

Storm Water Pollution Prevention Plan

Prepared pursuant to the California Construction General Permit (Order 2022-0057-DWQ, NPDES No. CAS000002).

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Project	Riverside Logistics Center - Pad B
Project Address	4800 Commerce Way, Riverside, CA 92507
Latitude, Longitude	38.58151, -121.49441
Owner / Legally Responsible Person	Pacific Crest Logistics LLC, 1 Owner Way, Sacramento, CA 95814
LRP Contact	Sample Contact, (916) 555-0100
Duly Authorized Representative	Authorized Representative, Project Manager, (916) 555-0101
Risk Level	Risk Level 2
WDID	XXXXXXXXXX
Site Operating Hours	Mon-Fri 7:00 AM-5:00 PM
Estimated Construction Dates	September 01, 2026 to June 30, 2027
QSD	Your QSD Here, License C00000
QSD Contact	(916) 555-0102, qsd@example.com
Prepared By	Sample Engineering, Inc., 1 Firm Plaza, Sacramento, CA 95814, (916) 555-0000
SWPPP Preparation Date	July 15, 2026

QSD Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted." (QSD to finalize certification language.)

Project	Riverside Logistics Center - Pad B
QSD Name / License	Your QSD Here / C00000
QSD Contact	(916) 555-0102, qsd@example.com
Date	07/15/2026

SWPPP Amendment Log

Project: Riverside Logistics Center - Pad B

No.	Date	Description of Amendment

1. SWPPP Requirements

This Storm Water Pollution Prevention Plan (SWPPP) has been prepared to satisfy the requirements of the Construction General Permit for the project described below.

This SWPPP covers Riverside Logistics Center - Pad B, a site of approximately 8.4 acres with 6.2 acres of soil disturbance, located at 4800 Commerce Way, Riverside. The owner of record is Pacific Crest Logistics LLC.

1.2 Permit Registration Documents

Standard permit-requirement language to be finalized by the QSD.

1.3 SWPPP Availability and Implementation

Standard permit-requirement language to be finalized by the QSD.

1.4 SWPPP Amendments

Standard permit-requirement language to be finalized by the QSD.

1.5 Retention of Records

Standard permit-requirement language to be finalized by the QSD.

1.6 Reporting

Standard permit-requirement language to be finalized by the QSD.

1.7 Changes to Permit Coverage

Standard permit-requirement language to be finalized by the QSD.

1.8 Notice of Termination

Standard permit-requirement language to be finalized by the QSD.

2. Project Information

2.1.1 Site Description

Riverside Logistics Center - Pad B is a Risk Level 2 construction project covering approximately 8.4 acres, of which 6.2 acres will be disturbed, at coordinates 38.58151, -121.49441.

2.1.2 Existing Conditions

The site is currently Rough-graded commercial pad within a larger logistics development. Surrounding land uses are: Commercial and roadway. The site is zoned C-2 Commercial. A

review of regulatory databases identified no records of historic contamination for the site. The site is not part of a larger common plan of development.

2.1.3 Existing Drainage

The site slopes generally southwest toward the existing storm drain system, from an elevation of 35 feet to 30 feet (NAVD88). Sheet flow drains generally toward the street frontage. The site discharges to Santa Ana River, Reach 3, as summarized in Table 2.1.

Table 2.1 - 303(d) Impairments and TMDLs

Receiving Water	Santa Ana River, Reach 3
303(d) Listed Pollutants	None
Sediment TMDL Applies	No

2.1.4 Geology and Groundwater

A geotechnical investigation was prepared by Geotechnical Firm dated May 15, 2026. The site is underlain by Alluvium. Native soils are described as Silty sand. No engineered fill soils were identified. Groundwater was not encountered to the maximum explored depth of 25 feet.

2.1.5 Project Description

The project will disturb 6.2 acres (74 percent of the site). Earthwork quantities are approximately 18,400 cubic yards of cut, 21,200 cubic yards of fill, and 2,800 cubic yards of import. Soil will be stockpiled at: Onsite, away from drainage paths. Construction will be completed in a single continuous phase.

2.1.6 Developed Condition

Runoff is collected in onsite inlets and conveyed to the public storm drain.

Table 2.2 - Construction Site Estimates

Construction Site Area (ac)	8.4
Total Area of Disturbance (ac)	6.2
Percent Impervious Before	12
Runoff Coefficient Before	0.18
Percent Impervious After	85
Runoff Coefficient After	0.82

2.2 Permits and Governing Documents

List of applicable permits and governing documents to be finalized by the QSD.

