

**CONCEPTUAL
Water Quality Management Plan
(WQMP)**

FOR

30 UNITS MOUNTAIN VIEW APARTMENTS

Project Address: 320 & 330 S. Monte Vista Street, La Habra CA 90631

Portion of S 1/2, W 1/2, NE 1/4, NW 1/4, SEC. 8, T3S, R10W

(San Bernardino Base & Meridian)

APNo. 298-022-56 & 57

Prepared for:

NRI PORTFOLIOS, LLC.

12962 Main Street

Garden Grove, CA 92840

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Prepared by:

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53 Prairie Falcon

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September 28, 2018

Project Owner's Certification			
Planning Application No.		Grading Permit No.	
Tract/Parcel Map and Lot(s) No.	Portion of S 1/2, W 1/2, NE 1/4, NW 1/4 , Sec. 8, T3S, R10W (San Bernardino Base & Meridian))	Building Permit No.	
Address of Project Site and APNo.		320 & 330 S. Monte Vista Street La Habra, CA 90631 APNo. 298-022-56 & 57	

This Conceptual Water Quality Management Plan (WQMP) has been prepared for NRI PORTFOLIOS, LLC. by C.N. ENGINEERS. The WQMP is intended to comply with the requirements of the County of Orange NPDES Storm-water Program requiring the preparation of the plan.

The undersigned, while it owns the subject property, is responsible for the implementation of the provisions of this plan , including the ongoing operation and maintenance of all best management practices (BMPs), and will ensure that this plan is amended as appropriate to reflect up-to-date conditions on the site consistent with the current Orange County Drainage Area Management Plan (DAMP) and the intent of the non-point source NPDES Permit for Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the incorporated Cities of Orange County within the Santa Ana Region. Once the undersigned transfers its interest in the property, its successors-in-interest shall bear the aforementioned responsibility to implement and amend the WQMP. An appropriate number of approved and signed copies of this document shall be available on the subject site in perpetuity.

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Owner:			
Title	Property Owner-Ken Pham		
Company	NRI PORTFOLIOS, LLC		
Address	12962 Main Street, Garden Grove CA 92840		
Email	kkenpham@gmail.com		
Telephone	(714) 651-4551		
I understand my responsibility to implement the provisions of this WQMP including the ongoing operation and maintenance of the best management practices (BMPs) described herein.			
Owner Signature		Date	

Preparer (Engineer):			
Title	CACH Q. NGUYEN Registered Civil Engineer	PE Registration	C 57504, Expires 12-31-2019
Company	C.N. ENGINEERS		
Address	53 Prairie Falcon, Aliso Viejo CA92656		
Email	cachnguyen@ymail.com		
Telephone	(949) 302-2901		
I hereby certify that this Water Quality Management Plan is in compliance with, and meets the requirements set forth in, Order No. R8-2009-0030/NPDES No. CAS618030, of the Santa Ana Regional Water Quality Control Board.			
Preparer Signature		Date	
Place Stamp			

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Attachments

Attachment A – Educational Materials Document

Attachment B – Rainfall Intensity, Ground Water Depth and Soil Type Map, Susceptibility
Analysis San Gabriel-Coyote Creek Map, “C” Coefficient Value

Attachment C – Work Sheets and Calculations

Attachment D – Preliminary Soil Report and Percolation Test

Attachment E – O & M Plan, Transfer of Responsibility Form and Annual Certification Form

Figures and Tables

Figure 1 – Location Map

Figure 2 – Site Plan-WQMP Exhibit

Section I Permit(s) and Water Quality Conditions of Approval or Issuance

Provide discretionary or grading/building permit information and water quality conditions of approval, or permit issuance, applied to the project. If conditions are unknown, please request applicable conditions from staff. *Refer to Section 2.1 in the Technical Guidance Document (TGD) available on the OC Planning website (ocplanning.net).*

Project Information			
Permit/ Application No.	PA	Grading or Building Permit No.	G-0000
Address of Project Site (or Tract Map and Lot Number if no address) and APN	Portion of S 1/2, W 1/2, NE 1/4, NW 1/4 , Sec. 8 , T3S, R10W (San Bernardino Base & Meridian) 320 & 330 S. Monte Vista Street La Habra, CA 90631 APNo. 298-022-56 & 57		
Water Quality Conditions of Approval or Issuance			
Water Quality Conditions of Approval or Issuance applied to this project.	<p>Conditions of Approval:</p> <p>*Prior to the issuance of grading or building permit the applicant shall submit for review and approval by the Manager, Permit Services, a Water Quality Management (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. The applicant shall utilize the WQMP template and Model WQMP provided by County. This WQMP shall be consistant with the Conceptual WQMP that was submitted, and it shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Mangement Plan (DAMP). The WQMP must also:</p> <p>-Address Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected</p>		

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impervious areas, creating reduced or “zero discharge” areas, and convert areas.

-Incorporates the applicable Routine Source and Structural Control BMP's as defined in Drainage Area Management Plan (DAMP).

-Include an Operation and Maintenance (O&M) Plan that identifies the mechanism by which long-term O&M of all structural BMPs will be provided.

-Include GIS coordinates for all structural BMP(s).

-Be incorporated into all subsequent grading and building permits submitted for plan check. The WQMP Exhibit from the approved WQMP shall be included as a sheet in all plan sets submitted for plan check and all BMPs shall be depicted on these plans. Grading and building plans must be consistent with the approved BMP exhibit.

*Prior to final inspection approval, the applicant shall demonstrate compliance with the County's NPDES Implementation Program in a manner meeting satisfaction of the Manager, Inspection, including:

-Demonstrate that the applicant has complied with all non-structural BMP's described in the project's WQMP;

-Submit for review and approval an Operation and Maintenance (O&M) Plan for all structural BMPs (the O&M Plan shall become an attachment to the WQMP);

-Demonstrate that copies of project's approved WQMP (with attached O&M Plan) are available for each of the initial occupants;

-Agree to pay for a Special Investigation from the County of Orange for a day (12) twelve months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan) and;

	<p>-Demonstrate that the applicant has agree to and recorded one of the following: 1) a water quality implementation agreement that has the approved WQMP and O&M Plan attached; or 3) the final approved Water quality Management Plan (WQMP) and Operation and Maintenance (O&M) Plan</p>
<p>Conceptual WQMP</p>	
<p>Was a Conceptual Water Quality Management Plan previously approved for this project?</p>	<p>Conceptual Water Quality Management Plan is submitting to City of La Habra for review and approval</p>
<p>Watershed-Based Plan Conditions</p>	
<p>Provide applicable conditions from watershed - based plans including WIHMPs and TMDLS.</p>	<p>The site located within the San Gabriel Coyote Creek Watershed.</p> <p>The San Gabriel River-Coyote Creek Watershed covers 85.49 square miles in the northwest corner of Orange County. This watershed includes the cities of Fullerton, Buena Park and parts of the cities of Anaheim, Brea, Cypress, Fullerton, La Habra, La Palma, Los Alamitos, Placentia and Seal Beach. Coyote Creek, its main tributary, flows from Riverside County and empties into the San Gabriel River.</p> <p>All storm water runoff from this site will be filtered by Flogard+Plus Catch Basin Insert Filter, as not to have any adverse actions on the receiving water or the watershed.</p> <p>The project is not located within the immediate vicinity of any known Environmentally Sensitive Area (ESA) or Area of Special Biological Significance (ASBSs).</p> <p>Currently, there are no Total Maximum Daily Loads (TMDL) requirement establish for the project’s receiving water.</p>

Section II Project Description

II.1 Project Description

Provide a detailed project description including:

- Project areas;
- Land uses;
- Land cover;
- Design elements;
- A general description not broken down by drainage management areas (DMAs).

