrastructure or to receiving waters through proper on-site conveyance system operation and maintenance. The targeted constituents will vary depending on site characteristics and operations.

Approach

Successful implementation depends on effective training of employees on applicable BMPs and general pollution prevention strategies and objectives.

General Pollution Prevention Protocols

- ☐ 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.
- ☐ Develop and follow a site specific drainage system maintenance plan that describes maintenance locations, methods, required equipment, water sources, sediment collection areas, disposal requirements, and any other pertinent information.

Good Housekeeping

Illicit Connections and Discharges

- ☐ Look for evidence of illegal discharges or illicit connections during routine maintenance of conveyance system and drainage structures:

Objectives
■ *Cover*
■ *Contain*
■ *Educate*
■ *Reduce/Minimize*

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

Minimum BMPs Covered	
Good Housekeeping	✓
Preventative Maintenance	✓
Spill and Leak Prevention and Response	✓
Material Handling & Waste Management	
Erosion and Sediment Controls	
Employee Training Program	✓
Quality Assurance Record Keeping	✓

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- ✓ Identify evidence of spills such as paints, discoloring, odors, etc.
- ✓ Record locations of apparent illegal discharges/illicit connections.
- ✓ Track flows back to potential discharges 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" or similar 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 for additional information.

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); and
  - ✓ 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 for additional information.

Preventative Maintenance

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.

- 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. Prioritize storm drain inlets; 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 state of any river, stream, or lake in California, must enter into a Steam or Lake Alteration Agreement with the Department of Fish and Wildlife. 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 Army Corps of Engineers and USFWS.

Spill Response and Prevention Procedures

- Keep your spill prevention control plan up-to-date.

- Investigate all reports of spills, leaks, and/or illegal dumping promptly.
- Place a stockpile of spill cleanup materials where it will be readily accessible or at a central location.
- 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.

Employee Training Program

- Educate employees about pollution prevention measures and goals.
- Train employees how to properly handle and dispose of waste using the source control BMPs described above.
- Train employees and subcontractors in proper hazardous waste management.
- Use a training log or similar method to document training.
- Ensure that employees are familiar with the site's spill control plan and/or proper spill cleanup procedures.
- 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).

Quality Assurance and Record Keeping

- Keep accurate maintenance logs that document minimum BMP activities performed for drainage system maintenance, types and quantities of waste disposed of, and any improvement actions.
- Keep accurate logs of spill response actions that document what was spilled, how it was cleaned up, and how the waste was disposed.
- Keep accurate logs of illicit connections, illicit discharges, and illegal dumping into the storm drain system including how wastes were cleaned up and disposed.
- Establish procedures to complete logs and file them in the central office.

Potential Limitations and Work-Arounds

Provided below are typical limitations and recommended "work-arounds" for drainage system maintenance:

- 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.

  - ✓ Perform all maintenance onsite and do not flush accumulated material downstream to private property or riparian habitats.

- 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, and liquid/sediment disposal.

  - ✓ Develop and follow a site specific drainage system maintenance plan that describes maintenance locations, methods, required equipment, water sources, sediment collection areas, disposal requirements, and any other pertinent information.

- Regulations may include adoption of substantial penalties for illegal dumping and disposal.

  - ✓ Do not dump illegal materials anywhere onsite.

  - ✓ Identify illicit connections, illicit discharge, and illegal dumping.

  - ✓ Cleanup spills immediately and properly dispose of wastes.

- Local municipal codes may include sections prohibiting discharge of soil, debris, refuse, hazardous wastes, and other pollutants into the sanitary sewer system.

  - ✓ Collect all materials and pollutants accumulated in drainage system and dispose of according to local regulations.

  - ✓ Install debris excluders in areas with a trash TMDL.

Potential Capital Facility Costs and Operation & Maintenance Requirements

Facilities

- Capital costs will vary substantially depending on the size of the facility and characteristics of the drainage system. Significant capital costs may be associated with purchasing water trucks, vacuum trucks, and any other necessary cleaning equipment or improving the drainage infrastructure to reduce the potential .

- Developing and implementing a site specific drainage system maintenance plan will require additional capital if a similar program is not already in place.

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.
- 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.

Supplemental Information

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 re-suspension 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 if allowed or that fire hydrant line flushing coincide with storm sewer flushing.

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