
Technical Memorandum

Goodman Logistics Center Fullerton

Expansion-1223 State College Boulevard, Fullerton, CA

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Prepared for:

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TAIT JOB # **SP8454H**

Project Description and Utility Assessment

The proposed project is the redevelopment of the existing 1.28-acre site located at 1223 State College Boulevard (project site). The site is currently developed with a single-story industrial building, 24,600 square feet with multiple tenants. Surface parking is located along the south and west sides of the building. There is minimal landscaping along the project street frontage. The proposed redevelopment of the project site includes a surface parking lot for trailer storage. No building or structures are proposed. The project site will be screened with 14-foot-tall screening walls and 8-foot-tall tubular steel fencing with 8'-0" sliding steel gates at each driveway. The site currently takes access from two drives located along State College and proposed project will continue to utilize the two existing drive entries on State College.

Domestic Water

The project site is serviced by the city of Fullerton Water Department 10" watermain in State College. The current site has a 2" meter with backflow that provides both domestic and irrigation water to the site. Since the proposed project doesn't include development of any structures, the only water demand will be the proposed landscaping along the project frontage similar the building north of project area. Therefore, the water demand at the project site will be reduced from its current use. The existing meter and backflow would continue to be used for irrigation purposes.

Fire Water

Since no buildings are proposed, fire service to the project site will not be required.

Gas

The project site is currently serviced by a 1 ¼" gas meter. The proposed project will not require any gas service and the meter will be removed by the Gas Company.

Sewer

The project site is serviced by an 8" sewer line State College. The proposed project does not include the development of any buildings and there will be no need for sewer service. The existing sewer lateral will be capped at the property line per city standards.

Grading

The project site currently is graded to drain from west to east with vehicular and pedestrian access from State College. The proposed grading will slope the project site from east to west. The proposed GLC site has truck bays that will be four feet below the finish floor of the buildings. Since the proposed project involves the construction of a parking field that will support the GLC project, the gradient of the parking field will be from east to west and join with the proposed grades at the common property lines with the

GLC campus. This will generate 1,760 CY of cut and 90 CY of fill at the site. These excess soils will be used on the GLC site; no soils will be exported or imported as part of the proposed project.

Hydrology

The project site is 1.28 acres, and it is comprised of 2 drainage areas: A1, which is 0.59 acres, and A2, which is 0.69 acres (please see the Hydrology Report and Exhibit for further detail). For A1 drainage area, water flows northerly and then easterly via a concrete ribbon gutter to outfall 1 (184.02 Elevation) located at the property line boundary on South State College Boulevard. For A2 drainage area, water flows southerly and then easterly via a concrete ribbon gutter to outfall 2 (184.17 Elevation) located at the property line boundary on South State College Boulevard. Therefore, the entire project site drains into State College under existing conditions. For both outfalls 1 and 2 water flows southerly down South State College Boulevard to the intersection of South State College Boulevard and Orangethorpe Avenue. From there all flows move westerly via gutter flow to the intersection of Orangethorpe Avenue and Acacia Avenue. Stormwater then flows north on Acacia Avenue to Kimberly Avenue. Stormwater flows enter the Kimberly Storm Channel via a catch basin on the southeast corner of Kimberly Avenue and Acacia Avenue.

The proposed project site is 1.28 acres and the proposed drainage patterns will direct stormwater flow generally from the southeast (185.5 FS) to the northwest direction (182.8 FS). Water will enter a proposed grated inlet near the northwest corner of the project site and connect through a proposed drainpipe connecting to the GLC site. All stormwater flows on the GLC site will be conveyed via a storm drainpipe through a detention system and treatment system before being conveyed to the Kimberly Avenue storm drain channel as described in the Goodman Logistics Center Fullerton Hydrology report, 2001 E Orangethorpe Ave, dated March 18th, 2020, prepared by Tait & Associates.

Both the 25-year storm event and the 100-year storm event have been analyzed to confirm that the proposed development will not increase the flows to the existing public system.

The proposed site runoff is tributary to the Goodman Logistics Center (GLC) detention and water quality treatment system. The GLC site was analyzed for the 100-year storm to determine that the facility had sufficient capacity to both treat and detain the peak runoff for the State College site.

For 25-year event, the time of concentration for existing drainage area A1 is 10.41 minutes and its peak flow rate is 1.68 cubic feet per second (CFS). The 100-year storm event is 2.14 CFS. For existing drainage area A2, the time of concentration is 10.52 minutes, and the peak flow rate is 1.95 CFS for the 25-year and 2.49 CFS for the 100-year event. The total peak flow rate for both

drainage areas is calculated as 3.63 and 4.62 CFS for the 25-year and 100-year storm events respectively.

The proposed project now has only one drainage area, A1. The time of concentration for the drainage area A1 is 10.13 minutes, the proposed peak flow rate for 25-year event is 3.69 CFS while the 100-year peak flow rate is 4.72 CFS.

Water Quality

A preliminary Water Quality Management Plan (WQMP) has been prepared for the site to determine the anticipated pollutants that would be generated from the parking field. These pollutants will be treated with Basin C detention and Modular Wetland System that is part of the GLC campus. The GLC system has additional capacity as demonstrated in the prelim WQMP to accommodate the proposed project volume. Therefore, no additional systems are proposed for the parking field.