Include attributes relevant to determining applicable source controls. *Refer to Section 2.2 in the Technical Guidance Document (TGD) for information that must be included in the project description.*

Description of Proposed Project				
Development Category (From Model WQMP, Table 7.11-2; or -3):	Refer to "Table 7.II-2", Priority Project Categories for North County permit area from Model Water Quality Management Plan. The project is Priority Water Quality Management Plan (WQMP) Category #8. <u>"Significant redevelopment projects with the addition of 5,000 sq ft of impervious surface on an already development site"</u>			
Project Area (ft ²): 40,827 sq.ft. (0.94 a.c.)	Number of Dwelling Units: 30 Units Mountain View Apartment Project		SIC Code: 1520	
Project Area	Pervious		Impervious	
	Area (acres or sq ft)	Percentage	Area (acres or sq ft)	Percentage
Pre-Project Conditions	34,787 sq-ft	85%	6,040 sq-ft	15%
Post-Project Conditions	8,560 sq-ft	21%	32,267 sq-ft	79%

<p>Drainage Patterns/Connections</p>	<p><u>Drainage Patterns</u></p> <p>The project drainage water to permeable concrete pavers on driveway and landscaping area from the back in the north of property and go into 4" PVC pipe to bioretention with no underdrain in the north side and through to public storm drain system on Monte Vista Street.</p> <p>All runoff from the proposed building areas will be treated in the proposed units prior to discharging to the public storm drain system.</p>
<p>Narrative Project Description: (Use as much space as necessary.)</p>	<p>The project consists of the construction 30 Units Mountain View Apartments in the developed residential area located at 320 & 330 S. Monte Vista Street, City of La Habra, California.</p> <p><u>Existing Condition:</u></p> <p>Existing house, garage, storage 2,603 s.f.</p> <p>Remaining area is concrete pavement, grass and dirt 38,224 s.f.</p> <p>Existing single family home, garage, storage and concrete pavement will be demolished for new construction.</p> <p><u>Proposed Condition:</u></p> <p>PROPOSED THREE STORY, 6 BUILDINGS A, B, C, D, E, F: (30 UNITS MOUNTAIN VIEW APARTMENTS)</p> <p><u>FIRST FLOOR</u> (Six units, 3 bedrooms 1,193 s.f.))</p> <p>Total = 7,158 s.f.</p> <p><u>SECOND FLOOR</u> (Tow units, 1 bedroom 702 s.f., two units, 1 bedroom 714 s.f., four units, 2 bedrooms 1,010 s.f. , four units, 2 bedroom 1,028 s.f., two units, 3 bedrooms 1,193 s.f.)</p> <p>Total = 11,350 s.f.</p>

THIRD FLOOR

(Two units, 1 bedroom 702 s.f., two units, 1 bedroom 714 s.f., four units, 2 bedrooms 1,010 s.f. , four units, 2 bedroom 1,028 s.f., two units, 3 bedrooms 1,193 s.f.)

Total = 11,350 s.f.

Total entire 30 Units = 29,858 s.f.

Trash room = 360 s.f

Elevator and Utilities room = 488 s.f.

Private garage = 3,880 s.f.

Total all first floor building, private garage, trash room, elevator and utility occupied 11,526 square feet (0.26 a.c.) and remaining is walkway, landscaping, parking, access driveway and open space.

Lot size is 40,827 sq-ft (0.94 a.c). Lot coverage is 28%

The private driveway 28 feet wide in the south will be served for 30 Units Apartments Development Project

Driveway will be (15'x 270') permeable porous concrete paver. The remaining will be 6" A.C. over 4" A.B. pavement.

Total 53 parking proposed includes 20 parking inside garage, 30 visitors parking and 3 parking for handicap.

4 feet wide walkway in the back of each unit and in between two buildings.

Landscaping will be in the front, in the back and in the north of property.

Existing block wall in the north and east will be removed and block wall with 3 and 6 feet high will be constructed in the north, south and east side of property.

Trash enclosure for will be located in the center and in next to building B

The trash container will be emptied, at minimum once per week and inspected daily to ensure all receptacles are covered and protected from rain.

No community facilities such as laundry, car wash, swimming pool, jacuzzi, or parks within proposed project.

The Ownership of the Treatment Control BMPs will be not transferred to the public agency, because all Treat Control BMPs activities within private property. Maintenance of the proposed facilities and ground will be performed by the property owners via HOA.

See Figure 2 attached for parking locations, landscaping area, lot and building sizes, and open space locations.

II.2 Potential Stormwater Pollutants

Determine and list expected stormwater pollutants based on land uses and site activities. *Refer to Section 2.2.2 and Table 2.1 in the Technical Guidance Document (TGD) for guidance.*

Pollutants of Concern		
Pollutant	Check One for each: E=Expected to be of concern N=Not Expected to be of concern	Additional Information and Comments
Suspended-Solid/ Sediment	E <input checked="" type="checkbox"/> N <input type="checkbox"/>	Driveway, parking area, roof-top and landscaped areas are expected to be common sources of sediment due to wear.
Nutrients	E <input checked="" type="checkbox"/> N <input type="checkbox"/>	Nutrients including nitrogen, phosphorous, and other compounds can be anticipated to be generated by or organic litter, fertilizers, sewage, and sediment.
Heavy Metals	E <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Pathogens (Bacteria/Virus)	E <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Pesticides	E <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Oil and Grease	E <input checked="" type="checkbox"/> N <input type="checkbox"/>	Potential sources of oil and grease include motor vehicle.
Toxic Organic Compounds	E <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Trash and Debris	E <input checked="" type="checkbox"/> N <input type="checkbox"/>	These sources include common litter, biodegradable organic matter such as leaves, glass cutting, from landscaping area

1- Sediment: Driveway, parking area, roof-top and landscaped areas are expected to be common sources of sediment due to wear.

2- Nutriels: Nutriels including nitrogen, phosphorous, and other compounds can be anticipated to be generated by or organic litter, fertilizers, sewage, and sediment.

3- Bacteria and Viruses: Anticipated sources include sanitary sewer overflow, and trash container handling area.

4- Pesticides: Anticipated sources include sanitary sewer overflow, and trash container handling area.

5- Oil and Grease: Potential sources of oil and grease include motor vehicle.

6- Trash and Debris: These sources include common litter, biodegradable organic matter such as leaves, glass cutting, from landscaping area.

II.3 Hydrologic Conditions of Concern

Determine if streams located downstream from the project area are potentially susceptible to hydromodification impacts. *Refer to Section 2.2.3.1 in the Technical Guidance Document (TGD) for North Orange County or Section 2.2.3.2 for South Orange County.*

No - Show map

Yes - Describe applicable hydrologic conditions of concern below. *Refer to Section 2.2.3 in the Technical Guidance Document (TGD).*

Hydrologic Conditions of Concern

As identified on the Susceptibility Analysis Map (see Figure XVI-3c) the project site is located within the "Potential area of erosion, habitat & physical structure susceptibility". There are hydrologic conditions of concern for the proposed project. The property is currently exists as redeveloped residential. Moreover, there are no earthen channels or natural drainage courses within the project vicinity. The area is considered built-out with storm drain infrastructure in -place to receive run-off from the project site Also in accordance with the TGD, this project's Time of Concentration for post development condition does exceed the pre development by 5 percents. Therefore, in accordance with the Model WQMP Section 7.II-2.4.2.2.

This project has HCOC concerns, and hydromodification controls are applicable.

(See calculation attached)

II.4 Post Development Drainage Characteristics

Describe post development drainage characteristics. *Refer to Section 2.2.4 in the Technical Guidance Document (TGD).*

The project drainage water to permeable concrete pavers on driveway and landscaping area from the back and in the north of property and go into 4" PVC pipe to bioretention with no underdrain in north side and through to public storm drain system on Monte Vista Street.

All runoff from the proposed building areas will be treated in the proposed units prior to discharging to the public storm drain system.

II.5 Property Ownership/Management

Describe property ownership/management. *Refer to Section 2.2.5 in the Technical Guidance Document (TGD).*

Site Ownership

Property Owner: NRI PORTFOLIOS, LLC (Ken Pham)

Address: 12962 Main Street, Garden Grove, CA 92840

Tel: (714) 651-4551

Responsible party for each BMP O & M: NRI PORTFOLIOS, LLC, Property Owner

Section III Site Description

III.1 Physical Setting

Fill out table with relevant information. *Refer to Section 2.3.1 in the Technical Guidance Document (TGD).*

Name of Planned Community/Planning Area (if applicable)	General Plan Designation: Zoning: R-4 Multi-Family Dwelling
Location/ Address	320 & 330 S. Monte Vista Street
	La Habra CA 90631
General Plan Land Use Designation	Multi-Family Dwelling
Zoning	R-4
Acreage of Project Site	0.94 a.c. (40,827 s.f.)
Predominant Soil Type	Soil Type B

III.2 Site Characteristics

Fill out table with relevant information and include information regarding BMP sizing, suitability, and feasibility, as applicable. *Refer to Section 2.3.2 in the Technical Guidance Document (TGD).*

Site Characteristics	
Precipitation Zone	Zone 3 This project is located within 0.95 inches of rainfall zone per Figure XVI-1 of the TGD (attached).
Topography	The site is a flat area; therefore, slope instability is not a concern for the proposed development.

