# APPENDIX H

# LOW IMPACT DEVELOPMENT PLAN (LID)

# Low Impact Development Plan
# (LID Plan)

**Project Name:**

**One Industrial Building**

**309 West Allen Avenue, San Dimas, Ca. 91773**

**Prepared for:**


**Ceg Construction , Llc**

**7901 S. Crossway Drive**

**Pico Rivera, Ca. 90660**

**(562) 948-4850**


**Prepared by:**


**Seaboard Engineering Company**

**1415 E. Colorado Street, Ste. 205**

**Glendale , Ca. 91205**

**310 -277-7337**



PE Stamp & Sign Here

**05/18/2022**

# Project Owner's Certification

I certify under penalty of law that this document and all attachments were prepared under my jurisdiction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathered the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

| | | | |
|---|---|---|---|
| Owner's Name: | James Devling | | |
| Owner's Title: | Approved Signatory | | |
| Company: | CEG Construction | | |
| Address: | 7901 s. Crossway Drive, PIco RIvera, CA. 90660 | | |
| Email: | jdevling@cegconstruction.com | | |
| Telephone No: | (562)948-4850 | | |
| Signature: | | Date: | |

# Preparer (Engineer) Certification

| | | | |
|---|---|---|---|
| Engineer's Name: | Marites A. Dizon, P.E. , P.L.S. , Q.S.D., Q.S.P. | | |
| Engineer's Title: | President | | |
| Company: | Seaboard Engineering Company | | |
| Address: | 1415 E. Colorado Street, Glendale , Ca. 91205 | | |
| Email: | marites@seaboardengco.com | | |
| Telephone No: | 310-277-7337 | | |
| I hereby certify that this Low Impact Development Plan is in compliance with, and meets the requirements set forth in, Order No. R4-2012-0175, of the Los Angeles Regional Water Quality Control Board. | | | |
| Engineer's Signature |  | Date | 05/05/2022 |
| Place Stamp Here |   | | |

# Table of Contents



## Attachments

# 1. PROJECT DESCRIPTION

## 1.1. PROJECT CATEGORY

Check which box best represents the proposed project category. Only check "Yes" for one box.

| Category | YES | NO |
|---|---|---|
| 1. Development [a] of a new project equal to 1 acre or greater of disturbed area and adding more than 10,000 square feet of impervious area [b] | ☑ | ☐ |
| 2. Development [a] of a new industrial park with 10,000 square feet or more of surface area [c] | ☑ | ☐ |
| 3. Development [a] of a new commercial mall with 10,000 square feet or more surface area [c] | ☐ | ☐ |
| 4. Development [a] of a new retail gasoline outlet with 5,000 square feet or more of surface area [c] | ☐ | ☐ |
| 5. Development [a] of a new restaurant (SIC 5812) with 5,000 square feet or more of surface area [c] | ☐ | ☐ |
| 6. Development [a] of a new parking lot with either 5,000 $ft^2$ or more of impervious area [b] or with 25 or more parking spaces | ☐ | ☐ |
| 7. Development [a] of a new automotive service facility (SIC 5013, 5014, 5511, 5541, 7532-7534 and 7536-7539) with 5,000 square feet or more of surface area [c] | ☐ | ☐ |
| 8. Projects located in or directly adjacent to, or discharging directly to a Significant Ecological Area (SEA),[d] where the development will:<br>a. Discharge stormwater runoff that is likely to impact a sensitive biological species or habitat; and<br>b. Create 2,500 square feet or more of impervious area [b] | ☐ | ☐ |
| 9. Redevelopment [e] of 5,000 square feet or more in one of the categories listed above<br>**If yes, list redevelopment category here:** 2 | ☐ | ☐ |
| 10. Redevelopment [e] of 10,000 square feet or more to a Single Family Home, without a change in land use. | ☐ | ☐ |

a Development includes any construction or demolition activity, clearing, grading, grubbing, or excavation or any other activity that results in land disturbance.

b Surfaces that do not allow stormwater runoff to percolate into the ground. Typical impervious surfaces include: concrete, asphalt, roofing materials, etc.

c The surface area is the total footprint of an area. Not to include the cumulative area above or below the ground surface.

d An area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and would be disturbed or degraded by human activities and developments. Also, an area designated by the City as approved by the Regional Water Quality Control Board.

e Land-disturbing activities that result in the creation, addition, or replacement of a certain amount of impervious surface area on an already developed site. Redevelopment does not include routine maintenance activities that are conducted to maintain the original line and grade, hydraulic capacity, or original purpose of facility, nor does it include modifications to existing single family structures, or emergency construction activities required to immediately protect public health and safety.

# 1.2. PROJECT DESCRIPTION

Total Project Area ($ft^2$): 112,431 SF

Total Project Area (Ac): 2.58 Ac.

EXISTING CONDITIONS

| Condition | Area ($ft^2$) | Percentage (%) |
|---|---|---|
| Pervious Area: | 102,278 SF | 90% |
| Impervious Area: | 10,153 SF | 10% |

PROPOSED CONDITIONS

| Condition | Area ($ft^2$) | Percentage (%) |
|---|---|---|
| Pervious Area: | **16,034 SF**<br>AREA 1A = 7,092 SF<br>AREA 1B = 8,942 | **14.26%**<br>6.31 %<br>7.95% |
| Impervious Area: | **96,397 SF**<br>AREA 1A = 68,953 SF<br>AREA 1B = 27,444 SF | **85.74%**<br>61.33%<br>24.41% |

Site Characteristics

| | |
|---|---|
| DRAINAGE PATTERNS/CONNECTIONS<br>[Include a detailed description of existing and proposed drainage patterns. Describe the areas and sub-areas (to include square footage), treatment locations, direction of flow through each area, discharge point(s), ultimate termination point, etc.] | Existing:<br>**The site is located on the northwest corner of West Allen Avenue and Cataract Avenue in the City of San Dimas. The site is bounded by commercial/industrial developments on the northerly and westerly side of the project. West Allen Avenue is on the south side and Cataract Avenue bounded the project site on the east.**<br><br>**Existing use of the land is residential use with home residential homes and garages. The project site is zoned as AL which is light agricultural zone. The project has has a coefficient of runoff equal to 0.10 for pre-developed site and 0.857 for developed site. The natural ground topography of the site is towards the south and drains to West Allen Avenue and runs westerly along W. Allen Avenue. There are no storm drain system within the proximity of the project . West Allen Avenue and Cataract** |

| | |
|---|---|
| | **Avenue are both improved street with curb and gutter and asphalt pavement .** |
| | Proposed:<br>**The proposed project is to construct one industrial building with loading areas and parking lot. It is proposed to construct the building at the center of the project and parking area on the west side and driveway on the west of the project. The proposed runoff will drain to the south through curb and gutter**<br>**The proposed drainage pattern will be to the south. The runoff for Area 1 A will drain to the landscape. It is proposed to have infiltration trench at the drive aisle and runoff will have infiltration and any excess drainage will be discharge to West Allen Avenue through a parkway drain. Area 1B will drain to the landscape area and into the infiltration trench along West Allen avenue and excess runoff will also be discharged through the curb face.** |
| NARRATIVE PROJECT DESCRIPTION:<br><br>[Include a detailed description of project areas, type of facilities, activities conducted onsite, materials and products received and stored on site, SIC Code (if applicable), land uses, land cover, design elements, drainage management areas (DMAs), etc.] | **This report is for Low impact development plan ( L.I.D. plan ) for the proposed industrial building . The design data and parameters are based on** Los Angeles County Municipal Stormwater Permit (Regional Board Order – 2012-0175). **Existing field condition are based on the topographical survey prepared by SEABOARD Engineering Land Surveying company.**<br><br>The proposed landscape area for A & B is 16,034 square feet.<br>The total impervious area for A & B is 96,397square feet.<br>The project have sidewalk along the property frontage on both Cataract Avenue and West Allen Avenue<br><br>The best management practice used is an underground infiltration trench system with rocks only and the storm drain that drains to the existing storm drain systems will all be privately maintained. |

| | |
|---|---|
| OFFSITE RUNON<br>[Describe any offsite runon anticipated and how the runon will be either accounted for in LID BMP sizing or directed around the site.] | Project does not have off-site run-on. The property on the north side, an industrial development have drainage runoff to Cataract Avenue and the one on west side drains to West Allen Avenue. |
| UTILITIES:UTILITY AND INFRASTRUCTURE INFORMATION<br>[Include a description of the existing and proposed onsite utility and infrastructure. Evaluate the potential impacts of stormwater infiltration on subsurface utilities, establish necessary setbacks, and if the utilities need to be relocated. Retention-based stormwater quality control measures should not be located near utility lines where an increased volume of water could damage utilities.] | The site has existing utility lines, i.e. water, sewer , storm drain, electrical and oil lines that can serve the property. The water and sewer services will be removed and re-constructed to new service locations to serve the new buildings. |
| SIGNIFICANT ECOLOGICAL AREAS (SEAS)<br>[Identify any known Significant Ecological Area (SEA) which the project is located in or directly adjacent to, | Project does not have any significant ecological areas. |

# 1.3. HYDROMODIFICATION ANALYSIS

| DOES THE PROPOSED PROJECT FALL INTO ONE OF THE FOLLOWING CATEGORIES? CHECK YES/NO. | YES | NO |
|---|---|---|
| 1. *Project is a redevelopment that decreases the effective impervious area compared to the pre-project conditions.* | ☑ | ☐ |
| Describe:<br>the project have infiltration with mitigated storage volume of stormwater stored in an underground infiltration chamber system filled with rock gravel. | | |
| 2. *Project is a redevelopment that increases the infiltration capacity of pervious areas compared to the pre-project conditions.* | ☑ | ☐ |
| Describe:<br>The project will have rock gravel to enhance the infiltration capacity of the site. | | |
| 3. *Project discharges directly or via a storm drain to a sump, lake, area under tidal influence, into a waterway that has a 100-year peak flow ($Q_{100}$) of 25,000 cfs or more.* | ☐ | ☑ |
| Describe:<br>The project does not discharges to the storm drain directly to a sump or lake, area under tidal influence. | | |
| 4. *Project discharges directly or via a storm drain into concrete or otherwise engineered (not natural) channels (e.g., channelized or armored with rip rap, shotcrete, etc.), which, in turn, discharge into receiving water that is not susceptible to hydromodification impacts.* | ☑ | ☐ |
| Describe:<br>The project does not disharges to the storm drain directly, and does not discharge to receiving water susceptible to hydromodifiation. | | |

HYDROMODIFICATION ANALYSIS

The project is exempt from the Hydromodification Control Measures.

