

Notice of Waste Discharge Requirements (WDR) Application Reception

File Number: 332023-28

Project Name: Ramona Indian Warehouse Project

Received: 10/03/2023

Date Posted: 10/10/2023

End of 21 Day Public Comment Period: 10/31/2023

Project City: Perris

Project County: Riverside

Applicant Organization: Bombay Partners V Ontario, LLC

Applicant Name: Joe McKay

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The purpose of the proposed project has multiple benefits. One benefit is to help resolve a public safety concern by directing storm water flows into a controlled system (Line E). Redirecting the flows will significantly reduce the current flooding at the intersection of Ramona Expressway and Perris Boulevard that threatens human life and traffic flow on a major transportation corridor. Construction of the onsite portion of Line E will facilitate completion of the City's Master Drainage Plan (MDP). Additionally, the placing of the storm flows into a closed pipe will reduce the potential contaminants entering the open channel. The second project benefit is to provide a warehouse building in the northern portion of the City, near the designated truck route and within the March Air Reserve Base/Inland Port Airport (MARB/IPA) Accident Potential Zone (APZ) II, which will increase employment opportunities in a housing-rich area and provide development compatible with the MARB/IPA Airport Land Use Compatibility Plan. The commercial portion of the site outside of APZ II will be available for future commercial use such as a hotel.

Project Activities: As directed by the City, the Project applicant plans to construct a portion of the MDP Line E flood control facility as part of this project that will collect flows from the southwest corner of the property and connect them into the existing Perris Valley MDP Lateral Line E-11 in Perris Boulevard. The project also entails constructing a 30-inch-diameter lateral pipe that can connect the outlet pipe from the proposed on-site BMP basin to the existing Perris Valley MDP Lateral Line E-11. This interim proposed connection of Line E would be in place until a future time, such as the City constructs additional downstream sections of the Line E storm drain. These future Line E extensions are not part of the Project and are not required to meet the Project storm water or water quality requirements. The construction of this section of Line E on

the project site is required for public safety. Stormwater currently flows uncontrolled on the property. During larger storms, a public safety issue results requiring the closure of the adjacent intersection of Ramona Expressway and Perris Boulevard. Stormwater will be accommodated through an underground water quality basin and the construction of the on-site portion of Line E that is part of the City's storm drain system.