<p>Drainage Patterns/Connections</p>	<p>The project drainage water to permeable concrete pavers on driveway and landscaping area from the back to north of property and go into 4" PVC pipe to bioretention with no underdrain in north side and through to public storm drain system on Monte Vista Street.</p> <p>All runoff from the proposed building areas will be treated in the proposed units prior to discharging to the public storm drain system.</p> <p>Drainage water from project building's drainage areas will be conveyed to quality treatment units (or equivalent), prior to being discharged to the public storm drain systems.</p>
<p>Soil Type, Geology, and Infiltration Properties</p>	<p>The soil onsite consists of loose to medium dense, fine to medium sand, and silty fine to medium sand (Soil Type B). Existing impervious area is 15%, pervious area is 85%. Proposed impervious area is 79%, pervious area is 21%.</p>
<p>Hydrogeologic (Groundwater) Conditions</p>	<p>Hydrologic conditions of concern are typically directed to those developments that discharge directly into receiving water bodies. Groundwater is about 18 feet depth per Soil Report prepared by LAN & ASSOCIATES. The proposed project will not cause or contribute to downstream hydrologic conditions of concern.</p>
<p>Geotechnical Conditions (relevant to infiltration)</p>	<p>Based on the published geologic map prepared by California Division of Mines and Geology (CDMG), the site is located within a broad flat allunium/colluvium area.</p> <p>Based on our field observation and laboratory testing, the near-ground surface on-site subgrade soils t and degenerally consist of silty fine sand with some clay, damp to moise to very dense, and have a very low expansion potential. Based on the published geologic map prepared by California Division of Mines and Geology (CDMG), the site is located within a broad flat allunium/colluvium area.</p>

Off-Site Drainage	There is no off-site drainage that enters to the project
Utility and Infrastructure Information	N/A

III.3 Watershed Description

Fill out table with relevant information and include information regarding BMP sizing, suitability, and feasibility, as applicable. Refer to Section 2.3.3 in the Technical Guidance Document (TGD).

Receiving Waters	<p>The site located in the San Gabriel Coyote Creek Watershed.</p> <p>The San Gabriel River-Coyote Creek Watershed covers 85.49 square miles in the northwest corner of Orange County. This watershed includes the cities of Fullerton, Buena Park and parts of the cities of Anaheim, Brea, Cypress, Fullerton, La Habra, La Palma, Los Alamitos, Placentia and Seal Beach. Coyote Creek, its main tributary, flows from Riverside County and empties into the San Gabriel River.</p> <p>The project is not located within the immediate vicinity of any known Environmentally Sensitive Area (ESA) or Area of Special Biological Significance (ASBSs).</p>
303(d) Listed Impairments	<p>Run-off from the project ultimately discharges into Bolsa Chica Channel. According the 2006 & 2010 section of 330(d) List of Water Quality Limited Segments, Bolsa Chica Channel is listed as impaired for Copper and Nickel, and Sediment Toxicity. In addition Huntington Harbor is listed as impaired for Chlordane, Copper, Lead, Nickel, Pathogens, PCBs, and Sediment Toxicity.</p>
Applicable TMDLs	<p>“The San Gabriel River -Coyote Creek watershed has an established Heavy Metals TMDL (Technical TMDL) . This TMDL has been adopted for Coyote Creek/San Gabriel River</p>

	<p>by Los Angeles Regional Water Quality Control Board (Region 4); however it applies to the areas of Orange County that drain to Coyote and San Gabriel River.”</p>
<p>Pollutants of Concern for the Project</p>	<p>Potential Storm Water Pollutants</p> <p>The potential from storm-water or urban run-off pollutants reasonably expect to associated with this project are:</p> <p><u>1-Sediment:</u> Driveway, parking area, roof-top and landscaped areas are expected to be common sources of sediment due to wear.</p> <p><u>2- Nutriels:</u> Nutriels including nitrogen, phosphorous, and other compounds can be anticipated to be generated by or organic litter, fertilizers, sewage, and sediment.</p> <p><u>3- Bacteria and Viruses:</u> Anticipated sources include sanitary sewer overflow, and trash container handling area.</p> <p><u>4- Pesticides:</u> Anticipated sources include sanitary sewer overflow, and trash container handling area.</p> <p><u>5- Oil and Grease:</u> Potential sources of oil and grease include motor vehicle.</p> <p><u>6- Trash and Debris:</u> These sources include common litter, biodegradable organic matter such as leaves, glass cutting, from landscaping area.</p>
<p>Environmentally Sensitive and Special Biological Significant Areas</p>	<p>The project is not located within the immediate vicinity of any known Environmentally Sensitive Area (ESA) or Area of Special Biological Significance (ASBSs).</p>

Section IV Best Management Practices (BMPs)

IV. 1 Project Performance Criteria

Describe project performance criteria. Several steps must be followed in order to determine what performance criteria will apply to a project. These steps include:

- If the project has an approved WIHMP or equivalent, then any watershed specific criteria must be used and the project can evaluate participation in the approved regional or sub-regional opportunities. (Please ask your assigned planner or plan checker regarding whether your project is part of an approved WIHMP or equivalent.)
- Determine applicable hydromodification control performance criteria. *Refer to Section 7.II-2.4.2.2 of the Model WQMP.*
- Determine applicable LID performance criteria. *Refer to Section 7.II-2.4.3 of the Model WQMP.*
- Determine applicable treatment control BMP performance criteria. *Refer to Section 7.II-3.2.2 of the Model WQMP.*
- Calculate the LID design storm capture volume for the project. *Refer to Section 7.II-2.4.3 of the Model WQMP.*

(NOC Permit Area only) Is there an approved WIHMP or equivalent for the project area that includes more stringent LID feasibility criteria or if there are opportunities identified for implementing LID on regional or sub-regional basis?		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
If yes, describe WIHMP feasibility criteria or regional/sub-regional LID opportunities.	There is not an approved WIHMP or equivalent for the project area		

Project Performance Criteria	
<p>If HCOC exists, list applicable hydromodification control performance criteria (Section 7.II-2.4.2.2 in MWQMP)</p>	<p>Per Section 2.2.3.1, of Technical Guidance Documents (TGD), this project is located in an area where any streams located down stream of the project site area potentially susceptible to hydromodification impacts. See TGD Map XVI-3c in Attachment B for locations and susceptibility with regards to this proposed project</p> <p>Therefore, in accordance with the Model WQMP Section 7.II-2.4.2.2. This project has HCOC concerns and hydromodification controls are applicable.</p>
<p>List applicable LID performance criteria (Section 7.II-2.4.3 from MWQMP)</p>	<p>The following performance criteria for LIP implementation:</p> <ul style="list-style-type: none">*Priority Projects must infiltrate, harvest and use, evapotranspire, or biotreat/biofilter, the 85th percentile, 24-hour storm event (Design Capture Volume).*A properly designed biotreatment system may only be considered if infiltration, harvest and use, and evapotranspiration (ET) can not be feasibility implemented for the full design capture volume. In this case, infiltration, harvest and use, and ET practices must be implemented to the greatest extent feasible and biotreatment may be provided for the remaining design capture volume. <p>A diversity of controls must be provided, where feasible, to achieve the greatest feasible retention of the Design Capture Volume, then if necessary, biotreatment of the remaining design capture volume.</p> <p>The Design Capture Storm Depth is the 85th percentile, 24-hour storm depth that, when applied to the project site results in the design capture volume. The design capture storm depth varies across the county and is shown in TGD Appendix III. The TGD provides information for determining the applicable “design capture storm depth” to apply to a project to calculate design capture volume as well as guidance for recommended hydrologic methods.</p> <p>Equivalent performance criteria have been synthesized from</p>

	<p>the permit requirements with consideration of the MEP standard and analysis of local precipitation and ET patterns. The following performance criteria result in capture and retention and/or biotreatment for LID are stated as follow:</p> <ul style="list-style-type: none"> *LID BMPs must be designed to retain, on-site, (infiltrate, harvest and use, or evapotranspire) stormwater runoff up to 80 percent average annual capture efficiency. *LID BMPs must be design to: <ul style="list-style-type: none"> +Retain, on-site (infiltrate, harvest and use, or evapotranspires) storm water runoff as feasible up to the Design Capture Volume and +Recover (i.e., draw down) the storage volume as soon as possible after a storm event (see criteria for maximizing drawdown rate in the TGD Appendix XI), and, if necessary +Biotreat, on-site, additional runoff, as feasible, up to 80 percent average annual capture efficiency (cumulate, retention plus biotreatment), and, if necessary. +NOC Permit Area only-retain or bio treat, in a regional facility, the remaining runoff up to 80 percent average annual capture efficiency (cumulative, retention plus biotreatment), and, if necessary. +Fulfill alternative compliance obligations for runoff volume not retained or biotreated up to 80 percent average annual capture efficiency using treatment controls or other alternative approach as described in Section 7.II-3
<p>List applicable treatment control BMP performance criteria (Section 7.II-3.2.2 from MWQMP)</p>	<p>Not applicable since we are providing LID BMPs,</p>