## 1.4. PROPERTY OWNERSHIP/MANAGEMENT

| | |
|---|---|
| [Describe ownership of all portions of project and site. Include information on if any infrastructure transfer to public agencies (City, County, Caltrans, etc.). Describe any property management company/association that will be formed. Include lesee information, as applicable.] | Owners: MR. James Devling<br>CEG CONSTRUCTION, INC<br>7901 S. CROSSWAY DRIVE<br>PICO RIVERA , CA. 90660<br>(562) 948-4850<br>The owner will maintain the project site. The building will be leased. |

Best Management Practices (BMPs)

## 1.5. SITE DESIGN

| | |
|---|---|
| 85TH PERCENTILE, 24-HOUR STORM DEPTH | The 85th percentlie used for the site is 1 inch. |
| SITE DESIGN<br>[Describe site design and drainage plan including; site design practices utilized and how BMPs are incorporated using the appropriate hierarchy.] | The project site design utilizes the landscape area and installs an<br>Underground Infiltration chamber system under the landscape area with gravel to enhance the infiltration capacity of the site. The landscape area is depressed to mitigate the run-off. |

BMP LIST

[Fill out the table below with information on the BMPs incorporated in each Drainage Management Area (DMA)]

| DMA DESIGNATION | SQUARE FOOTAGE (SF) | ACREAGE (AC) | STORM WATER QUALITY DESIGN VOLUME (SWQDV, CF) | STORM WATER QUALITY DESIGN FLOWRATE (SWQDQ, CFS) | BMP TYPE [Include make & model if proprietary] | MINIMUM BMP SIZE [Include units] | BMP SIZE PROVIDED [Include units] | GPS COORDINATES |
|---|---|---|---|---|---|---|---|---|
| A | 76,045 | 1.746 | 5,139 CF | 0.40 CFS | INFILTRATION TRENCH | 882 SF | 885 SF | N34.11772 W117.81239 |
| B | 36,386 | 0.835 | 1,912 CF | 0.16 CFS | INFILTRATION TRENCH | 260 SF | 400 SF | N34.117664 W117.811881 |

# 1.6. BMP SELECTION

## 1.6.1. INFILTRATION BMPS

| NAME | INCLUDED [Check all that apply.] |
|---|---|
| Bioretention without underdrains | ☐ |
| | |
| Infiltration Trench | ☑ |
| Infiltration Basin | ☐ |
| Drywell | ☐ |
| Proprietary Subsurface Infiltration Gallery/CHAMBERS | ☐ |
| Permeable Pavement (concrete, asphalt, pavers) | ☐ |
| Other: | ☐ |
| Other: | ☐ |

| | |
|---|---|
| DESCRIPTION<br>[Describe Infiltration BMPs. Include descriptions on selection, sizing, and feasibility, as applicable. If infiltration is infeasible, provide brief explanation, including reference to the geotechnical report.] | The underground infiltration trench system bmp includes an infiltration rock gravel under the parking area for drainage area 1A and under the landscape area for drainage area 1B. The rock gravel will infiltrates the volume into the ground. |
| CALCULATIONS<br>[Show calculations to demonstrate that the Storm Water Quality Design volume can be met with Infiltration BMPs.] | SEE CALCULATION HEREON |

## Peak Flow Hydrologic Analysis

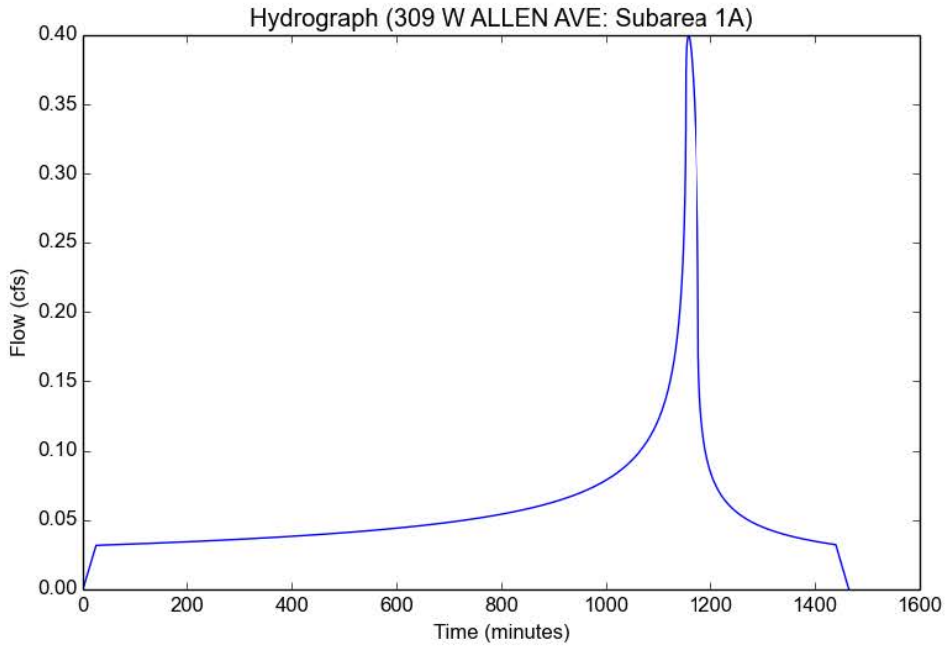
File location: Y:/2021/21-068 Allen-Cataract San Dimas/21-068 docs/21-068hydg/area 1- 746/309 W ALLEN AVE - Subarea 1A-85TH.pdf
Version: HydroCalc 0.3.1

### Input Parameters

| | |
|---|---|
| Project Name | 309 W ALLEN AVE |
| Subarea ID | Subarea 1A |
| Area (ac) | 1.746 |
| Flow Path Length (ft) | 490.0 |
| Flow Path Slope (vft/hft) | 0.01 |
| 85th Percentile Rainfall Depth (in) | 1.0 |
| Percent Impervious | 0.897 |
| Soil Type | 7 |
| Design Storm Frequency | 85th percentile storm |
| Fire Factor | 0 |
| LID | True |

### Output Results

| | |
|---|---|
| Modeled (85th percentile storm) Rainfall Depth (in) | 1.0 |
| Peak Intensity (in/hr) | 0.28 |
| Undeveloped Runoff Coefficient (Cu) | 0.1 |
| Developed Runoff Coefficient (Cd) | 0.8176 |
| Time of Concentration (min) | 25.0 |
| Clear Peak Flow Rate (cfs) | 0.3997 |
| Burned Peak Flow Rate (cfs) | 0.3997 |
| 24-Hr Clear Runoff Volume (ac-ft) | 0.118 |
| 24-Hr Clear Runoff Volume (cu-ft) | 5139.1474 |



**SEABOARD ENGINEERING COMPANY**

1415 EAST COLORADO STREET, GLENDALE , CA. 91205

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**309 W. Allen Avenue** JOB No. 21-68

# XI. STORM MITIGATION CALCULATION - LID

**DESIGN FOR INFILTRATION - BMP** AREA A

**REQUIRED STORM WATER QUALITY DESIGN VOLUME IS = 5139 CF**
THAN THE 85TH PERCENTILE VOLUME

**AREA OF DETENTION** = 885 SF AREA PROPOSED ON THE PROJECT
**LANDSCAPE AREA =** 7,092 SF
**AREA** 1.746 ACRE
Ap = 0.1628 X 0.1 = 0.0163
Aimp = 1.746 X 0.9 = 1.5714
SOIL ORGANIC MEDIA INF = 34 IN/HR per Sladden Percolation report 01/14/22
**FILL** 3 FEET Proj. No. 444-21106
**T -retention time** = 72 HRS

**i:** VOLUME DESIGN

V= 1 X 0.0625 X 43560 AREA
V = 1 X 2723 X 1.588
V = 4322.4615 CF HOWEVER USE LID CALCULATOR = 5139 CF

**ii:** DETERMINE THE INFILTRATION RATE

K sat design = $\frac{\text{K sat}}{\text{Fs}} = \frac{34.290}{3.000}$ IN/HR
= 11.43

since no infiltration is allowed, the volume is multiplied by 1.5 for bio-filtration

**iii.** DETERMINE THE BOTTOM INFILTRATION AREA = A min

Vr = TIME FILL X K SAT X AREA
Vr = 3 X 11.43 IN /HR X 885 /12
Vr = 2529 CF

A MIN = $\frac{\text{SWQDV} \times 1}{(T * Ksat/12) + dp} = \frac{(5139.0 - 2529) \times 1.0}{(T * Ksat/12) + dp}$

A MIN. = $\frac{2610}{3 \times 11.43 \text{ IN/HR} + 0.100}$

= 882.54 SF < Area of proposed Detention= 885

**SURFACE AREA PROVIDED = 885 SF > 882.54 SF**

therefore provided Infiltration trench area is okay.

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Determine Volume Storag

VOL s = ( ( SWQDV ) - ( 885 X 0.100 ) ) - Vr / 0.4

VOL s = 5139 - 88.5 - 2529

VOL s = 2522 / 0.4 (0.40 is factor for Gravel voids)

VOL s = 6304 CUBIC FEET

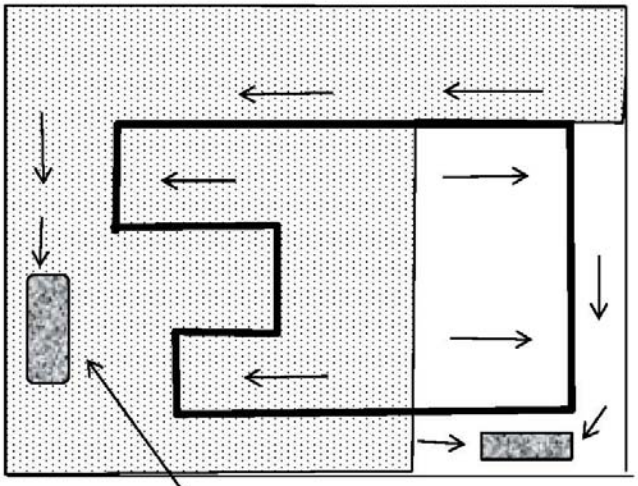
iv. DETERMINE THE DEPTH

DEPTH = VOL s / Area provided

DEPTH = 6304 / 885 SF

DEPTH = 7.12 feet GRAVEL trench

provide 7.5 FEET




TOTAL DETENTION AREA A= 885 SF X 7.5 FT DEPTH

TRIBUTARY AREA = 1.746 Ac

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## Peak Flow Hydrologic Analysis

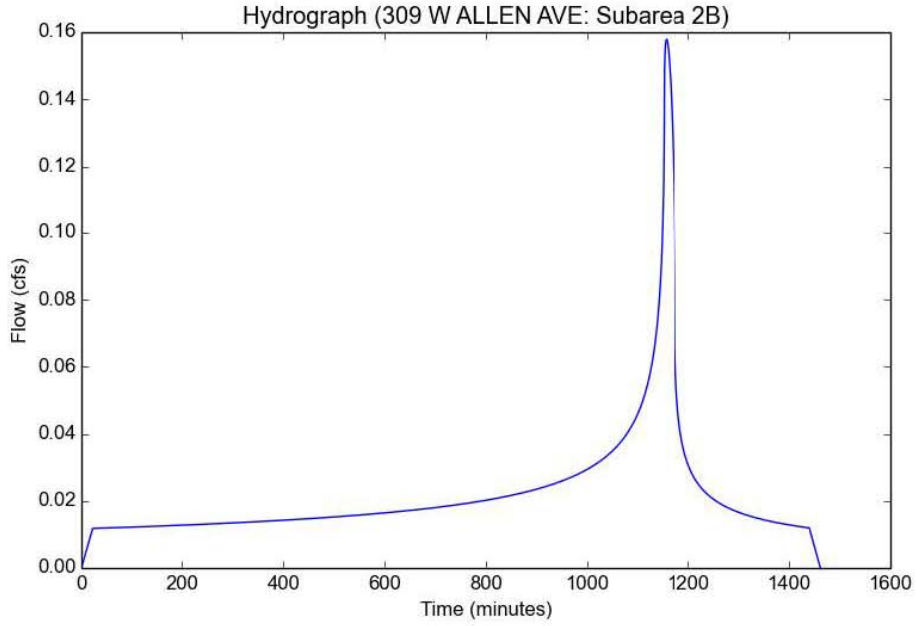
File location: Y:/2021/21-068 Allen-Cataract San Dimas/21-068 docs/21-068hydg/area 2-0835/309 W ALLEN AVE - Subarea 2B-85th.pdf
Version: HydroCalc 0.3.1

### Input Parameters

| | |
|---|---|
| Project Name | 309 W ALLEN AVE |
| Subarea ID | Subarea 2B |
| Area (ac) | 0.835 |
| Flow Path Length (ft) | 320.0 |
| Flow Path Slope (vft/hft) | 0.01 |
| 85th Percentile Rainfall Depth (in) | 1.0 |
| Percent Impervious | 0.67 |
| Soil Type | 7 |
| Design Storm Frequency | 85th percentile storm |
| Fire Factor | 0 |
| LID | True |

### Output Results

| | |
|---|---|
| Modeled (85th percentile storm) Rainfall Depth (in) | 1.0 |
| Peak Intensity (in/hr) | 0.2974 |
| Undeveloped Runoff Coefficient (Cu) | 0.1 |
| Developed Runoff Coefficient (Cd) | 0.636 |
| Time of Concentration (min) | 22.0 |
| Clear Peak Flow Rate (cfs) | 0.1579 |
| Burned Peak Flow Rate (cfs) | 0.1579 |
| 24-Hr Clear Runoff Volume (ac-ft) | 0.0439 |
| 24-Hr Clear Runoff Volume (cu-ft) | 1911.8277 |



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**309 W. Allen Avenue** JOB No. 21-68

# XI. STORM MITIGATION CALCULATION - LID

**DESIGN FOR INFILTRATION - BMP** AREA B

**REQUIRED STORM WATER QUALITY DESIGN VOLUME IS = 1912 CF**
THAN THE 85TH PERCENTILE VOLUME

**AREA OF DETENTION** = 400 SF AREA PROPOSED ON THE PROJECT

**LANDSCAPE AREA =** 8,942 SF

**AREA** 0.835 ACRE

Ap = 0.2053 X 0.1 = 0.0205

Aimp = 0.835 X 0.9 = 0.7515

SOIL ORGANIC MEDIA INF = 34 IN/HR per Sladden Percolation report 01/14/22

**T FILL =** 3 FEET Proj. No. 444-21106

**T -retention time** = 48 HRS

**i:** VOLUME DESIGN

V= 1 X 0.0625 X 43560 AREA

V = 1 X 2723 X 0.772

V = 2101.84625 CF HOWEVER USE LID CALCULATOR = 1912 CF

**ii:** DETERMINE THE INFILTRATION RATE

K sat design = $\frac{\text{K sat}}{\text{Fs}} = \frac{34.290}{3.000}$ IN/HR

= 11.43

since no infiltration is allowed, the volume is multiplied by 1.5 for bio-filtration

**iii.** DETERMINE THE BOTTOM INFILTRATION AREA = A min

Vr = TIME FILL X K SAT X AREA

Vr = 3 X 11.43 IN /HR X 400 /12

Vr = 1143 CF

A MIN = $\frac{\text{SWQDV} \times 1}{(T * Ksat/12) + dp} = \frac{(1912.0 - 1143) \times 1.0}{(T * Ksat/12) + dp}$

A MIN. = $\frac{769}{3 \times 11.43 \text{ IN/HR} + 0.100}$

= 260.02 SF < Area of proposed Detention= 400

**SURFACE AREA PROVIDED = 400 SF > 260.02 SF**

therefore provided Infiltration trench area is okay.