2.3 Stormwater Run-On from Offsite Areas

Off-site stormwater run-on is precluded. Perimeter grading precludes offsite run-on

2.4 Findings of Sediment and Receiving Water Risk

Based on the analysis below, the project is Risk Level 2. The Risk Level Determination Worksheet is provided in Attachment D.

Table 2.3 - Summary of Sediment Risk (RUSLE)

R	K	LS	Predicted Loss (t/ac)
21.47	0.32	0.49	3.3665

Overall Sediment Risk:

Low	Medium	High
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Table 2.4 - Summary of Receiving Water Risk

Receiving Water Name	Santa Ana River, Reach 3
303(d) Listed for Sediment	No
Sediment TMDL	No
Beneficial Uses COLD/SPAWN/MIGRATORY	Yes

Overall Receiving Water Risk:

Low	High
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Table 2.5 - NALs and NELs

pH Numeric Action Level	6.5 - 8.5 standard units
Turbidity Numeric Action Level	250 NTU

2.5 Construction Schedule

Construction is estimated to begin September 01, 2026 and be complete by June 30, 2027.

2.6 Potential Construction Activity and Pollutant Sources

Standard identification of potential pollutant sources to be finalized by the QSD.

2.7 Identification of Non-Stormwater Discharges

Standard non-stormwater discharge language to be finalized by the QSD.

2.8 Required Site Map Information

Table 2.6 - Required Site Map Elements

Required Element	Plan Sheet(s)
Site perimeter	C0.1
Drainage patterns	C5.0

3. Best Management Practices

Table 3.1 - BMP Implementation Schedule

BMP	Name	Location
EC-1	Scheduling	C3.0
EC-2	Preservation of Existing Vegetation	C3.0
EC-3	Hydraulic Mulch	C3.0

EC-7	Geotextiles and Mats	C3.0
WE-1	Wind Erosion Control	C3.0
SE-1	Silt Fence	C3.0
SE-5	Fiber Rolls	C3.0
SE-7	Street Sweeping and Vacuuming	C3.0
SE-10	Storm Drain Inlet Protection	C3.0
TC-1	Stabilized Construction Entrance/Exit	C3.0
NS-1	Water Conservation Practices	C3.0
NS-3	Paving and Grinding Operations	C3.0
NS-6	Illicit Connection/Discharge	C3.0
NS-7	Potable Water/Irrigation	C3.0
NS-8	Vehicle and Equipment Cleaning	C3.0
NS-9	Vehicle and Equipment Fueling	C3.0
NS-10	Vehicle and Equipment Maintenance	C3.0
NS-12	Concrete Curing	C3.0
NS-13	Concrete Finishing	C3.0
WM-1	Material Delivery and Storage	C3.0
WM-2	Material Use	C3.0
WM-3	Stockpile Management	C3.0
WM-4	Spill Prevention and Control	C3.0
WM-5	Solid Waste Management	C3.0
WM-6	Hazardous Waste Management	C3.0
WM-7	Contaminated Soil Management	C3.0
WM-8	Concrete Waste Management	C3.0
WM-9	Sanitary/Septic Waste Management	C3.0
WM-10	Liquid Waste Management	C3.0

Table 3.2 - Erosion Control BMPs

Best Management Practice	Yes	No
EC-1 Scheduling	✓	
EC-2 Preservation of Existing Vegetation	✓	
EC-3 Hydraulic Mulch	✓	
EC-4 Hydroseeding		✓
EC-5 Soil Binders		✓

EC-6 Straw Mulch		✓
EC-7 Geotextiles and Mats	✓	
EC-8 Wood Mulching		✓
EC-9 Earth Dikes and Drainage Swales		✓
EC-10 Velocity Dissipation Devices		✓
EC-11 Slope Drains		✓
EC-12 Streambank Stabilization		✓
EC-14 Compost Blankets		✓
EC-15 Soil Preparation/Roughening		✓
EC-16 Non-Vegetative Stabilization		✓
WE-1 Wind Erosion Control	✓	