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<p>Calculate LID design storm capture volume for Project.</p>	<p>Design Capture Storm Depth at Project site (85% percentile, 24-hr storm event) = 0.95 inches</p> $V = C \times d \times A \times 43,560 \text{ sf/ac} \times 1/12 \text{ in/ft}$ <p>V= Runoff volume during the design storm event, cu-ft</p> <p>C= Runoff Coefficient: @79% impervious for (SQDV)</p> $(0.79 \times 0.75) + 0.15 = 0.74$ <p>d= Storm depth (0.95 inches)</p> <p>A= Tributary Area (Acres)</p> <p>Total V(SVDV)= $C \times d \times A \times 43,560 \text{ s.f./ac} \times 1/12 \text{ in/ft}$</p> $= 0.74 \times 0.95 \times 0.94 \times 43,560 \times 1/12 = 2,400 \text{ cu-ft}$ <p>Area (A-1): 0.66 acres (28,747 s.f.) @ 95% impervious</p> $C = (0.75 \times 0.95) + 0.15 = 0.86$ $V = 0.86 \times 0.95 \times 0.66 \times 43,560 / 12 = 1,957 \text{ cu-ft}$ <p>Area (A-2): 0.28 acres (12,080 s.f.) @ 0.40% impervious</p> $C = (0.40 \times 0.75) + 0.15 = 0.46$ $V = 0.46 \times 0.95 \times 0.28 \times 43,560 / 12 = 444 \text{ cu-ft}$ <p>There are 2 Sub-Drainage Areas: (A-1) and (A-2)</p> <p>Sub-Drainage Area (A-1), 0.66 a.c. (28,747 s.f.) locates in the center and south of property. The drainage water will go into Permeable Porous Concrete Paver (15'x 270') and to bottomless trench on driveway and to Monte Vista Street and to catch basin on Monte Vista Street</p> <p>Sub-Drainage Area (A-2), 0.28 a.c. (12,080 s.f.) locates in the north of property. The drainage water will go into Bioretention with no underdrain (10'x 80') in front and to Monte Vista Street</p>
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IV.2. Site Design and Drainage

Describe site design and drainage including

- A narrative of site design practices utilized or rationale for not using practices;
- A narrative of how site is designed to allow BMPs to be incorporated to the MEP
- A table of DMA characteristics and list of LID BMPs proposed in each DMA.
- Reference to the WQMP “BMP Exhibit.”
- Calculation of Design Capture Volume (DCV) for each drainage area.
- A listing of GIS coordinates for LID and Treatment Control BMPs.

Refer to Section 2.4.2 in the Technical Guidance Document (TGD).

Site Design BMPs

The following table shows site design BMPs that are included in this project. A description of each BMPs follows:

Technique	Included?		Brief Description of Method
	Yes	No	
Minimize Impervious Area/Maximize Permeability (C-Factor Reduction)		X	
Minimize Directly Connected Impervious Areas (DCIAs) (C-Factor Reduction)		X	Proposed landscaped areas shall limit the use of impervious surface.
Create Reduced or “Zero Discharge” Areas (Runoff Volume Reduction)		X	Site designed to direct flow to infiltration areas. No “zero discharge” areas will be created as a result of the proposed project.
Conserve Natural Areas (C-Factor Reduction)		X	This infill property is not the natural topography and has been disturbed over time.

Common Area Efficient Irrigation: Irrigation shall be implemented as indicated on the County approved Landscape Plans and be consistent with County water conservation resolution. This may included programmable irrigation times.

Common Area Runoff-Minimizing Landscape Design: Planning shall be implemented as indicated on the County approved Landscape Plans. Plants will be grouped with similar water requirements in order to reduce excess irrigation runoff.

Storm drain system stenciling and signage: All of the project's catch basins shall have the words "No Dumping-Drain to Ocean" stenciled. This will be done in a location that can be clearly seen by all and will be routinely inspected and re-stenciled, as required, until the owner accepts maintenance responsibility for the catch basins. Thereafter, the owner will routine inspects and re-stencil the catch basins every 6 months, as necessary.

Landscaped areas shall be located throughout the project site.

Landscaped areas and grassed swales shall minimize directly connected impervious areas. Buildings area buffered from streets and drive aisles with landscaping, while several common areas between building areas also landscape.

Landscaped areas shall be utilized throughout the project site for limited discharge.

Roof runoff will drain toward landscaped areas, connect to P.V.C. area drain system prior to discharge into local area drain

IV.3 LID BMP Selection and Project Conformance Analysis

Each sub-section below documents that the proposed design features conform to the applicable project performance criteria via check boxes, tables, calculations, narratives, and/or references to worksheets. *Refer to Section 2.4.2.3 in the Technical Guidance Document (TGD) for selecting LID BMPs and Section 2.4.3 in the Technical Guidance Document (TGD) for conducting conformance analysis with project performance criteria.*

IV.3.1 Hydrologic Source Controls (HSCs)

If required HSCs are included, fill out applicable check box forms. If the retention criteria are otherwise met with other LID BMPs, include a statement indicating HSCs not required.

Name	Included?
Localized on-lot infiltration	<input type="checkbox"/>
Impervious area dispersion (e.g. roof top disconnection)	<input type="checkbox"/>
Street trees (canopy interception)	<input type="checkbox"/>
Residential rain barrels (not actively managed)	<input type="checkbox"/>
Green roofs/Brown roofs	<input type="checkbox"/>
Blue roofs	<input type="checkbox"/>
Impervious area reduction (e.g. permeable pavers, site design)	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>

IV.3.2 Infiltration BMPs

Identify infiltration BMPs to be used in project. If design volume cannot be met, state why.

Name	Included?
Bioretention without underdrains	<input checked="" type="checkbox"/>
Rain gardens	<input type="checkbox"/>
Porous landscaping	<input type="checkbox"/>
Infiltration planters	<input type="checkbox"/>
Retention swales	<input type="checkbox"/>
Infiltration trenches	<input type="checkbox"/>
Infiltration basins	<input type="checkbox"/>
Drywells	<input type="checkbox"/>
Subsurface infiltration galleries	<input type="checkbox"/>
French drains	<input type="checkbox"/>
Permeable asphalt	<input type="checkbox"/>
Permeable concrete	<input type="checkbox"/>
Permeable concrete pavers	<input checked="" type="checkbox"/>

Permeable Porous Concrete Paver (BMP-INF-6)

Permeable Concrete Paver (15'x 270') will be built in the front of driveway. Permeable concrete paver is concrete which is designed to trap water and allow it to percolate through the concrete to ground below. There are a number of advantages to porous concrete which have caused it to become a popular option for thing like sidewalk, driveway and parking lot. It is especially popular with ecologically sound construction companies since it helps to manage water runoff in a sustainable way. Many so-call "green" builders promote the use of porous concrete in their project.

The permeable concrete paver will capture trash and litter, hydrocarbons, grass and leaves.

Bioretention with no Underdrain (BMP-INF-3)

The Bioretention with no underdrain (10'x 80') will be built in the north side in front of property. Bioretention provide the majority of their pollutant removal benefits through volume reduction.

* Other Infiltration BMP's:

IV.3.3 Evapotranspiration, Rainwater Harvesting BMPs

If the full Design Storm Capture Volume cannot be met with infiltration BMPs, describe any evapotranspiration and/or rainwater harvesting BMPs included.

Name	Included?
All HSCs; <i>See Section IV.3.1</i>	<input type="checkbox"/>
Surface-based infiltration BMPs	<input type="checkbox"/>
Biotreatment BMPs	<input type="checkbox"/>
Above-ground cisterns and basins	<input type="checkbox"/>
Underground detention	<input type="checkbox"/>
Other: Rain Barrels	<input type="checkbox"/>
Other: N/A	<input type="checkbox"/>
Other: N/A	<input type="checkbox"/>

The irrigation required area for this project is higher than the proposed irrigation area; therefore Harvesting Water Demand is not feasible for this project

IV.3.4 Biotreatment BMPs

If the full Design Storm Capture Volume cannot be met with infiltration BMPs, and/or evapotranspiration and rainwater harvesting BMPs, describe biotreatment BMPs included. Include sections for selection, suitability, sizing, and infeasibility, as applicable.

Name	Included ?
Bioretention with underdrains	<input type="checkbox"/>
Stormwater planter boxes with underdrains	<input type="checkbox"/>
Rain gardens with underdrains	<input type="checkbox"/>
Constructed wetlands	<input type="checkbox"/>
Vegetated swales	<input type="checkbox"/>
Vegetated filter strips	<input type="checkbox"/>
Proprietary vegetated biotreatment systems	<input type="checkbox"/>
Wet extended detention basin	<input type="checkbox"/>
Dry extended detention basins	<input type="checkbox"/>
Other: N/A	<input type="checkbox"/>

IV.3.5 Hydromodification Control BMPs

Describe hydromodification control BMPs. See Section 5 of the Technical Guidance Document (TGD). Include sections for selection, suitability, sizing, and infeasibility, as applicable. Detail compliance with Prior Conditions of Approval (if applicable).

Hydromodification Control BMPs	
BMP Name	BMP Description
N/A	N/A

System Design to Address HCOCs for Project Site

HCOCs in the North Orange County permit area can be mitigated by the managing run-off such that the post-development run-off volume for the two year, 24 hour storm even (V 2-yr, post) does not exceed that of the pre-development condition (V-2-yr, pre) by more than 5 percent; Or time of concentration of post-development run-off for the 2-yr 24-hr storm event (Tc 2-yr, post) is no greater than the time of concentration of the pre-development condition (Tc 2-yr, pre) By more than 5 percent.