PAGE

## SEABOARD ENGINEERING COMPANY

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Determine Volume Storag

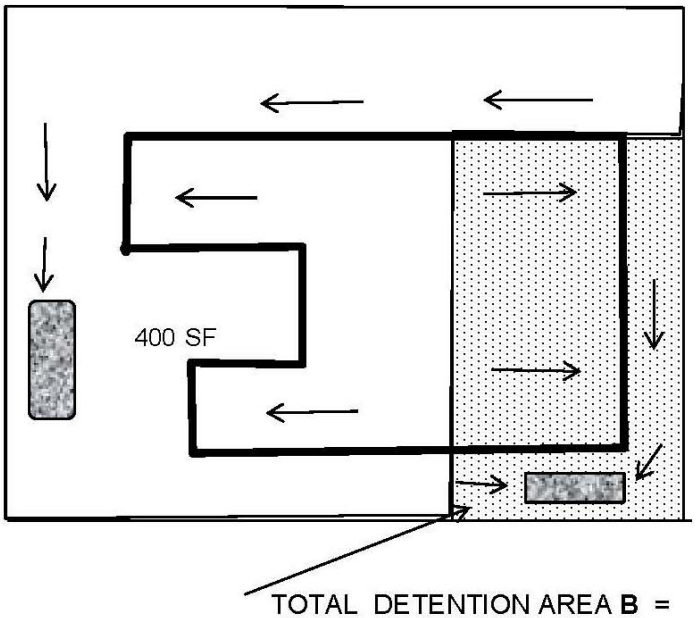
VOL s = ( ( SWQDV ) - ( 400 X 0.100 ) ) - Vr / 0.4
VOL s = 1912 - 40 - 1143

VOL s = 729 / 0.4 (0.40 is factor for Gravel voids)
VOL s = 1823 CUBIC FEET

iv. DETERMINE THE DEPTH

DEPTH = VOL s / Area provided
DEPTH = 1823 / 400 SF
DEPTH = 4.56 feet GRAVEL trench

provide 5 feet depth

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TOTAL DETENTION AREA B = 400 SF X 5 FT depth
TRIBUTARY AREA = 0.835 Ac

PAGE

## 1.6.2. RAINWATER HARVEST AND USE BMPS

| NAME | INCLUDED [Check all that apply.] |
|---|---|
| Above-ground cisterns and basins | ☐ |
| Underground detention | ☐ |
| Other: | ☐ |
| Other: | ☐ |
| Other: | ☐ |

| | |
|---|---|
| DESCRIPTION [Describe Rainwater Harvest and Use BMPs. Include descriptions on selection, suitability, sizing, and infeasibility, as applicable.] | N. A. |
| CALCULATIONS [Show calculations to demonstrate if the Storm Water Quality Design volume can be met with Rainwater Harvest and Use BMPs. If not, document how much can be met with Rainwater Harvest and Use and why it is not feasible to meet the full volume with Rainwater Harvest and Use BMPs.] | N.A. |

## 1.6.3. ALTERNATIVE COMPLIANCE BMPS

**BIOFILTRATION BMPS**

*(If Infiltration BMPs and Rainwater Harvest and Use BMPs are Infeasible)* *NOT APPLICABLE*

| NAME | INCLUDED [Check all that apply.] |
|---|---|
| Bioretention with underdrains (i.e. planter box, rain garden, etc.) | ☐ |
| Constructed Wetland | ☐ |
| Vegetated Swale | ☐ |
| Vegetated Filter Strip | ☐ |
| Tree-Well Filter | ☐ |
| Other: | ☐ |
| Other: | ☐ |

| | |
|---|---|
| DESCRIPTION [If the full Design Storm Capture Volume cannot be met with Infiltration BMPs, and/or Rainwater Harvest and Use BMPs, describe Biofiltration BMPs. Include descriptions on selection, suitability, sizing, and infeasibility, as applicable.] | N.A. |
| CALCULATIONS [Show calculations to demonstrate how 1.5 times the Storm Water Quality Design volume and/or flowrate can be met with Biotreatment BMPs.] | N.A. |

## OFFSITE BMPS

*(If Infiltration BMPs, Rainwater Harvest and Use BMPs, and Biofiltration BMPs are Infeasible)*

| NAME | INCLUDED [Check all that apply.] |
|---|---|
| Offsite Infiltration | ☐ |
| Ground Water Replenishment Projects | ☐ |
| Offsite Project - Retrofit Existing Development | ☐ |
| Regional Storm Water Mitigation Program | ☐ |
| Other: | ☐ |
| Other: | ☐ |

| | |
|---|---|
| DESCRIPTION<br>[If the full Design Storm Capture Volume cannot be met with Infiltration BMPs, Rainwater Harvest and Use BMPs, or Biofiltration BMPs, describe proposed Alternative Compliance BMPs. Include descriptions on selection, suitability, sizing, and infeasibility, as applicable.] | N.A. |
| CALCULATIONS<br>[Show calculations to demonstrate how the conditions required by the MS4 Permit will be met with Alternative Compliance BMPs.] | N.A. |

## 1.6.4. TREATMENT CONTROL BMPS

Treatment control BMPs can only be used as pre-treatment to LID BMPs.

| NAME | INCLUDED [Check all that apply.] |
|---|---|
| Media Filter | ☐ |
| Filter Insert | ☑ |
| CDS Unit | ☐ |
| Other: Marking " No Dumping Sign" on catch basin | ☑ |
| Other: | ☐ |

| DESCRIPTION [Include descriptions on selection, suitability, sizing, and infeasibility, as applicable.] | Marking " No Dumping Sign" on catch basin. Bio clean filter inserts on the catch basins are also proposed to filter and oil and hydrocarbons coming from the asphalt pavement.<br><br>The catch basin inserts are proposed on all catch basins in the loading area. The surface water will then sheet flow to the concrete c gutter and then discharges to the landscape / infiltration trench that drains to the underground infiltration chambers systems. The minimum size catch basin is 24 inches x 24 inches and the catch basin filter insert model Part # GISB 24-24-24 has a throat flow capacity of 2.41 cfs. |
|---|---|

## 1.6.5. HYDROMODIFICATION CONTROL BMPS

| NAME | INCLUDED [Check all that apply.] |
|---|---|
| Infiltration System | ☐ |
| Above-ground Cistern | ☐ |
| Above-ground Basin | ☐ |
| Underground Detention | ☐ |
| Other: | ☐ |
| Other: | ☐ |

| | |
|---|---|
| DESCRIPTION<br>[If the site is susceptible to hydromodification, include descriptions on selection and sizing of Hydromodification Control Measures.] | N.A. |
| CALCULATIONS<br>[If the site is susceptible to hydromodification, show calculations to demonstrate how the volume, flowrate, and duration conditions can be met with Hydromodification Control Measures BMPs.] | N.A. |

## 1.6.6. NON-STRUCTURAL SOURCE CONTROL BMPS

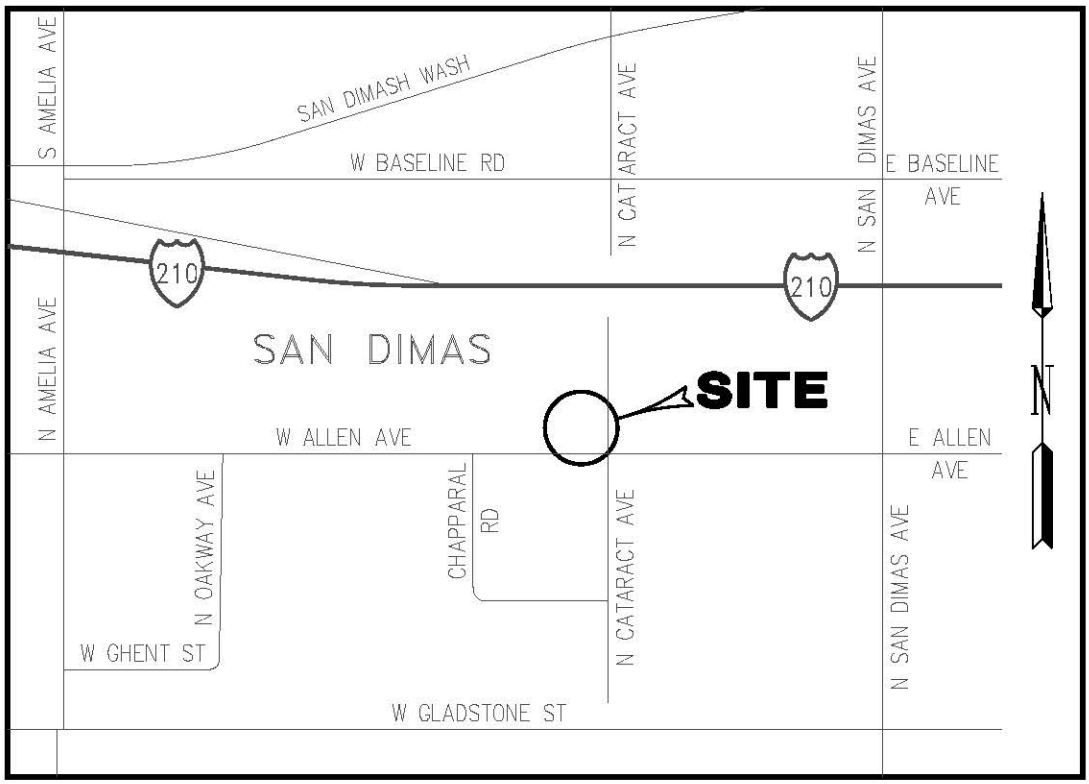
| NAME | CHECK ONE | |
|---|---|---|
| | **Included** | **Not Applicable** |
| Education for Property Owners, Tenants and Occupants | ☑ | ☐ |
| Activity Restrictions | ☑ | ☐ |
| Common Area Landscape Management | ☑ | ☐ |
| Common Area Litter Control | ☑ | ☐ |
| Housekeeping of Loading Docks | ☑ | ☐ |
| Common Area Catch Basin Inspection | ☑ | ☐ |
| Street Sweeping Private Streets and Parking Lots | ☑ | ☐ |