Table 3.3 - Sediment Control BMPs

Best Management Practice	Yes	No
SE-1 Silt Fence	✓	
SE-2 Sediment Basin		✓
SE-3 Sediment Trap		✓
SE-4 Check Dams		✓
SE-5 Fiber Rolls	✓	
SE-6 Gravel Bag Berm		✓
SE-7 Street Sweeping and Vacuuming	✓	
SE-8 Sandbag Barrier		✓
SE-9 Straw Bale Barrier		✓
SE-10 Storm Drain Inlet Protection	✓	
SE-11 Active Treatment Systems		✓
SE-12 Manufactured Linear Sediment Controls		✓
SE-13 Compost Socks and Berms		✓
SE-14 Biofilter Bags		✓
TC-1 Stabilized Construction Entrance/Exit	✓	
TC-2 Stabilized Construction Roadway		✓
TC-3 Entrance/Outlet Tire Wash		✓

Table 3.4 - Non-Stormwater Management BMPs

Best Management Practice	Yes	No
NS-1 Water Conservation	✓	

Practices		
NS-2 Dewatering Operations		✓
NS-3 Paving and Grinding Operations	✓	
NS-4 Temporary Stream Crossing		✓
NS-5 Clear Water Diversion		✓
NS-6 Illicit Connection/Discharge	✓	
NS-7 Potable Water/Irrigation	✓	
NS-8 Vehicle and Equipment Cleaning	✓	
NS-9 Vehicle and Equipment Fueling	✓	
NS-10 Vehicle and Equipment Maintenance	✓	
NS-11 Pile Driving Operations		✓
NS-12 Concrete Curing	✓	
NS-13 Concrete Finishing	✓	
NS-14 Material and Equipment Use Over Water		✓
NS-15 Demolition Adjacent to Water		✓
NS-16 Temporary Batch Plants		✓

Table 3.5 - Waste Management and Materials Pollution Control BMPs

Best Management Practice	Yes	No
WM-1 Material Delivery and Storage	✓	
WM-2 Material Use	✓	
WM-3 Stockpile Management	✓	
WM-4 Spill Prevention and Control	✓	
WM-5 Solid Waste Management	✓	
WM-6 Hazardous Waste Management	✓	
WM-7 Contaminated Soil Management	✓	
WM-8 Concrete Waste Management	✓	
WM-9 Sanitary/Septic Waste Management	✓	
WM-10 Liquid Waste	✓	

Management		
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4. BMP Inspection, Maintenance, and Repair

Standard inspection and maintenance language to be finalized by the QSD.

5. Training

Standard training-program language to be finalized by the QSD.

6. Responsible Parties and Operators

6.1 Responsible Parties

Duly Authorized Representative	Authorized Representative
Title	Project Manager
Phone	(916) 555-0101

6.2 Contractor List

To be completed by the Contractor at the start of construction.

7. Construction Site Monitoring Program

7.1 Purpose

Standard monitoring-program purpose language to be finalized by the QSD.

7.2 Applicability of Permit Requirements

As a Risk Level 2 project, the following monitoring elements apply:

- Visual monitoring (pre-storm, during, and post-storm)
- Non-visible pollutant monitoring
- Non-stormwater discharge observations
- Rain gauge / weather tracking
- Recordkeeping and reporting
- pH and turbidity sampling and analysis

7.3.2 Rain Gauges

The nearest governmental rain gauge is Nearest Rain Gauge at 38.55000, -121.50000 (<https://hads.ncep.noaa.gov/>).

7.5 Safety and Monitoring Exemptions

Site operating hours are Mon-Fri 7:00 AM-5:00 PM.

Table 7.2 - Visual Monitoring Locations (DMAs)

DMA	Description
1	Onsite area draining to Inlet A

Table 7.3 - Site Stormwater Discharge Locations

ID	Description
D-1	Outfall at property line

7.7.1 Non-Visible Pollutants

Table 7.5 - Non-Visible Pollutant Sample Locations

ID	Description	Type
NVP-1	Outfall	Runoff

The Duly Authorized Representative, Authorized Representative, will be notified of any non-visible pollutant discharge.

7.7.2 pH and Turbidity Monitoring

As a Risk Level 2 project, pH and turbidity sampling and analysis are required per the Construction General Permit. Standard procedures to be finalized by the QSD.

Table 7.8 - pH and Turbidity Sample Locations

ID	Description
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The Duly Authorized Representative, Authorized Representative, will be notified of any Numeric Action Level exceedance.

8. References

Project Plans and Specifications for Project Improvement Plans dated June 01, 2026, prepared by Sample Engineering, Inc..

- State Water Resources Control Board, Construction General Permit (Order 2022-0057-DWQ).
- NOAA National Weather Service, Precipitation Frequency Data Server.
- U.S. EPA, How's My Waterway.
- USDA NRCS, Web Soil Survey.