<p>If HCOC exists, list applicable hydromodification control performance criteria (Section 7.II-2.4.2.2 in MWQMP)</p>	<p>The project does have an HCOC concern</p> <p><u>EXISTING CONDITION</u></p> <p>1) Drainage Area $A = 40,827 \text{ sq-ft} = 0.94 \text{ a.c.}$ Determine Q Type of Soil = B, => $F_p = 0.30$ (Table C-2) $A = 0.94 \text{ a.c.}, L = 320 \text{ ft}, \Delta H = 3.50 \text{ ft.}$ $T_c = 9.60 \text{ mi. (Fig - D-1)}$ $I = 1.50 \text{ in/hr (Fig B-3)}$ $a_p = \text{ratio of pervious area to total area } 0.85$ $F_m = F_p \times a_p = 0.30 \times 0.85 = 0.26$ $Q1(e) = 0.90(I - F_m) A = 0.90 \times (1.50 - 0.26) \times 0.94$ $= 1.049 \text{ cfs}$ Impervious $(1 - 0.85) = 0.15$ $C = (0.75 \times 0.15) + 0.15 = 0.26$ $d = 2.05 \text{ in}$ $A = 0.94 \text{ ac}$ $V = C \times d \times A \times 43,560 \text{ sf/ac} / 12 \text{ in/ft}$ $= 0.26 \times 2.05 \times 0.94 \times 43,560 / 12 = 1,818 \text{ cu-ft}$</p>
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PROPOSED DEVELOPMENT CONDITION

Proposed development will be divided into two lots sub-area (A-1) & (A-2)

Drainage Area:

$$(A-1) = 28,747 \text{ s.f.} = 0.66 \text{ a.c.}$$

$$(A-2) = 12,080 \text{ s.f.} = 0.28 \text{ a.c.}$$

Determine Q-1

Type of Soil = B, => $F_p = 0.30$ (Table C-2)

$A = 0.66 \text{ a.c.}$, $L = 330 \text{ ft}$, $\Delta H = 3.00 \text{ ft}$

$T_c = 7.60 \text{ mi.}$ (Fig - D-1)

$I = 1.70 \text{ in/hr}$ (Fig B-3)

$a_p =$ ratio of pervious area to total area = 0.05

$$F_m = F_p \times a_p = 0.30 \times 0.05 = 0.02$$

$$Q(p) = 0.90(I - F_m) A = 0.90(1.70 - 0.02) \times 0.66 \\ = \underline{0.998 \text{ cfs}}$$

Impervious = $(1 - 0.05) = 0.95$

$$C = (0.75 \times 0.95) + 0.15 = 0.86$$

$d = 2.05 \text{ in}$

$A = 0.66 \text{ ac}$

$$V = C \times d \times A \times 43,560 \text{ sf/ac} / 12 \text{ in/ft}$$

$$= 0.86 \times 2.05 \times 0.66 \times 43,560 / 12 = 4,224 \text{ cu-ft}$$

Determine Q-2

Type of Soil = B, => $F_p = 0.30$ (Table C-2)

$A = 0.28 \text{ a.c.}$, $L = 290 \text{ ft}$, $\Delta H = 1.72 \text{ ft}$

$T_c = 7.70 \text{ mi.}$ (Fig - D-1)

$I = 1.65 \text{ in/hr}$ (Fig B-3)

$a_p =$ ratio of pervious area to total area = 0.60

$$F_m = F_p \times a_p = 0.30 \times 0.60 = 0.18$$

$$Q(p) = 0.90(I - F_m) A = 0.90(1.65 - 0.18) \times 0.28 \\ = \underline{0.370 \text{ cfs}}$$

Impervious $(1 - 0.60) = 0.40$

$$C = (0.75 \times 0.40) + 0.15 = 0.45$$

$d = 2.05 \text{ in}$

$A = 0.28 \text{ ac}$

$$V = C \times d \times A \times 43,560 \text{ sf/ac} / 12 \text{ in/ft}$$

$$= 0.45 \times 2.05 \times 0.28 \times 43,560 / 12 = 938 \text{ cu-ft}$$

$$\underline{\text{Total } V_p = (4,224 + 938) = 5,162 \text{ cu-ft}}$$

RESULT

Project's V 2-yr, post = 5,162 cu-ft

Project's V 2-yr, pre. = 1,818 cu-ft

Thus, (V 2-yr, post/V 2-yr, pre) = $5,162/1,818 = 2.84$ which is more than 1.05 maximum allowed.

The run-off volume from the post-development condition is more than that from pre-development condition due to redevelopment process of the Project Site.

Project's Tc 2-yr, post = 7.70 minutes

Project's Tc 2-yr, pre = 9.60 minutes

Thus, (Tc 2-yr, post/Tc 2-yr, pre) = $7.70/9.60 = 0.80$ which is less than 1.05 maximum allowed.

Per Section 2.2.3.1 of TGD, this project is in an area susceptible to hydromodification

Therefore, in accordance with the Model WQMP Section 7.II-2.4.2.2, this project does have HCOC concern.

Furthermore the calculated result indicated that HCOCs does exist for Project Site and thus Hydromodification control BMPs must be implemented to satisfy the above conditions.

CALCULATE DESIGN STORM CAPTURE VOLUME

Difference V in Proposed and Existing (2-year, 24hr) = (5,162 -1,818) = 3,344 cu-ft

Total V in 85th percentile, 24-hr storm event = (1,957 + 444) = 2,400 cu-ft

The difference V in Proposed and Existing (2 year, 24 hr.) storm event is governed

PERMEABLE CONCRETE PAVERS PAVEMENT (INF-6)

Determine Permeable Concrete Paver

Total DCV (A-1) = 4,224 cu-ft

Determine 48 hours effective depth

$d(48) = K (\text{Design}) \times 48 \text{ hrs} \times 1 \text{ ft}/12 \text{ inches} = 0.30 \times 48/12 = 1.20 \text{ ft}$

$d(48) > (nR \times dR)$, $nR = 0.35$, $dR = 3.00 \text{ ft}$

Required Area = $DCV / (nR \times dR) = 4,224 \text{ cu-ft} / (0.35 \times 3.00) \text{ ft} = 4,023 \text{ sq-ft}$

Proposed Area (15' x 270') = 4,050 sq-ft is O.K.

BIORETENTION WITH NO UNDERDRAIN (INF-3)

Total DCV (A-2) = 938 cu-ft

Determine 48 hours effective depth

$d(48) = K (\text{Design}) \times 4 = 0.30 \times 4 = 1.20 \text{ ft}$

$d(48) > dP + (nM \times dM) + nG \times dG$

$dP = 0.50 \text{ ft}$, $nG = 0$, $nM = 0.35$, $dM = 2.00 \text{ ft}$, $dG = 0$ (no gravel)

$d(\text{Effective}) = 0.50 + (0.35 \times 2.00) = 1.20 \text{ ft}$ O.K.

Calculate the Required Bioretention with no underdrain area

Required Area = $DCV / (d(\text{Effective})) = 938 \text{ cu-ft} / 1.20 \text{ ft} = 781 \text{ sq-ft}$

Proposed Area (10' x 80') = 800 sq-ft is O.K.

IV.3.6 Regional/Sub-Regional LID BMPs

Describe regional/sub-regional LID BMPs in which the project will participate. *Refer to Section 7.II-2.4.3.2 of the Model WQMP.*

Regional/Sub-Regional LID BMPs
N/A

IV.3.7 Treatment Control BMPs

Treatment Control BMP's

Name	Check One		If not applicable, state brief reason
	Yes	No	
N/A			

IV.3.8 Non-structural Source Control BMPs

Fill out non-structural source control check box forms or provide a brief narrative explaining if non-structural source controls were not used.

Non-Structural Source Control BMPs				
Identifier	Name	Check One		If not applicable, state brief reason
		Included	Not Applicable	
N1	Education for Property Owners, Tenants and Occupants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N2	Activity Restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N3	Common Area Landscape Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N4	BMP Maintenance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N5	Title 22 CCR Compliance (How development will comply)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This BMP is not applicable
N6	Local Industrial Permit Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This BMP is not applicable
N7	Spill Contingency Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This BMP is not applicable
N8	Underground Storage Tank Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This BMP is not applicable
N9	Hazardous Materials Disclosure Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This BMP is not applicable
N10	Uniform Fire Code Implementation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This BMP is not applicable
N11	Common Area Litter Control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N12	Employee Training	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N13	Housekeeping of Loading	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This BMP is not

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	Docks			applicable
N14	Common Area Catch Basin Inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This BMP is not applicable
N15	Street Sweeping Private Streets and Parking Lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N16	Retail Gasoline Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This BMP is not applicable

**There is no BMP with the designation N16.

(N1) Education for property owners, tenants and occupants – Property Owner or its successors will provide information available from the County and City to educate employees of general good housekeeping practices that contribute to the protection of storm water quality. See all attachments.