## 1.6.7. STRUCTURAL SOURCE CONTROL BMPS

| NAME | CHECK ONE | |
|---|---|---|
| | **Included** | **Not Applicable** |
| Provide storm drain system stenciling and signage | ☑ | ☐ |
| Design and construct outdoor material storage areas to reduce pollution introduction | ☐ | ☑ |
| Design and construct trash and waste storage areas to reduce pollution introduction | ☑ | ☐ |
| Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control | ☑ | ☐ |
| Protect slopes and channels and provide energy dissipation | ☐ | ☑ |
| Loading docks | ☑ | ☐ |
| Maintenance bays | ☐ | ☑ |
| Vehicle wash areas | ☐ | ☑ |
| Outdoor processing areas | ☐ | ☑ |
| Equipment wash areas/racks | ☐ | ☑ |
| Fueling areas | ☐ | ☑ |
| Hillside landscaping | ☐ | ☑ |

# Attachment A

## Calculations/MAPS




## VICINITY MAP

NOT TO SCALE

## LAND AREA:

AREA: 112,431 SQ. FT. OR 2.581 ACRES

## ASSESSOR'S PARCEL NUMBER:

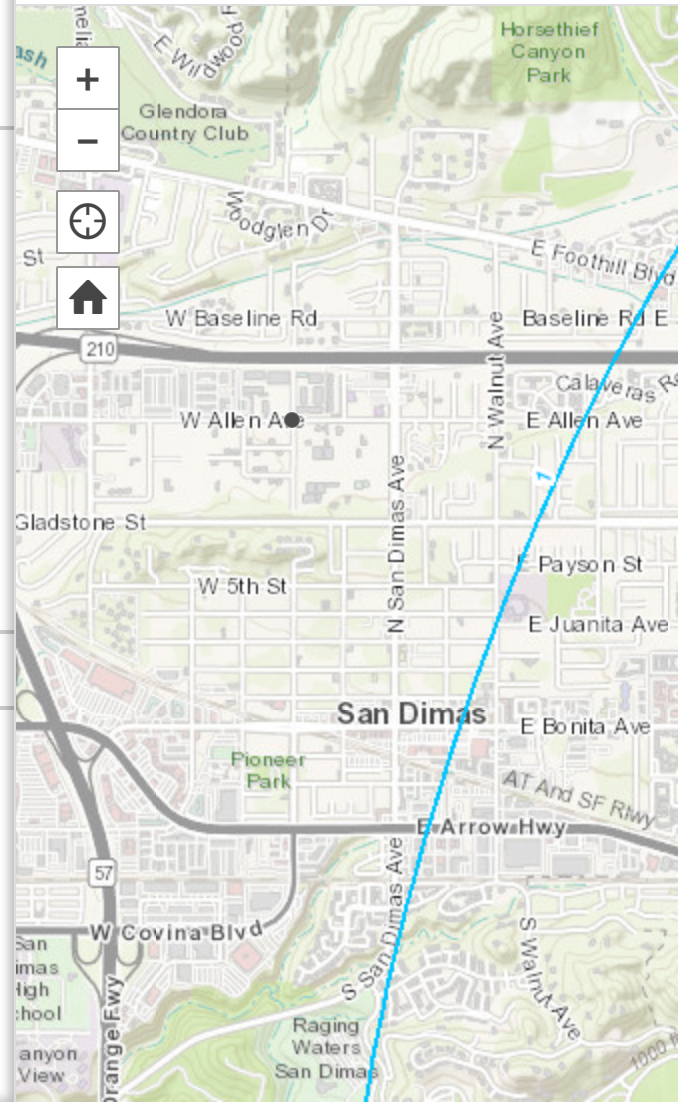
A.P.N.'s 8392-016-008, 8392-016-047 AND 8392-016-048

About | Legend | Layers

# LA County Hydrology Map

## Layers

- [x] Hydrology GIS
  - [ ] 50yr Two Tenths (Rainfall)
  - [ ] DPA Zones
  - [ ] Soils 2004
  - [x] Final 85th Percentile, 24-hr Rainfall
  - [ ] 1-year, 1-hour Rainfall Intensity
  - [ ] Final 95th Percentile, 24-hr Rainfall
- [x] LA County Parcels

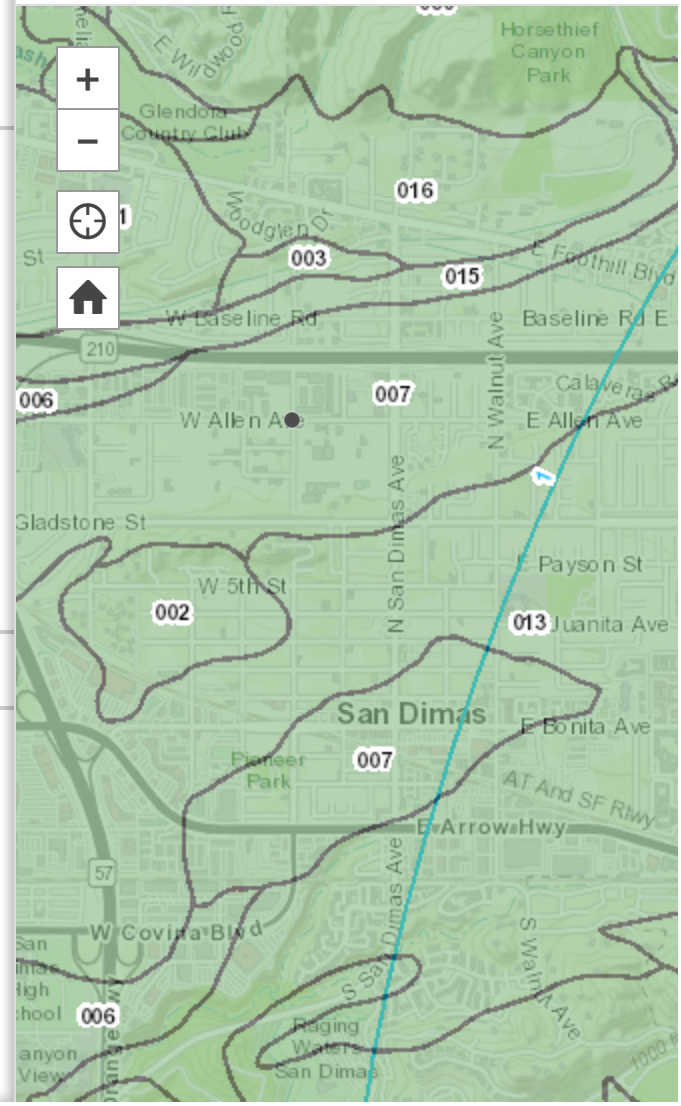


About | Legend | Layers

# LA County Hydrology Map

## Layers

- [x] Hydrology GIS
  - [ ] 50yr Two Tenths (Rainfall)
  - [ ] DPA Zones
  - [x] Soils 2004
  - [x] Final 85th Percentile, 24-hr Rainfall
  - [ ] 1-year, 1-hour Rainfall Intensity
  - [ ] Final 95th Percentile, 24-hr Rainfall
- [x] LA County Parcels



# Attachment B

## Geotechnical Investigation

[

# Sladden Engineering

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


January 14, 2022

Project No. 444-21106
22-01-005

CEG Construction, Inc.
7901 Crossway Drive
Pico Rivera, California 90660-4449

Project: Proposed Allen Industrial Facility
309 West Allen Avenue
San Dimas, California

Subject: Percolation/Infiltration Testing for On-Site Storm Water Management

Ref: Geotechnical Investigation report prepared by Sladden Engineering dated January 14, 2022; Project No. 444-21106, Report No. 22-01-001.

In accordance with your request, we have performed percolation/infiltration testing on the subject site to evaluate the infiltration potential of the near surface soil to assist in storm water management system design. It is our understanding that on-site storm water retention/infiltration is proposed for the project.

Percolation testing was performed on December 8, 2021 within two (2) shallow test bores excavated on the site. Testing was performed at depths of approximately 5 & 10 feet below existing grade for Test Hole BH-2/P-1 and Test Hole BH-3/P-2, respectively. The approximate locations of the tests are indicated on the attached Borehole Location Photograph (Figure 3). Testing was performed by placing water within the test bores and recording the drop in the water surface with time. Testing was performed in general accordance with the *United States Bureau of Reclamation (BOR) Procedure 7300-89 (1999)*. Test results are summarized in the following table.

**PERCOLATION/INFILTRATION TEST RESULTS**

| Test Number No. | Depth (ft) | Preadjusted Percolation Rate (in/hr) | Design Infiltration Rate (in/hr) |
|---|---|---|---|
| BH-2/P-1 | 5.00 | 120.00 | 34.29 |
| BH-3/P-2 | 10.00 | 120.00 | 34.29 |

The preadjusted percolation rates determined represent the ultimate field rates that do not include a safety factor. The design infiltration rate utilizes a reduction factor that was determined in accordance with Los Angeles County guidelines for storm water management.

Groundwater was not encountered within our exploratory boreholes conducted during our exploratory investigation to the maximum explored depth of 17.0 feet bgs. Groundwater levels should not be a factor in the design of the storm water retention/infiltration system(s).

If you have any questions regarding this memo, please contact the undersigned.

Respectfully submitted,
**SLADDEN ENGINEERING**

James W. Minor III
Senior Geologist

Brett L. Anderson
Principal Engineer

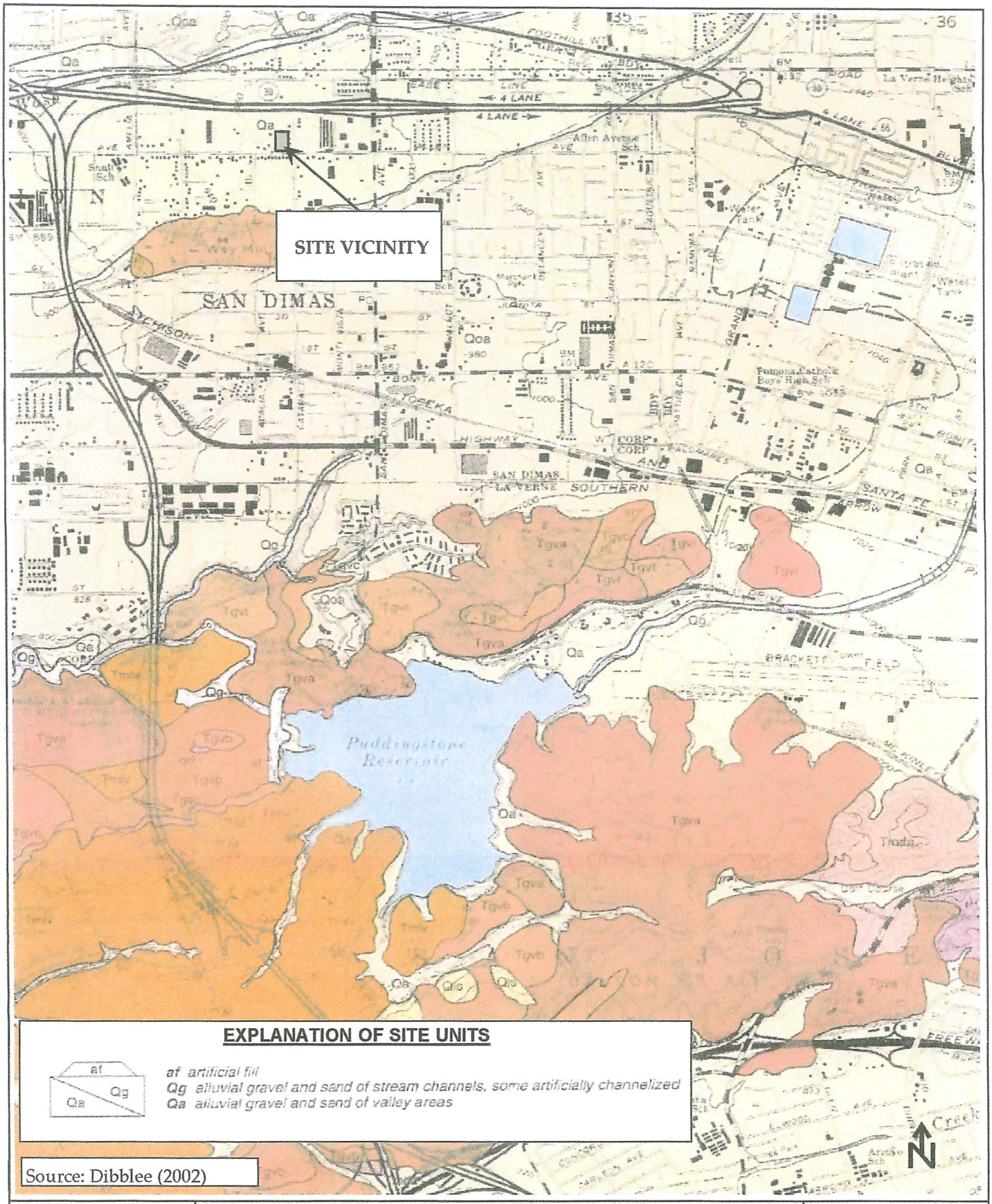
Copies: 2 / Addressee

**FIGURES**

SITE LOCATION MAP
REGIONAL GEOLOGIC MAP
BOREHOLE LOCATION PHOTOGRAPH
SITE PLAN


Source: USGS (2012)