(N2) Activity Restrictions – Property Owner or its successors will prepare guidelines and restrictions for future implementation and maintenance of all BMPs specified herein. Specific restrictions will include, but are not limited to, the following:

- Car washing: No washing of automobiles will be allowed on the site.
- No hosing of Paved Areas: Parking area surfaces and driveways will not be cleaned by “hosing down” but will instead be swept clean or vacuumed with collected waste disposed of in a covered container. Oil stains will not be cleaned via an acid wash of the driveway. Instead, oil stains and leaks will be cleaned using rags or absorbents, then swept using granular absorbent material and finally mopped. Mop water shall be disposed of into a sanitary sewer facility.
- Trash: No rubbish, trash, garbage or other waste material shall be kept on-site or on any public street abutting the properties, except in sanitary containers located in appropriate areas (trash container).

(N3) Common Area Landscape Management – Management programs will be designed and established by the Property Owner will own and maintain the common areas within the project site.

These programs will include how to mitigate the potential dangers of fertilizer and pesticide usage (refer to the Matrix, Figure “D”). Ongoing maintenance will be consistent with the County Water Conservation Resolution (County Ordinance No. 3802 – see Item 19

of Appendix A) and the State of California model water Efficient Landscape ordinance (Item 25 of Appendix A). Fertilizer and pesticide usage shall be consistent with County Management Guidelines for use of Fertilizers and Pesticides (see item 16 of Appendix A).

(N4) BMP Maintenance - Property Owner/ Homeowner Association or its successors will be responsible for implementation of each non-structural BMP and scheduled cleaning of all structural BMP facilities.

(N11) Common Area Litter Control - Property Owner or its successors will implement trash management and liter control procedures aimed at reducing off-site migration of trash. Specifically, Property Owner/ Homeowner Association or its successors will be responsible for having the site inspected on a twice weekly basis and will ensure that all litter is removed for proper disposal on a regular basis.

(N12) Employee Training - Property Owner or its successors will train its initial and future employees in general good housekeeping practices that contribute to protection of storm water quality. It will be the responsibility of Owner or its successors to ensure that an appropriate training program is prepared and implemented. Among other things, this training will describe the use of chemicals that should be limited to the property, with no discharge of specified wastes via hosing or other direct discharge to gutters, catch basins and storm drains. The training also will include a review of the purposes and contents of this Water Quality Management Plan and procedures for effective implementation of the Best Management Practices Program.

(N15) Street Sweeping Private Streets and Parking Spaces - Property Owner or its successors will ensure that streets, driveways and parking spaces are swept on a weekly schedule. The use of water to clean street, paved areas, parking lots, and other areas and flushing the debris and sediment down the storm drains shall be prohibited. The private street and parking lot to be swept prior to the storm season, no later than October 15th of each year

IV.3.9 Structural Source Control BMPs

Fill out structural source control check box forms or provide a brief narrative explaining if structural source controls were not used.

Structural Source Control BMPs				
Identifier	Name	Check One		If not applicable, state brief reason
		Included	Not Applicable	
S1	Provide storm drain system stenciling and signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
S2	Design and construct outdoor material storage areas to reduce pollution introduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Residential
S3	Design and construct trash and waste storage areas to reduce pollution introduction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
S4	Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
S5	Protect slopes and channels and provide energy dissipation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Flatland Area
	Incorporate requirements applicable to individual priority project categories (from SDRWQCB NPDES Permit)	<input type="checkbox"/>	<input type="checkbox"/>	
S6	Dock areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Residential
S7	Maintenance bays	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Residential
S8	Vehicle wash areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Residential
S9	Outdoor processing areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Residential
S10	Equipment wash areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Residential
S11	Fueling areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Small area

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S12	Hillside landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Flatland Area
S13	Wash water control for food preparation areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Residential
S14	Community car wash racks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Residential

IV.4 Alternative Compliance Plan (If Applicable)

Describe an alternative compliance plan (if applicable). Include alternative compliance obligations (i.e., gallons, pounds) and describe proposed alternative compliance measures. *Refer to Section 7.II 3.0 in the WQMP.*

IV.4.1 Water Quality Credits

Determine if water quality credits are applicable for the project. *Refer to Section 3.1 of the Model WQMP for description of credits and Appendix VI of the Technical Guidance Document (TGD) for calculation methods for applying water quality credits.*

Description of Proposed Project			
Project Types that Qualify for Water Quality Credits (Select all that apply):			
<input type="checkbox"/> Redevelopment projects that reduce the overall impervious footprint of the project site.	<input type="checkbox"/> Brownfield redevelopment, meaning redevelopment, expansion, or reuse of real property which may be complicated by the presence or potential presence of hazardous substances, pollutants or contaminants, and which have the potential to contribute to adverse ground or surface WQ if not redeveloped.	<input type="checkbox"/> Higher density development projects which include two distinct categories (credits can only be taken for one category): those with more than seven units per acre of development (lower credit allowance); vertical density developments, for example, those with a Floor to Area Ratio (FAR) of 2 or those having more than 18 units per acre (greater credit allowance).	
<input type="checkbox"/> Mixed use development, such as a combination of residential, commercial, industrial, office, institutional, or other land uses which incorporate design principles that can demonstrate environmental benefits that would not be realized through single use projects (e.g. reduced vehicle trip traffic with the potential to reduce sources of water or air pollution).	<input type="checkbox"/> Transit-oriented developments, such as a mixed use residential or commercial area designed to maximize access to public transportation; similar to above criterion, but where the development center is within one half mile of a mass transit center (e.g. bus, rail, light rail or commuter train station). Such projects would not be able to take credit for both categories, but may have greater credit assigned	<input type="checkbox"/> Redevelopment projects in an established historic district, historic preservation area, or similar significant city area including core City Center areas (to be defined through mapping).	

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<input type="checkbox"/> Developments with dedication of undeveloped portions to parks, preservation areas and other pervious uses.	<input type="checkbox"/> Developments in a city center area.	<input type="checkbox"/> Developments in historic districts or historic preservation areas.	<input type="checkbox"/> Live-work developments, a variety of developments designed to support residential and vocational needs together – similar to criteria to mixed use development; would not be able to take credit for both categories.	<input type="checkbox"/> In-fill projects, the conversion of empty lots and other underused spaces into more beneficially used spaces, such as residential or commercial areas.
Calculation of Water Quality Credits (if applicable)	N/A			

IV.4.2 Alternative Compliance Plan Information

Describe an alternative compliance plan (if applicable). Include alternative compliance obligations (i.e., gallons, pounds) and describe proposed alternative compliance measures. Refer to Section 7.II 3.0 in the Model WQMP.

N/A

Section V Inspection/Maintenance Responsibility for BMPs

Fill out information in table below. Prepare and attach an Operation and Maintenance Plan. Identify the funding mechanism through which BMPs will be maintained. Inspection and maintenance records must be kept for a minimum of five years for inspection by the regulatory

BMP Inspection/Maintenance			
BMP	Responsible Party(s)	Inspection/Maintenance Activities Required	Minimum Frequency of Activities
HOME OWNER EDUCATION & ACTIVITY RESTRICTIONS (N1 & N2)	PROPERTY OWNER (NRI PORTFOLIOS, LLC.)	Practical information shall be provided by property owner to tenants or occupants on general good housekeeping BMP's and other practices that contribute to protection of storm drain water quality. Educational materials shall be provided upon tenant occupancy and annually thereafter.	Orientation shall be given to new owners, tenants, and occupants, within 4 weeks of startup. Refreshing orientation shall be given annually.
COMMON LANDSCAPE MAEMENT (N3)	PROPERTY OWNER	Manage landscape areas and irrigation systems in accordance with the guidelines	Weekly
EFFICIENT IRRIGATION	PROPERTY OWNER	Manage landscape areas and irrigation systems in accordance with the guidelines	Weekly

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<p>RUNOFF-MINIMIZING LANDSCAPE DESIGN</p>	<p>PROPERTY OWNER</p>	<p>Manage landscape areas and irrigation systems in accordance with the guidelines</p>	<p>Weekly</p>
<p>TRASH</p>	<p>PROPERTY OWNER</p>	<p>Inspection and removal of debris, litter, and trash. Ensure all lids are closed and any trash/debris located on the ground are removed and disposed properly. Ensure closure is secure.</p>	<p>Weekly</p>

Owner is responsible to submit Annual Certification Form to City of La Habra, Engineering Division by June 30 th.