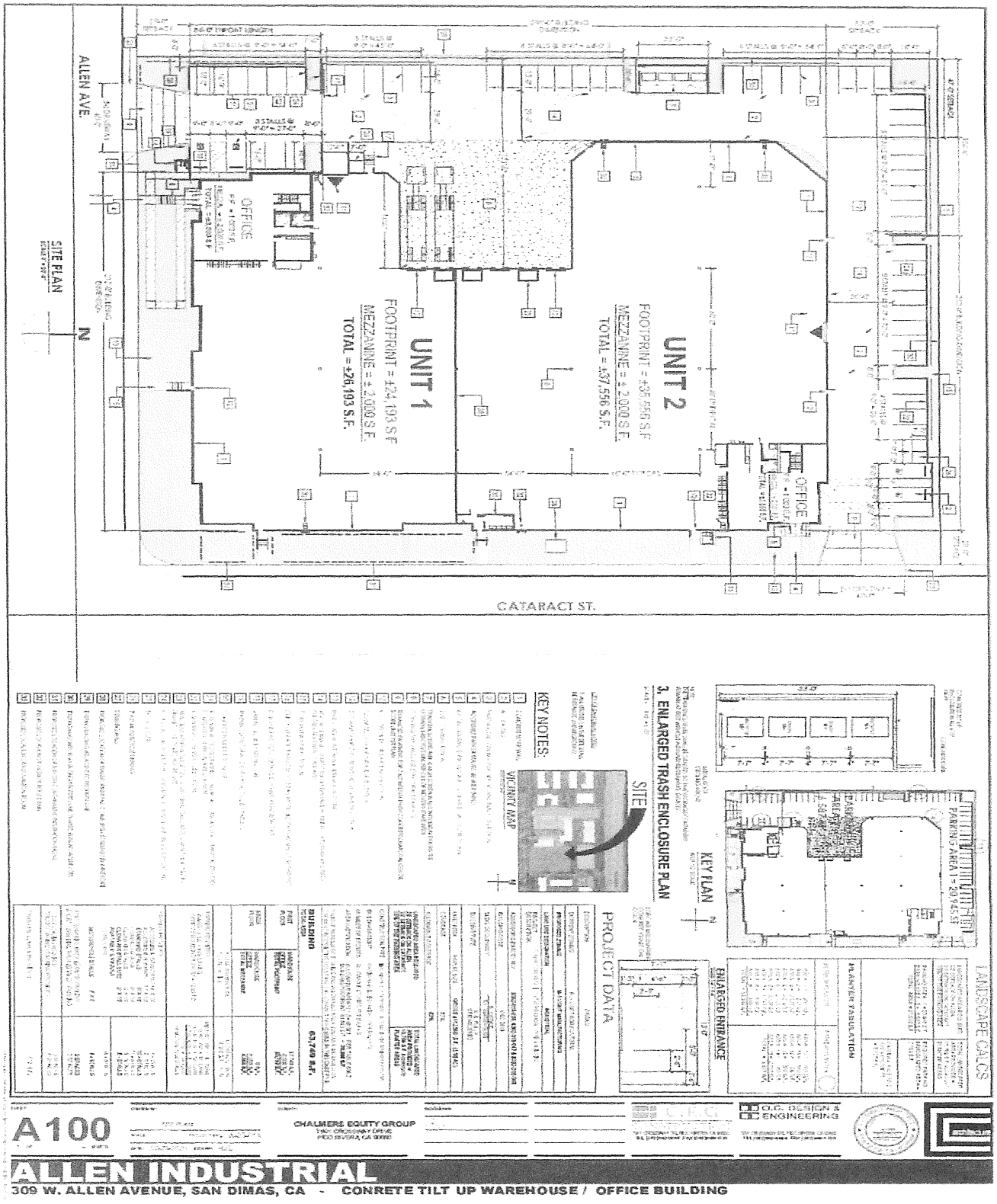
| | | |
|---|---|---|
| Sladden Engineering | SITE LOCATION MAP | FIGURE 1 |
| | Project Number: 444-21106 | |
| | Report Number: 22-01-005 | |
| | Date: January 14, 2022 | |




| | | |
|---|---|---|
| Sladden Engineering | REGIONAL GEOLOGIC MAP | FIGURE 2 |
| | Project Number: 444-21106 | |
| | Report Number: 22-01-005 | |
| | Date: January 14, 2022 | |


Source: Google Earth (2022)

| Sladden Engineering | BOREHOLE LOCATION PHOTOGRAPH | | FIGURE |
|---|---|---|---|
| | Project Number: | 444-21106 | 3 |
| | Report Number: | 22-01-005 | |
| | Date: | January 14, 2022 | |




| | | |
|---|---|---|
| Sladden Engineering | SITE PLAN | FIGURE 4 |
| | Project Number: | 444-21106 |
| | Report Number: | 22-01-005 |
| | Date: | January 14, 2022 |

**APPENDIX A**

BORING LOGS
LOS ANGLES COUNTY PERCOLATION TEST DATA SHEETS

SLADDEN ENGINEERING

# BORE LOG

| | | | |
|---|---|---|---|
| Drill Rig: | Mobil B-61 | Date Drilled: | 12/1/2021 |
| Elevation: | 965 Ft (MSL) | Boring No: | BH-1 |

| Sample | Blow Counts | Bulk Sample | Expansion Index | % Minus #200 | % Moisture | Dry Density | Depth (Feet) | Graphic Lithology | Description |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | 2 | | Silty Sand (SM); yellowish brown, dry, fine-to-coarse grained with gravel and cobbles (Fill). |
| X | 8/9/25 | | | | | | 4 | | Gravelly Sand (SW); yellowish brown, dry, medium dense, fine-to-coarse grained with cobbles (Qa). |
| | | | | | | | 6 | | Practical Auger Refusal at ~ 4.0 Feet bgs. |
| | | | | | | | 8 | | No Bedrock Encountered. |
| | | | | | | | 10 | | No Groundwater or Seepage Encountered. |
| | | | | | | | 12 | | |
| | | | | | | | 14 | | |
| | | | | | | | 16 | | |
| | | | | | | | 18 | | |
| | | | | | | | 20 | | |
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| | | | | | | | 36 | | |
| | | | | | | | 38 | | |
| | | | | | | | 40 | | |
| | | | | | | | 42 | | |
| | | | | | | | 44 | | |
| | | | | | | | 46 | | |
| | | | | | | | 48 | | |
| | | | | | | | 50 | | |

Completion Notes:

PROPOSED ALLEN INDUSTRIAL FACILITY
309 WEST ALLEN AVENUE, SAN DIMAS

Project No: 444-21106
Report No: 22-01-005

SLADDEN ENGINEERING

# BORE LOG

| Drill Rig: | Mobil B-61 | Date Drilled: | 12/1/2021 |
|---|---|---|---|
| Elevation: | 965 Ft (MSL) | Boring No: | BH-2/P-1 |

| Sample | Blow Counts | Bulk Sample | Expansion Index | % Minus #200 | % Moisture | Dry Density | Depth (Feet) | Graphic Lithology | Description |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | 2 | | Silty Sand (SM); yellowish brown, dry, fine-to-coarse grained with gravel and cobbles (Fill). |
| | | | | | | | 4 | | Gravelly Sand (SW); yellowish brown, dry, medium dense, fine-to-coarse grained with cobbles (Qa). |
| ■ | 25/17/16 | | | 7.6 | 1.4 | | 6 | | Terminated at ~ 5.0 Feet bgs.<br>No Bedrock Encountered.<br>No Groundwater or Seepage Encountered.<br>Borehole Cased with Perforated Pipe for Percolation Testing. |
| | | | | | | | 8 | | |
| | | | | | | | 10 | | |
| | | | | | | | 12 | | |
| | | | | | | | 14 | | |
| | | | | | | | 16 | | |
| | | | | | | | 18 | | |
| | | | | | | | 20 | | |
| | | | | | | | 22 | | |
| | | | | | | | 24 | | |
| | | | | | | | 26 | | |
| | | | | | | | 28 | | |
| | | | | | | | 30 | | |
| | | | | | | | 32 | | |
| | | | | | | | 34 | | |
| | | | | | | | 36 | | |
| | | | | | | | 38 | | |
| | | | | | | | 40 | | |
| | | | | | | | 42 | | |
| | | | | | | | 44 | | |
| | | | | | | | 46 | | |
| | | | | | | | 48 | | |
| | | | | | | | 50 | | |

Completion Notes:

PROPOSED ALLEN INDUSTRIAL FACILITY
309 WEST ALLEN AVENUE, SAN DIMAS

Project No: 444-21106
Report No: 22-01-005

**SLADDEN ENGINEERING**

# BORE LOG

| Drill Rig: | Mobil B-61 | Date Drilled: | 12/1/2021 |
|---|---|---|---|
| Elevation: | 965 Ft (MSL) | Boring No: | BH-3/P-2 |

| Sample | Blow Counts | Bulk Sample | Expansion Index | % Minus #200 | % Moisture | Dry Density | Depth (Feet) | Graphic Lithology | Description |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | 0 | | Silty Sand (SM); yellowish brown, dry, fine-to-coarse grained with gravel and cobbles (Fill). |
| | 9/14/15 | | | 4.7 | 1.4 | 118.7 | 4 | | Gravelly Sand (SW); yellowish brown, dry, medium dense, fine-to-coarse grained with cobbles (Qa). |
| | 18/19/22 | | | 8.1 | 1.7 | 127.7 | 6 | | Gravelly Sand (SW); yellowish brown, dry, medium dense, fine-to-coarse grained with cobbles (Qa). |
| | 14/16/17 | | | 8.3 | 1.4 | | 10 | | Gravelly Sand (SW); yellowish brown, dry, dense, fine-to-coarse grained with cobbles (Qa). |
| | | | | | | | 12 | | Practical Auger Refusal at ~ 10.0 Feet bgs. |
| | | | | | | | 14 | | No Bedrock Encountered. |
| | | | | | | | 16 | | No Groundwater or Seepage Encountered. |
| | | | | | | | 18 | | Borehole Cased with Perforated Pipe for Percolation Testing. |
| | | | | | | | 20 | | |
| | | | | | | | 22 | | |
| | | | | | | | 24 | | |
| | | | | | | | 26 | | |
| | | | | | | | 28 | | |
| | | | | | | | 30 | | |
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| | | | | | | | 34 | | |
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| | | | | | | | 42 | | |
| | | | | | | | 44 | | |
| | | | | | | | 46 | | |
| | | | | | | | 48 | | |
| | | | | | | | 50 | | |

Completion Notes:

PROPOSED ALLEN INDUSTRIAL FACILITY
309 WEST ALLEN AVENUE, SAN DIMAS

Project No: 444-21106
Report No: 22-01-005

SLADDEN ENGINEERING

# BORE LOG

| Drill Rig: | Mobil B-61 | Date Drilled: | 12/1/2021 |
|---|---|---|---|
| Elevation: | 965 Ft (MSL) | Boring No: | BH-4 |

| Sample | Blow Counts | Bulk Sample | Expansion Index | % Minus #200 | % Moisture | Dry Density | Depth (Feet) | Graphic Lithology | Description |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | 0 | | Silty Sand (SM); yellowish brown, dry, fine-to-coarse grained with gravel and cobbles (Fill). |
| | | | | | | | 2 | | Gravelly Sand (SW); yellowish brown, dry, fine-to-coarse grained with cobbles (Qa). |
| | 12/12/12 | | | 4.0 | 2.2 | 123.1 | 4 | | |
| | | | | | | | 6 | | Gravelly Sand (SW); yellowish brown, dry, medium dense, fine-to-coarse grained with cobbles (Qa). |
| | | | | | | | 8 | | |
| | 12/25/21 | | | 4.7 | 2.9 | | 10 | | Gravelly Sand (SW); yellowish brown, dry, dense, fine-to-coarse grained with cobbles (Qa). |
| | | | | | | | 12 | | |
| | | | | | | | 14 | | Practical Auger Refusal at ~ 13.0 Feet bgs. |
| | | | | | | | 16 | | No Bedrock Encountered. |
| | | | | | | | 18 | | No Groundwater or Seepage Encountered. |
| | | | | | | | 20 | | |
| | | | | | | | 22 | | |
| | | | | | | | 24 | | |
| | | | | | | | 26 | | |
| | | | | | | | 28 | | |
| | | | | | | | 30 | | |
| | | | | | | | 32 | | |
| | | | | | | | 34 | | |
| | | | | | | | 36 | | |
| | | | | | | | 38 | | |
| | | | | | | | 40 | | |
| | | | | | | | 42 | | |
| | | | | | | | 44 | | |
| | | | | | | | 46 | | |
| | | | | | | | 48 | | |
| | | | | | | | 50 | | |

Completion Notes:

PROPOSED ALLEN INDUSTRIAL FACILITY
309 WEST ALLEN AVENUE, SAN DIMAS

Project No: 444-21106
Report No: 22-01-005

SLADDEN ENGINEERING

# BORE LOG

| Drill Rig: | Mobil B-61 | Date Drilled: | 12/1/2021 |
|---|---|---|---|
| Elevation: | 965 Ft (MSL) | Boring No: | BH-5 |

| Sample | Blow Counts | Bulk Sample | Expansion Index | % Minus #200 | % Moisture | Dry Density | Depth (Feet) | Graphic Lithology | Description |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | 0 | | Silty Sand (SM); yellowish brown, dry, fine-to-coarse grained with gravel and cobbles (Fill). |
| | | | | | | | 2 | | |
| | | | | | | | 4 | | Gravelly Sand (SW); yellowish brown, dry, fine-to-coarse grained with cobbles (Qa). |
| | 8/9/9 | | | 3.8 | 1.1 | | 6 | | Gravelly Sand (SW); yellowish brown, dry, medium dense, fine-to-coarse grained with cobbles (Qa). |
| | | | | | | | 8 | | |
| | 50-6" | | | 3.7 | 1.2 | | 10 | | Gravelly Sand (SW); yellowish brown, dry, very dense, fine-to-coarse grained with cobbles (Qa). |
| | | | | | | | 12 | | |
| | | | | | | | 14 | | |
| | | | | | | | 16 | | Practical Auger Refusal at ~ 14.0 Feet bgs.<br>No Bedrock Encountered.<br>No Groundwater or Seepage Encountered. |
| | | | | | | | 18 | | |
| | | | | | | | 20 | | |
| | | | | | | | 22 | | |
| | | | | | | | 24 | | |
| | | | | | | | 26 | | |
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| | | | | | | | 42 | | |
| | | | | | | | 44 | | |
| | | | | | | | 46 | | |
| | | | | | | | 48 | | |
| | | | | | | | 50 | | |

Completion Notes:

PROPOSED ALLEN INDUSTRIAL FACILITY
309 WEST ALLEN AVENUE, SAN DIMAS

Project No: 444-21106
Report No: 22-01-005

SLADDEN ENGINEERING

# BORE LOG

| Drill Rig: | Mobil B-61 | Date Drilled: | 12/1/2021 |
|---|---|---|---|
| Elevation: | 965 Ft (MSL) | Boring No: | BH-6 |

| Sample | Blow Counts | Bulk Sample | Expansion Index | % Minus #200 | % Moisture | Dry Density | Depth (Feet) | Graphic Lithology | Description |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | 0 | | Silty Sand (SM); yellowish brown, dry, fine-to-coarse grained with gravel and cobbles (Fill). |
| | 13/13/17 | 1 | 1 | 22.4 | 3.8 | 105.9 | 2 | | Gravelly Sand (SW); yellowish brown, dry, medium dense, fine-to-coarse grained with cobbles (Qa). |
| | 17/35/27 | | | 5.8 | 2.1 | 127.9 | 4 | | |
| | | | | | | | 6 | | Gravelly Sand (SW); yellowish brown, dry, dense, fine-to-coarse grained with cobbles (Qa). |
| | 12/18/20 | | | 8.4 | 2.3 | | 8 | | |
| | | | | | | | 10 | | Gravelly Sand (SW); yellowish brown, dry, dense, fine-to-coarse grained with cobbles (Qa). |
| | 16/17/23 | | | 4.4 | 2.1 | 123.1 | 12 | | |
| | | | | | | | 14 | | Gravelly Sand (SW); yellowish brown, dry, dense, fine-to-coarse grained with cobbles (Qa). |
| | | | | | | | 16 | | |
| | | | | | | | 18 | | Practical Auger Refusal at ~ 17.0 Feet bgs. |
| | | | | | | | 20 | | No Bedrock Encountered. |
| | | | | | | | 22 | | No Groundwater or Seepage Encountered. |
| | | | | | | | 24 | | |
| | | | | | | | 26 | | |
| | | | | | | | 28 | | |
| | | | | | | | 30 | | |
| | | | | | | | 32 | | |
| | | | | | | | 34 | | |
| | | | | | | | 36 | | |
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| | | | | | | | 40 | | |
| | | | | | | | 42 | | |
| | | | | | | | 44 | | |
| | | | | | | | 46 | | |
| | | | | | | | 48 | | |
| | | | | | | | 50 | | |

Completion Notes:

PROPOSED ALLEN INDUSTRIAL FACILITY
309 WEST ALLEN AVENUE, SAN DIMAS

Project No: 444-21106
Report No: 22-01-005

## LOS ANGELES COUNTY - BOREHOLE PERCOLATION TEST DATA SHEET

Project: 309 W. Allen Ave., San Dimas
Job No. : 444-21106
Date: 12/8/2021
Test Hole: BH-2/P-1
Depth of Test H 5.0 feet
Tested by: R.F.

| READING* | TIME | TIME INTERVAL | DEPTH (ft) | INITIAL W (in) | FINAL W (in) | ΔW (in) |
|---|---|---|---|---|---|---|
| A | TIMER | 30 | 5 | 20 | 0.00 | 20.00 |
| B | TIMER | 30 | 5 | 20 | 0.00 | 20.00 |
| C | TIMER | 30 | 5 | 20 | 0.00 | 20.00 |

*Readings A and B (Determine if Presoak is required); >12 inches water

If all water seeps away in 30 mins, **no presoak**; proceed to "C"

If water remains, presoak for 4 hours.

*Reading C (Determine Test Interval); >12 inches water

if all water seeps in 30 min, fill to a minimum of 12 inches but less than presoak water level; 8 (10 min) readings or until stabilized rate is obtained.

if water remains in 30 min, fill to a minimum of 12 inches but less than presoak water level; 8 (30 min) readings or until stabilized rate is obtained

| READING* | TIME | TIME INTERVAL | DEPTH (ft) | INITIAL W (in) | FINAL W (in) | ΔW (in) |
|---|---|---|---|---|---|---|
| 1 | TIMER | 10 | 5 | 20.00 | 0.00 | 20.00 |
| 2 | TIMER | 10 | 5 | 20.00 | 0.00 | 20.00 |
| 3 | TIMER | 10 | 5 | 20.00 | 0.00 | 20.00 |
| 4 | TIMER | 10 | 5 | 20.00 | 0.00 | 20.00 |
| 5 | TIMER | 10 | 5 | 20.00 | 0.00 | 20.00 |
| 6 | TIMER | 10 | 5 | 20.00 | 0.00 | 20.00 |
| 7 | TIMER | 10 | 5 | 20.00 | 0.00 | 20.00 |
| 8 | TIMER | 10 | 5 | 20.00 | 0.00 | 20.00 |
| | | | | | | |
| | | | | | | |
| | | | | | | |

| | | |
|---|---|---|
| Preadjusted Percolation Rate: | 120.00 | in/hr |
| Reduction Factor ($R_f$): | 3.50 | in/hr |
| Corrected Infiltration Rate: | 34.29 | in/hr |

## LOS ANGELES COUNTY - BOREHOLE PERCOLATION TEST DATA SHEET

Project: 309 W. Allen Ave., San Dimas
Job No. : 444-21106
Date: 12/8/2021
Test Hole: BH-3/ P-2
Depth of Test H 10 feet
Tested by: R.F.

| READING* | TIME | TIME INTERVAL | DEPTH (ft) | INITIAL W (in) | FINAL W (in) | ΔW (in) |
|---|---|---|---|---|---|---|
| A | TIMER | 30 | 10 | 20.00 | 0.00 | 20.00 |
| B | TIMER | 30 | 10 | 20.00 | 0.00 | 20.00 |
| C | TIMER | 30 | 10 | 20.00 | 0.00 | 20.00 |

*Readings A and B (Determine if Presoak is required); >12 inches water

If all water seeps away in 30 mins, **no presoak**; proceed to "C"

If water remains, presoak for 4 hours.

*Reading C (Determine Test Interval); >12 inches water

if all water seeps in 30 min, fill to a minimum of 12 inches but less than presoak water level; 8 (10 min) readings or until stabilized rate is obtained.

if water remains in 30 min, fill to a minimum of 12 inches but less than presoak water level; 8 (30 min) readings or until stabilized rate is obtained

| READING* | TIME | TIME INTERVAL | DEPTH (ft) | INITIAL W (in) | FINAL W (in) | ΔW (in) |
|---|---|---|---|---|---|---|
| 1 | TIMER | 10 | 10 | 20.00 | 0.00 | 20.00 |
| 2 | TIMER | 10 | 10 | 20.00 | 0.00 | 20.00 |
| 3 | TIMER | 10 | 10 | 20.00 | 0.00 | 20.00 |
| 4 | TIMER | 10 | 10 | 20.00 | 0.00 | 20.00 |
| 5 | TIMER | 10 | 10 | 20.00 | 0.00 | 20.00 |
| 6 | TIMER | 10 | 10 | 20.00 | 0.00 | 20.00 |
| 7 | TIMER | 10 | 10 | 20.00 | 0.00 | 20.00 |
| 8 | TIMER | 10 | 10 | 20.00 | 0.00 | 20.00 |
| | | | | | | |
| | | | | | | |
| | | | | | | |

| | | |
|---|---|---|
| Preadjusted Percolation Rate: | 120.00 | in/hr |
| Reduction Factor ($R_f$): | 3.50 | |
| Corrected Infiltration Rate: | 34.29 | in/hr |

# Attachment C

## City Forms

# Attachment D

## Master Covenant Agreement (MCA)

**TO BE FILLED IN FINAL SUSMP**

# Attachment E

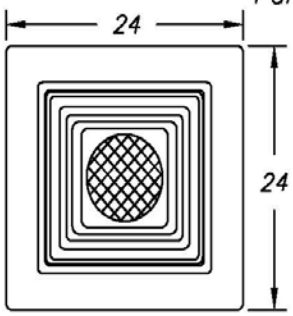
## Operations and Maintenance (O&M) Plan