Section VI BMP Exhibit (Site Plan)

VI.1 BMP Exhibit (Site Plan)

Include a BMP Exhibit (Site Plan), at a size no less than 24" by 36," which includes the following minimum information:

- Insert in the title block (lower right hand corner) of BMP Exhibit: the WQMP Number (assigned by staff) and the grading/building or Planning Application permit numbers
- Project location (address, tract/lot number(s), etc.)
- Site boundary
- Land uses and land covers, as applicable
- Suitability/feasibility constraints
- Structural BMP locations
- Drainage delineations and flow information
- Delineate the area being treated by each structural BMP
- GIS coordinates for LID and Treatment Control BMPs
- Drainage connections
- BMP details
- Preparer name and stamp

Please do not include any areas outside of the project area or any information not related to drainage or water quality. The approved BMP Exhibit (Site Plan) shall be submitted as a plan sheet on all grading and building plan sets submitted for plan check review and approval. The BMP Exhibit shall be at the same size as the rest of the plan sheets in the submittal and shall have an approval stamp and signature prior to plan check submittal.

VI.2 Submittal and Recordation of Water Quality Management Plan

Following approval of the Final Project-Specific WQMP, three copies of the approved WQMP (including BMP Exhibit, Operations and Maintenance (O&M) Plan, and Appendices) shall be submitted. In addition, these documents shall be submitted in a PDF format.

LOCATION MAP

NTS

FIGURE 1

SITE PLAN-WQMP EXHIBIT

(ATTACHED)

FIGURE 2

Section VII Educational Materials

Refer to the Orange County Storm-water Program (ocwatersheds.com) for a library of materials available. Please only attach the educational materials specifically applicable to this project. Other materials specific to the project may be included as well and must be attached.

Education Materials			
Residential Material (http://www.ocwatersheds.com)	Check If Applicable	Business Material (http://www.ocwatersheds.com)	Check If Applicable
The Ocean Begins at Your Front Door	<input checked="" type="checkbox"/>	Tips for the Automotive Industry	<input checked="" type="checkbox"/>
Tips for Car Wash Fund-raisers	<input type="checkbox"/>	Tips for Using Concrete and Mortar	<input checked="" type="checkbox"/>
Tips for the Home Mechanic	<input checked="" type="checkbox"/>	Tips for the Food Service Industry	<input type="checkbox"/>
Homeowners Guide for Sustainable Water Use	<input checked="" type="checkbox"/>	Proper Maintenance Practices for Your Business	<input checked="" type="checkbox"/>
Household Tips	<input checked="" type="checkbox"/>	Other Material	Check If Attached
Proper Disposal of Household Hazardous Waste	<input checked="" type="checkbox"/>		
Recycle at Your Local Used Oil Collection Center (North County)	<input type="checkbox"/>		<input type="checkbox"/>
Recycle at Your Local Used Oil Collection Center (Central County)	<input type="checkbox"/>		<input type="checkbox"/>
Recycle at Your Local Used Oil Collection Center (South County)	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Maintaining a Septic	<input type="checkbox"/>		<input type="checkbox"/>

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Tank System			
Responsible Pest Control	<input type="checkbox"/>		<input type="checkbox"/>
Sewer Spill	<input type="checkbox"/>		<input type="checkbox"/>
Tips for the Home Improvement Projects	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Tips for Horse Care	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Landscaping and Gardening	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Tips for Pet Care	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Tips for Pool Maintenance	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Residential Pool, Landscape and Hardscape Drains	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Tips for Projects Using Paint	<input checked="" type="checkbox"/>		<input type="checkbox"/>

APPENDIX A

Educational Materials Document

APPENDIX B

Rainfall Intensity Zones Map
Susceptibility Analysis San Gabriel-Coyote Creek Map
"C" Coefficient

APPENDIX C

Work Sheets

APPENDIX D
Preliminary Soil Report
Percolation Test

APPENDIX E

O & M Plans

Transfer Responsibility Form

Annual Certification Form

OPERATION AND MAINTENANCE PLANS

BMP Applicable? Yes/No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Inspection / Maintenance Activities Required	Person or Entity with Operation & Maintenance Responsibility
Non-Structural Source Control BMPs				
Yes	N1. Education for Property Owners, Tenants and Occupants	Education of employees (owner(s)) shall be done within 4 weeks of startup and continue on an annual refreshing basis with each new onsite employee (owner(s)) being given a water quality orientation using this WQMP as reference within two weeks of hire date.	Education for Property /Owners, /Tenants and Occupants will be provided to the first residents/occupants/tenants on general housekeeping practices that contribute to the protection of storm water quality. These materials will be initially developed and provided by Property Owner. Thereafter such materials will be available through the permittees' education program. The owner/tenant shall periodically provide environmental awareness education materials, made available by the municipalities, to all of its members. Among other things, these materials will describe the use of chemicals (including household type) that should be limited to the property, with no discharge of wastes via hosing or other direct discharge to gutters, catch basins and storm drains.	Ken Pham NRI PORTFOLIOS, LLC. 12962 Main Street Garden Grove, CA 92840 (714) 8651-4551
Yes	N2. Activity Restriction	Daily	Activity Restrictions must be prepared for the purpose of surface water quality protection. An example would be not allowing car washing outside of established community car wash areas in multi-unit complexes. Alternatively, use restrictions may be developed by a building operator through lease terms, etc.	Ken Pham NRI PORTFOLIOS, LLC. 12962 Main Street Garden Grove, CA 92840 (714) 8651-4551

BMP Applicable? Yes/No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Inspection / Maintenance Activities Required	Person or Entity with Operation & Maintenance Responsibility
Yes	N3. Common Area Landscape Management	Monthly.	Landscape maintenance shall be performed on a weekly basis. Irrigation systems shall be inspected monthly for leaks. Leaks shall be repaired as soon as they are observed	Ken Pham NRI PORTFOLIOS, LLC. 12962 Main Street Garden Grove, CA 92840 (714) 8651-4551
Yes	N4. BMP Maintenance	As needed	The Project WQMP shall identify responsibility for implementation of each non-structural BMP and scheduled cleaning and/or maintenance of all structural BMP facilities.	Ken Pham NRI PORTFOLIOS, LLC. 12962 Main Street Garden Grove, CA 92840 (714) 8651-4551
No	N5. Title 22 CCR Compliance	Not applicable.		
No	N7. Spill Contingency Plan	Not applicable.		
No	N8. Underground Storage Tank Compliance	Not applicable.		
No	N9. Hazardous Materials Disclosure Compliance	Not applicable.		
No	N10. Uniform Fire Code Implementation	Not applicable.		

BMP Applicable? Yes/No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Inspection / Maintenance Activities Required	Person or Entity with Operation & Maintenance Responsibility
Yes	N11. Common Area Litter Control	Every two weeks.	Provide this service during regularly scheduled maintenance, which should consist of litter patrol, emptying of trash receptacles in common areas, and noting trash disposal violations.	Ken Pham NRI PORTFOLIOS, LLC. 12962 Main Street Garden Grove, CA 92840 (714) 8651-4551
Yes	N12. Employee Training	Education of employees/owner(s) shall be done within 4 weeks of startup and continue on an annual refreshing basis with each new onsite employee/owner(s) being given a water quality orientation using this WQMP as reference within two weeks of hire date.	Property Owner will provide environmental awareness education materials containing use of chemicals that should be limited to the property, with no discharge or specified wastes via hosing or other direct discharge to gutters, catch basins, and storm drains. Ensuring that employees are properly trained will help to reduce all anticipated and potential pollutants from the site. All new employees will be trained on how to minimize impacts to water quality. The educational materials provided in Attachment A will be review	Ken Pham NRI PORTFOLIOS, LLC. 12962 Main Street Garden Grove, CA 92840 (714) 8651-4551
No	N13. Housekeeping of Loading Docks	Not applicable.		
No	N14. Common Area Catch Basin Inspection	Not applicable.		

BMP Applicable? Yes/No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Inspection / Maintenance Activities Required	Person or Entity with Operation & Maintenance Responsibility
Yes	N15. Street Sweeping Private Streets and Parking Lots	The access roads and drive aisles shall be swept on a regular basis to remove debris. Streets and parking lot shall be swept monthly at minimum.	Common driveway and parking lots are required to be swept prior to the storm season, in late summer or early fall, prior to the start of the rainy season or equivalent as required by the governing jurisdiction.	Ken Pham NRI PORTFOLIOS, LLC. 12962 Main Street Garden Grove, CA 92840 (714) 8651-4551
No	N17. Retail Gasoline Outlets	Not applicable.		
Structural Source Control BMPs				

BMP Applicable? Yes/No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Inspection / Maintenance Activities Required	Person or Entity with Operation & Maintenance Responsibility
Yes	Provide Storm Drain System Stenciling and Signage	As needed and Storm drain signage should be re- stenciled at minimum once every one years.	<p>Storm drain stencils are highly visible source control messages, typically placed directly adjacent to storm drain inlets. The stencils contain a brief statement that prohibits the dumping of improper materials into the municipal storm drain system. Stencils and signs alert the public to the destination of pollutants discharged into storm water. The following requirements should be included in the project design and shown on the project plans:</p> <ol style="list-style-type: none"> 1. Provide stenciling or labeling of all storm drain inlets and catch basins, constructed or modified, within the project area with prohibitive language (such as: "NO DUMPING- DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping. 2. Post signs and prohibitive language and/or graphical icons, which prohibit illegal dumping at public access points along channels and creeks within the project area. 3. Maintain legibility of stencils and signs. 	<p>Ken Pham NRI PORTFOLIOS, LLC. 12962 Main Street Garden Grove, CA 92840 (714) 8651-4551</p>
No	Design and Construct Outdoor Material Storage Areas to Reduce Pollutant Introduction	Not applicable.		