# OPERATIONS AND MAINTENANCE (O&M) PLAN

**FOR**

## 309 WEST ALLEN AVENUE, SAN DIMAS , CA. 91773

Part # GISB-24-24-24

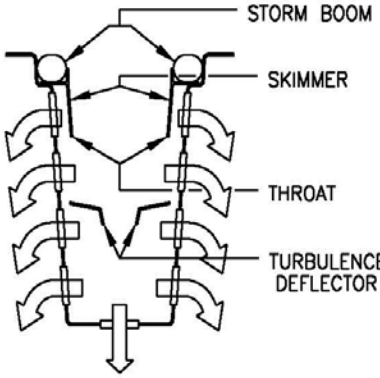


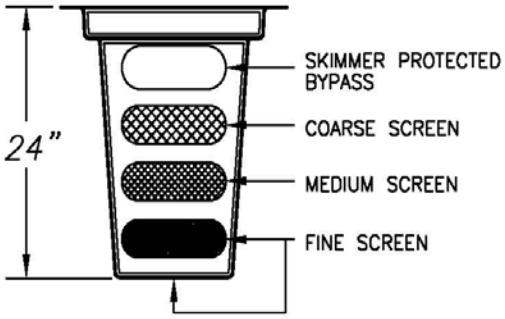

TOP VIEW

## Flow Specifications

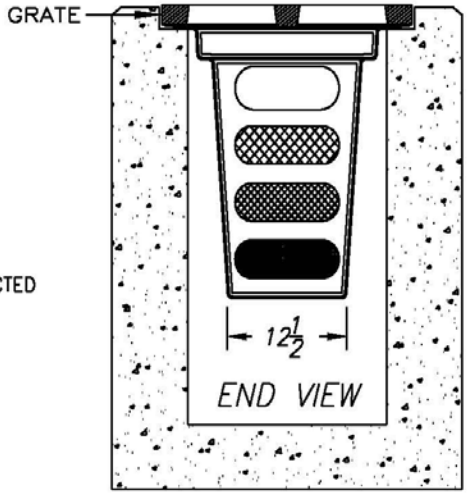
| Description of filter opening | Percent Open (Based on Screen Dimensions) | Total Square Inches per Unit | Square Inches of Total Unobstructed Openings | Flow Rate (Cubic Feet per Second) |
|---|---|---|---|---|
| Skimmer protected By-Pass | 100% | 162.3 | 162.3 | 6.7 cfs |
| Coarse Screen 3/4" x 1-3/4" stainless steel flattened exponded | 62% | 143.5 | 89.0 | 4.3cfs |
| Medium Screen 10x10 mesh stainless steel | 56% | 143.5 | 80.4 | 4.3cfs |
| Fine screen 14 x 18 mesh stainless steel | 68% | 156.1 | 106.1 | 6.3cfs |
| THROAT FLOW RATE Total: 4.4 cfs | | | TREATED FLOW RATE Total: 14.9cfs | |
| FLOW RATES BASED ON UNOBSTRUCTED OPENINGS | | | | |

FLOW SCHEMATIC




SIDE VIEW




END VIEW

CONCRETE STRUCTURE

BOX MANUFACTURED FROM MARINE GRADE FIBERGLASS & GEL COATED FOR UV PROTECTION

5 YEAR MANUFACTURERS WARRANTY

PATENTED

ALL FILTER SCREENS ARE STAINLESS STEEL

REMOVE GRATE
INSERT GISB
REINSTALL GRATE

EXCLUSIVE CALIFORNIA DISTRIBUTOR:
BIO CLEAN ENVIRONMENTAL SERVICE
P.O. BOX 869, OCEANSIDE, CA. 92049
TEL. 760-433-7640 FAX:760-433-3176
Email: info@biocleanenvironmental.net

SUNTREE QUALITY PRODUCTS ARE BUILT FOR EASY CLEANING AND ARE DESIGNED TO BE PERMANENT INFRASTRUCTURE AND SHOULD LAST FOR DECADES.

SUNTREE TECHNOLOGIES
798 CLEARLAKE RD. SUITE #2
COCOA FL. 32922
TEL. 321-637-7552 FAX 321-637-7554

GRATE INLET SKIMMER BOX
GISB-24-24-24

DATE: 05/20/04 | SCALE: SF = 15

DRAFTER: N.R.B. | UNITS = INCHES

PROJECT(T)

REVISIONS | DATE

REVISIONS | DATE

REVISIONS | DATE

REVISIONS | DATE

REVISIONS | DATE

## REQUIRED PERMITS

This section must list any permits required for the implementation, operation, and maintenance of the BMPs. Possible examples are:

- Permits for connection to sanitary sewer
- Permits from California Department of Fish and Game
- Encroachment permits

If no permits are required, a statement to that effect should be made.

## RECORDKEEPING

All records must be made available for review upon request.

## RESPONSIBLE PARTY

The owner is aware of the maintenance responsibilities of the proposed BMPs. A funding mechanism is in place to maintain the BMPs at the frequency stated in the LID Plan. The contact information for the entity responsible is below:

| | |
|---|---|
| Name: | JAMES DEVLING |
| Company: | CEG CONSTRUCTION, INC |
| Title: | MANAGING MEMBER |
| Address 1: | 7901 S. CROSSWAY DRIVE |
| Address 2: | PICO RIVERA, CA. 90660 |
| Phone Number: | 1-562-948-4850 |
| Email: | jdevling@cegconstruction.com |

# Operations and Maintenance (O&M) Plan

| BMP Name | BMP Implementation, Maintenance, and Inspection Procedures | Implementation, Maintenance, and Inspection Frequency and Schedule | Person or Entity with Operation & Maintenance Responsibility |
|---|---|---|---|
| Non-Structural Source Control BMPs | | | |
| Education for Property Owners, Tenants and Occupants | **Provide Water Quality Orientation To Tenants And In Turn Will Orient Their Employees. Owner to insure that employees adheres to activity restriction.** | **WITHIN TWO WEEKS OF OCCUPANCY AND ANNUALLY AND AS NECESSARY** | **Owner Responsible For Implementation** |
| Activity Restriction | **Owner To Insure That Employees Adheres To Activity Restriction.** | **DAILY** | **Owner Responsible For Implementation** |
| Common Area Landscape Management | **Owner To Insure That Employees Maintains Through Maintenance Personnel** | **WITHIN TWO WEEKS OF OCCUPANCY AND ANNUALLY AND AS NECESSARY** | **Owner Responsible For Implementation** |
| Common Area Litter Control | **Owner To Insure That Employees Maintains Through Maintenance Personnel** | **DAILY** | **Owner Responsible For Implementation** |
| Housekeeping of Loading Docks | **NOT APPLICABLE** | **NOT APPLICABLE** | **NOT APPLICABLE** |
| Common Area Catch Basin Inspection | **Owner To Insure That Employees Maintains And Clean The Catch Basin Filter Inserts Through Maintenance Personnel** | **TWICE A YEAR** | **Owner Responsible For Implementation** |

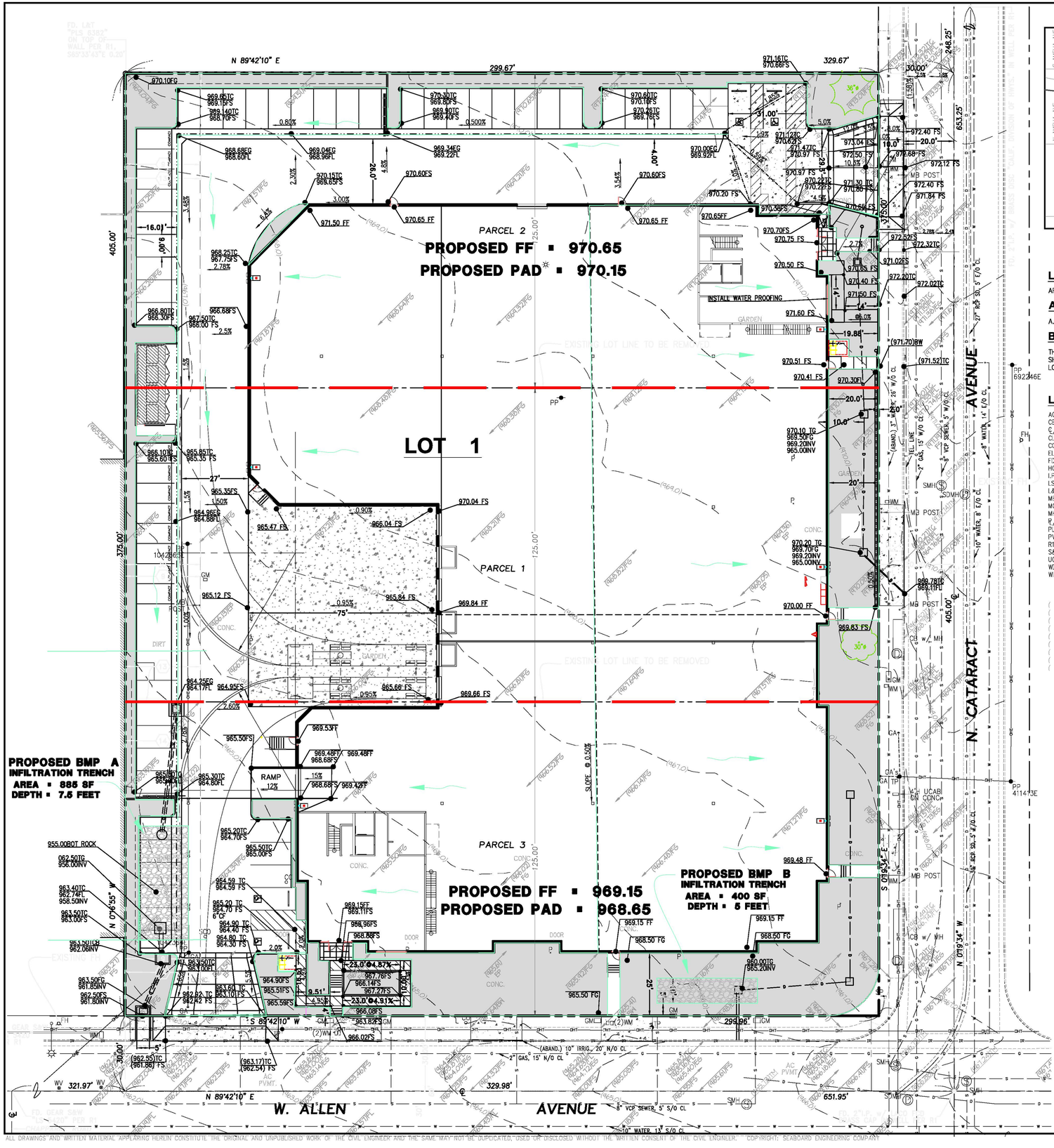
| BMP Name | BMP Implementation, Maintenance, and Inspection Procedures | Implementation, Maintenance, and Inspection Frequency and Schedule | Person or Entity with Operation & Maintenance Responsibility |
|---|---|---|---|
| Street Sweeping Private Streets and Parking Lots | **Sweep The Parking Lot To Remove Debris And Trash** | **TWICE A MONTH** | **Owner Responsible Through Site Maintenance Personnel** |
| Structural Source Control BMPs | | | |
| Provide Storm Drain System Stenciling and Signage | **Inspect The Catch Basin For Any Debris That May Clog The Flow. Remove Debris, Litter ., And Other Sediments Replace The Stencil And Signage As Necessary** | **MONTHLY** | **Owner Responsible Through Site Maintenance Personnel** |
| Design and Construct Outdoor Material Storage Areas to Reduce Pollutant Introduction | **NOT APPLICABLE** | **NOT APPLICABLE** | **NOT APPLICABLE** |
| Design and Construct Trash and Waste Storage Areas to Reduce Pollutant Introduction | **INSPECT AND VERIFY AREAS FOR PROTECTED COVERAGE, MAINTAIN THE TRASH AND DUMPSTER RECEPTACLE COVER CLOSE AT ALL TIMES** | **TWICE A MONTH** | **Owner Responsible Through Site Maintenance Personnel** |
| Use Efficient Irrigation Systems & Landscape Design | **Maintain Irrigation System To Avoid Over And Under Watering Of Landscape Areas** | **MONTHLY** | **Owner Responsible Through Site Maintenance Personnel** |
| Protect Slopes and Channels and Provide Energy Dissipation | **NOT APPLICABLE** | **NOT APPLICABLE** | **NOT APPLICABLE** |
| Loading Docks | **Maintain loading area by sweeping** | **EVERYDAY** | **Owner Responsible Through Site Maintenance Personnel** |
| Vehicle Wash Areas/Racks | **NOT APPLICABLE** | **NOT APPLICABLE** | **NOT APPLICABLE** |

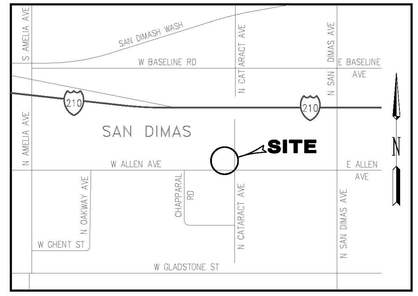
| BMP Name | BMP Implementation, Maintenance, and Inspection Procedures | Implementation, Maintenance, and Inspection Frequency and Schedule | Person or Entity with Operation & Maintenance Responsibility |
|---|---|---|---|
| Outdoor Processing Areas | **NOT APPLICABLE** | **NOT APPLICABLE** | **NOT APPLICABLE** |
| Equipment Wash Areas | **NOT APPLICABLE** | **NOT APPLICABLE** | **NOT APPLICABLE** |
| Fueling Areas | **NOT APPLICABLE** | **NOT APPLICABLE** | **NOT APPLICABLE** |
| Hillside Landscaping | **NOT APPLICABLE** | **NOT APPLICABLE** | **NOT APPLICABLE** |
| Treatment Control BMPs | | | |
| | | | |
| **STORM DRAINAGE SIGNAGE** | **REPLACE OR REPAIR STORM DRAINAGE SIGNAGE TO MAINTAIN LEGIBILITY OF SIGN** | **TWICE A YEAR** | **Owner Responsible Through Site Maintenance Personnel** |
| **CATCH BASIN FILTER INSERTS** | **Inspect The Catch Basin Filter Insert If Damaged Or Needs Replacement. Clean And Removed Debri Or Sediments.** | **ANNUAL** | **Owner Responsible Through Site Maintenance Personnel** |
| LID BMPs | | | |
| **UNDERGROUND INFILTRATION TRENCH SYSTEM** | **REMOVE THE SEDIMENT BUILD UP AS NECESSARY. CLEAR OUT ALL TRASH AND DEBRI.**<br>**IF SYSTEM IS NOT FUNCTIONING, REPLACE THE INFILTRATION TRENCH SYSTEM WITH NEW ROCK GRAVEL SYSTEM.**<br>**REGULAR VACUUMING OF DEBRI SHALL BE PERFORMED AT LEAST ON AN ANNUAL BASIS.** | **ANNUALLY**<br>**REPLACE GRAVEL AS NECESSARY ESPECIALLY WHEN NOT SYSTEM DOES DRAIN OR THERE IS STANDING WATER FOR 72 HOURS.** | **Owner Responsible Through Site Maintenance Personnel** |
| | | | |

| BMP Name | BMP Implementation, Maintenance, and Inspection Procedures | Implementation, Maintenance, and Inspection Frequency and Schedule | Person or Entity with Operation & Maintenance Responsibility |
|---|---|---|---|
| | | | |
| Hydromodification Control BMPs NOT APPLICABLE | | | |
| | | | |
| | | | |
| | | | |

# Attachment F

## Plans




**VICINITY MAP**
NOT TO SCALE

## LAND AREA:

AREA: 112,431 SQ. FT. OR 2.581 ACRES

## ASSESSOR'S PARCEL NUMBER:

A.P.N.'s 8392-016-008, 8392-016-047 AND 8392-016-048

## BASIS OF BEARING:

THE BEARING **NORTH 89° 42' 10" EAST** OF THE **CENTERLINE OF ALLEN AVENUE** AS SHOWN ON A MAP FILED IN **BOOK 308 PAGE 46** OF **RECORD OF SURVEY**, RECORDS OF LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

## LEGEND:

| | | |
|---|---|---|
| AC | – | ASPHALT CONCRETE |
| CB | – | CATCHBASIN |
| ℄/CL | – | CENTERLINE |
| C.F. | – | CHAIN LINK FENCE |
| CONC | – | CONCRETE |
| ELEC | – | ELECTRIC |
| FD | – | FOUND |
| HCR | – | HANDICAP RAMP |
| I.P. | – | IRON PIPE |
| LS | – | LAND SURVEYOR |
| L&T | – | LEAD & TACK |
| MB | – | MAIL BOX |
| MON. | – | MONUMENT |
| MH | – | MANHOLE |
| R/PL | – | PROPERTY LINE |
| PLN | – | PLANTER |
| PVMT. | – | PAVEMENT |
| RS | – | RECORD OF SURVEY 308-46 |
| S&W | – | SPIKE & WASHER |
| UCAB | – | UTILITY CABINET |
| WDF | – | WOOD FENCE |
| WIF | – | WROUGHT IRON FENCE |
| (BW | – | BACK OF WALK |
| (EG | – | EDGE OF GUTTER |
| (EP | – | EDGE OF PAVEMENT |
| (FG | – | FINISH GRADE |
| (FL | – | FLOW LINE |
| (FS | – | FINISH SURFACE |
| (TC | – | TOP OF CURB |
| (TP | – | TOP OF PAD |
| (TM | – | TOP OF MANHOLE |

## SYMBOLS:

- SIGN POST
- GUARD POST
- POST
- FIRE HYDRANT
- STREET LIGHT
- AREA LIGHT
- POWER POLE
- TELEPHONE POLE
- GUY ANCHOR
- GAS METER
- WATER METER
- CLEANOUT
- SEWER CLEANOUT
- WATER VALVE
- GRATE INLET
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- TREE
- PALM TREE
- PINE TREE
- No. ITEM NO. PER TITLE REPORT
- PROPERTY LINE
- CENTERLINE
- LOT/PARCEL LINE
- BUILDING LINE
- WALL
- CHAIN LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND GAS LINE
- UNDERGROUND STORM DRAIN LINE
- UNDERGROUND IRRIGATION LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE

## LEGAL DESCRIPTION: PROPOSED

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF LOS ANGELES, CITY OF SAN DIMAS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1:

THE SOUTHERLY THREE HUNDRED SEVENTY-FIVE (375) FEET OF THE SOUTHEAST QUARTER OF LOT 30 OF A SUBDIVISION OF A PART OF SECTIONS 33 AND 34, TOWNSHIP 1 NORTH, RANGE 9 WEST, AND A PART OF SECTIONS 4 AND 3, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO SAN JOSE ADDITION, IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60 PAGE 8 OF MISCELLANEOUS RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION THEREOF CONTAINED WITHIN THE BOUNDARIES OF THE WEST 5 ACRES OF THE SOUTH HALF OF LOT 30, ACREAGE CALCULATED TO CENTER OF ADJACENT STREETS.

## LEGAL DESCRIPTION: EXISTING

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF LOS ANGELES, CITY OF SAN DIMAS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1:**

THE NORTH ONE HUNDRED TWENTY-FIVE (125) FEET OF THE SOUTH TWO HUNDRED FIFTY (250) FEET OF THE SOUTHEAST QUARTER OF LOT 30 OF A SUBDIVISION OF A PART OF SECTIONS 33 AND 34, TOWNSHIP 1 NORTH, RANGE 9 WEST, AND A PART OF SECTIONS 4 AND 3, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO SAN JOSE ADDITION, IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60 PAGE 8 OF MISCELLANEOUS RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION THEREOF CONTAINED WITHIN THE BOUNDARIES OF THE WEST 5 ACRES OF THE SOUTH HALF OF LOT 30, ACREAGE CALCULATED TO CENTER OF ADJACENT STREETS.

ASSESSOR'S PARCEL NUMBER: 8392-016-048

**PARCEL 2:**

THE NORTH 125 FEET OF THE SOUTH 375 FEET OF THE SOUTH HALF OF LOT 30 OF A SUBDIVISION OF A PART OF SECTIONS 33 AND 34, TOWNSHIP 1 NORTH, RANGE 9 WEST, AND A PART OF SECTIONS 4 AND 3, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, RANCHO SAN JOSE ADDITION, IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60 PAGE 8 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION WITHIN THE WEST FIVE ACRES THEREOF (ACREAGE CALCULATED TO CENTER OF ADJACENT STREETS).

ASSESSOR'S PARCEL NUMBER: 8392-016-047

**PARCEL 3:**

THE SOUTH 125 FEET OF LOT 30 OF A SUBDIVISION OF A PART OF SECTIONS 33 AND 34, TOWNSHIP 1 NORTH, RANGE 9 WEST, AND A PART OF SECTIONS 4 AND 3, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO SAN JOSE ADDITION, IN THE CITY OF SAN DIMAS COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60 PAGE 8 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE BOUNDARIES OF THE WEST 5 ACRES OF THE SOUTH HALF OF SAID LOT 30. SAID ACREAGE IS CALCULATED TO CENTER OF ADJACENT STREETS.

ASSESSOR'S PARCEL NUMBER: 8392-016-008

## REFERENCE DOCUMENT:

**OLD REPUBLIC TITLE COMPANY'S** PRELIMINARY REPORT **ORDER NO. 2676018294-52** DATED **AUGUST 12, 2020.**

## EASEMENT SCHEDULE:

| ITEM NO. | GRANTEE | PURPOSE | REFERENCE | REMARKS |
|---|---|---|---|---|
| 6 | ------ | RIGHT TO DEVELOP WATER | BOOK 1004 PAGE 90 REC. 4/03/1895, DEEDS | AFFECTS PROPERTY |
| 7 | ------ | PIPE LINE | BOOK 1280 PAGE 64 REC. 10/26/1898, DEEDS | AFFECTS PROPERTY |
| 8 | ------ | ESMT. RESERVATION FOR PIPE LINES | BOOK 8420 PAGE 37 REC. 9/18/1928, O.R. | AFFECTS PROPERTY |
| 9 | SOUTHERN COUNTIES GAS CO. OF CALIF. | GAS PIPES, MAINS, METERING, ..... | BOOK 9742 PAGE 873 REC. 7/30/1971, O.R. | SHOWN HEREON (30' WIDE) |
| 10 | SAN DIMAS REDEVELOPMENT AGENCY | CREATIVE GROWTH REDEVELOPMENT PROJ. AREA | INST. NO. 20072713333 REC. 12/11/2007, O.R. | PROPERTY IS W/IN THE PROJECT AREA |
| 11 | ARTESIAN BELT WATER COMPANY | LICENSE TO CONSTRUCT & MAINTAIN 12" CEMENT PIPE | BOOK 1549 PAGE 318 REC. 4/29/1909, DEEDS | AFFECTS PROPERTY |
| 13 | SOUTHERN CALIF. EDISON CO. | ELECTRIC LINE | INST. NO. 2848 REC. 9/02/1954, O.R. | SHOWN HEREON (30' WIDE) |
| 14 | SOUTHERN CALIF. EDISON CO. | ELECTRIC LINE | INST. NO. 2847 REC. 9/02/1954, O.R. | SHOWN HEREON (30' WIDE) |

## BENCHMARK: (LOS ANGELES COUNTY PUBLIC WORKS SURVEY SECTION)

QUAD/YEAR: SAN DIMAS / 2013
ELEVATION: 927.677 FT.
DESCRIPTION: L&BR IN W CB 6.5FT S/O BCR @ SW COR AMELIA AVE & AUTO CTR DR
BM NUMBER: NG 3529

## SURVEYOR'S NOTES:

1. IF UNDERGROUND UTILITIES AND OTHER SUBSTRUCTURES, ZONING, SET BACK, FLOOD ZONE, ASSESSOR PARCEL INFORMATION AND UTILITY INFORMATION ARE SHOWN HEREON, IT IS FOR GENERAL INFORMATIONAL PURPOSES ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCIES PUBLIC COUNTER AND/OR SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION ARE URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY. ZONING RESTRICTIONS ARE SUBJECT TO DEVELOPMENTAL REVIEW AND APPROVAL.

GRAPHIC SCALE
0 10 20 40
( IN FEET )
1 inch = 20 ft.

PROFESSIONAL LAND SURVEYOR
MARITES A. DIZON
No. 9246
STATE OF CALIFORNIA

# SITE & TOPOGRAPHIC SURVEY

| | |
|---|---|
| TITLE | **GRADING PLAN / LID PLAN**<br>**309 W. ALLEN AVENUE, 917 & 929 N. CATARACT AVENUE**<br>**SAN DIMAS, CA 91773** |
| CLIENT | **C.E.G. CONSTRUCTION** |
| SCALE 1"=20' | SEABOARD ENGINEERING CO.<br>1415 E. COLORADO STREET, STE 205<br>GLENDALE, CALIFORNIA 91205<br>TEL. (310)277-7337 (818)550-0337 FAX (818)550-0339<br>SEABOARD@SEABOARDENGCO.COM |
| SURVEY BY N.A. | |
| PREPARED BY M.D. | |
| CHECKED BY M.D. | BY Marites A. Dizon<br>MARITES A. DIZON PLS 9246 |
| JOB NO. 21-68 | |
| DATE 05/18/2021 | |
| SHEET 1 OF 1 SHEETS | |



20-43sur(100720)