BMP Applicable? Yes/No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Inspection / Maintenance Activities Required	Person or Entity with Operation & Maintenance Responsibility
Yes	Design and Construct Trash and Waste Storage Areas to Reduce Pollutant Introduction	Weekly	<p>Design trash storage areas to reduce pollutant introduction. All trash container areas shall meet the following requirements (limited exclusion: detached residential homes):</p> <p>1. Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash and</p> <p>2. Provide solid roof or awning to prevent direct precipitation. Connection of trash area drains to the municipal storm drain</p> <p>system is prohibited. Potential conflicts with fire garbage hauling activities should be considered in implementing this source control.</p>	<p>Ken Pham NRI PORTFOLIOS, LLC. 12962 Main Street Garden Grove, CA 92840 (714) 8651-4551</p>
Yes	Use Efficient Irrigation Systems & Landscape Design	Monthly	<p>Maintain equipment-water sensors, irrigation heads and timers in good working order.</p> <p>Inspection of irrigation on monthly basis. Maintain as necessary to ensure proper function. Remove and replace broken pipes, damaged sprinkler heads.</p>	<p>Ken Pham NRI PORTFOLIOS, LLC. 12962 Main Street Garden Grove, CA 92840 (714) 8651-4551</p>
No	Protect Slopes and Channels and Provide Energy Dissipation	Not applicable.		

BMP Applicable? Yes/No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Inspection / Maintenance Activities Required	Person or Entity with Operation & Maintenance Responsibility
No	Loading Docks	Not applicable.		
No	Maintenance Bays	Not applicable.		
No	Vehicle Wash Areas	Not applicable.		
No	Outdoor Processing Areas	Not applicable.		
No	Equipment Wash Areas	Not applicable.		
No	Fueling Areas	Not applicable.		
No	Hillside Landscaping	Not applicable.		
No	Wash Water Controls for Food Preparation Areas	Not applicable.		
No	Community Car Wash Racks	Not applicable.		
Low Impact Development (LID) and Treatment Control BMPs				

BMP Applicable? Yes/No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Inspection / Maintenance Activities Required	Person or Entity with Operation & Maintenance Responsibility
Yes	LID and Treatment Control BMP Permeable Concrete Pavers (INF-6) Bioretention with no underdrain (INF-3)	Monthly	Visually inspect for defects and possible illegal dumping. Vacuum or removed collected trash materials from liner. See manufacturer's brochure for full guidance for maintenance. On a recurring basis at least three times a year.	Ken Pham NRI PORTFOLIOS, LLC. 12962 Main Street Garden Grove, CA 92840 (714) 8651-4551

Required Permits

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

-No other permit(s) required.

Forms to Record BMP Implementation, Maintenance, and Inspection

The form that will be used to record implementation, maintenance, and inspection of BMPs is attached.

Owner is responsible to submit annual certification form to City by June 30 Th.

Recordkeeping

All records must be maintained for at least five (5) years and must be made available for review upon request.

RECORD OF BMP IMPLEMENTATION, MAINTENANCE, AND INSPECTION

Today's Date: **SEPTEMBER 28, 2018**

Name of Person Performing Activity
(Printed): KEN PHAM-NRI PORTHFOLIOS, LLC.

Signature: _____

BMP Name (As Shown in O&M Plan)	Brief Description of Implementation, Maintenance, and Inspection Activity Performed

Priority Water Quality Management Plan (WQMP)
30 UNITS MOUNTAIN VIEW APARTMENT PROJECT
320 & 330 S. Monte Vista Street, La Habra CA 90631

Water Quality Management Plan
Notice of Transfer of Responsibility

City of La Habra Project Number: P-_____

Submission of this Notice of Transfer of Responsibility constitutes notice to the City of Westminister that responsibility for the Water Quality Management Plan ("WQMP") for the subject property identified below, and implementation of that plan, is being transferred from the Previous Owner (and his/her agent) of the site (or a portion thereof) to the New Owner, as further described below.

I. Previous Owner/Previous Responsible Party Information

Company Name: NRI PORTHFOLIOS, LLC		Contact Person: Ken Pham	
Street Address: 12962 Main Street		Title: Property Owner	
City: Garden Grove	State: CA	ZIP: 92840	Phone: (714) 651-4551

II. Information About Site Transferred

Name of Project (if applicable):	
Title of WQMP Applicable to site: Priority Water Quality Management Plan (WQMP)	
Street Address of Site (if applicable): 320 & 330 S. Monte Vista Street, La Habra CA 9063	
Planning Area (PA) and/or Tract Number(s) for Site	Lot Numbers (if Site is a portion of a tract)
Date WQMP Prepared (and revised if applicable)	

III. New Owner/New Responsibility Party Information

Company/Individual Name		Contact Person	
Street Address		Title	
City	State	ZIP	Phone

Priority Water Quality Management Plan (WQMP)
30 UNITS MOUNTAIN VIEW APARTMENT PROJECT
320 & 330 S. Monte Vista Street, La Habra CA 90631

IV. Information About Site Transferred

General Description of Site Transferred to New Owner	General Description of Portion of Project/Parcel Subject to WQMP Retained by Owner (if any)
Lot/Tract Numbers of Site Transferred to New Owner	
Remaining Lot/Tract Numbers Subject to WQMP Still Held by Owner (if any)	
Date of Ownership Transfer	

Note: When the Previous Owner is transferring a Site that is a portion of a larger project/parcel addressed by the WQMP, as opposed to the entire project/parcel addressed by the WQMP, the General Description of the Site transferred and the remainder of the project/parcel not transferred shall be set forth as maps attached to this notice. These maps shall show those portions of a project/parcel addressed by the WQMP that are transferred to the New Owner (the Transferred Site), those portions retained by the Previous Owner, and those portions previously transferred by Previous Owner. Those portions retained by Previous Owner shall be labeled "Previous Owner," and those portions previously transferred by Previous Owner shall be labeled as "Previously Transferred."

V. Purpose of Notice of Transfer

The purposes of this Notice of Transfer of Responsibility are: 1) to track transfer of responsibility for implementation and amendment of the WQMP when property to which the WQMP is transferred from the Previous Owner to the New Owner, and 2) to facilitate notification to a transferee of property subject to a WQMP that such New Owner is now the Responsible Party of record for the WQMP for those portions of the site that it owns.

VI. Certifications

A. Previous Owner

I certify under penalty of law that I am no longer the owner of the Transferred Site as described in Section II above. I have provided the New Owner with a copy of the WQMP applicable to the Transferred Site that the New Owner is acquiring from the Previous Owner.

Printed Name of Previous Owner Representative	Title
Signature of Previous Owner Representative	Date

Priority Water Quality Management Plan (WQMP)
30 UNITS MOUNTAIN VIEW APARTMENT PROJECT
320 & 330 S. Monte Vista Street, La Habra CA 90631

B. New Owner

I certify under penalty of law that I am the owner of the Transferred Site, as described in Section II above, that I have been provided a copy of the WQMP, and that I have informed myself and understand the New Owner's responsibilities related to the WQMP, its implementation, and Best Management Practices associated with it. I understand that by signing this notice, the New Owner is accepting all ongoing responsibilities for implementation and amendment of the WQMP for the Transferred Site, which the New Owner has acquired from the Previous Owner.

Printed Name of New Owner Representative	Title
Signature	Date

Completed form shall be submitted to City of La Habra, Engineering Division.

OWNER SELF CERTIFICATION STATEMENT

As the owner of 30 Units Mountain View Apartments located at 320 & 330 S. Monte Vista Street, La Habra CA 90631, for which a Water Quality Management Plan (WQMP) was approved by the City, I hereby certify under penalty of law that all Best Management Practices contained within the approved Project WQMP have been maintained and inspected in accordance with the schedule and frequency outlined in the approved Operation and Maintenance Plan.

The maintenance activities and inspections conducted, as listed in the attached table, have been performed by qualified and knowledgeable individuals.

To the best of my knowledge, the information submitted is true and accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and citations for violating water quality regulations.

Signed: _____

Name: Ken Pham

Title: Property Owner

Company: NRI PORTFOLIOS, LLC

Address: 12962 Main Street, Garden Grove, CA 92840

Telephone Number: (714) 651-4551

Date: SEPTEMBER 28, 2018

