



Correspondence Between Staff and Applicant

Approval Letter

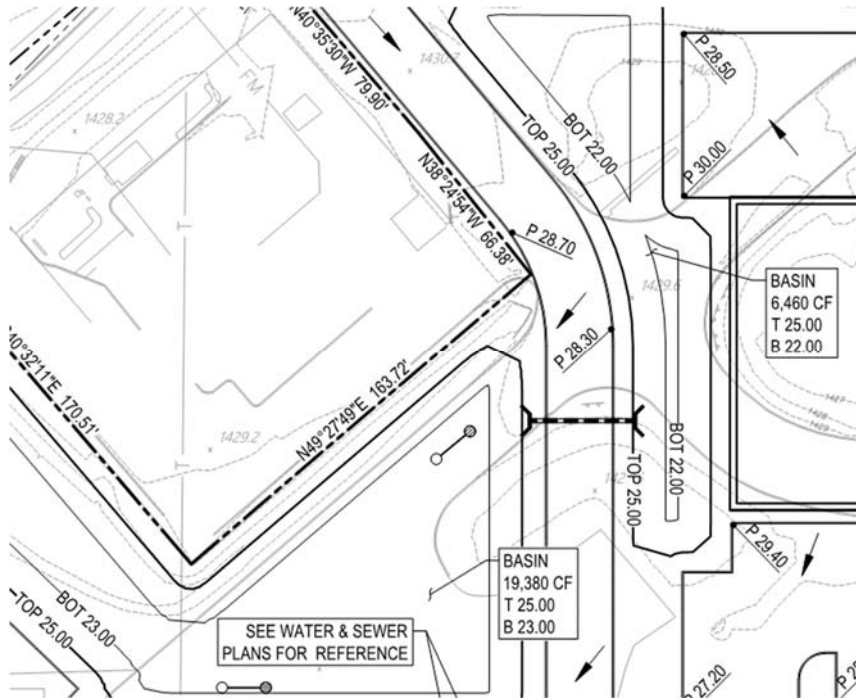
## 14-ZN-2019 1<sup>st</sup> Review Stormwater Comments:

### Policy and Design Related Issues:

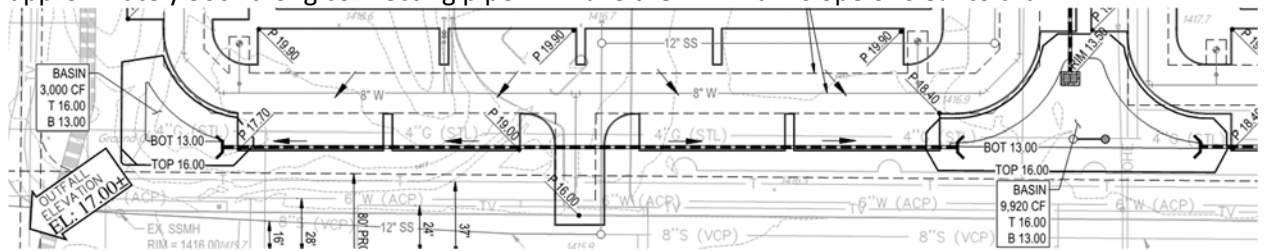
1. The Preliminary Drainage Report states that “no offsite flows appear to impact the Site.” Based on available existing topo, it appears that the northeast corner of the site is impacted by offsite flow. Address this in the drainage report.



2. Provide a breakdown of stormwater storage calculations per basin along with an exhibit showing the tributary areas for each basin so that runoff volumes can be verified. Provide an exhibit demonstrating how various runoff coefficients were used for the areas draining to each proposed basin.
3. Provide the top and bottom elevations of the proposed underground stormwater storage tank (USST). Demonstrate how it can drain via gravity.
4. Some proposed stormwater basins do not have a means to drain by gravity. For example, as shown below, the basin with a bottom elevation of 23.0 has a proposed drywell; however, the basin with a lower bottom of 22.0 has no means to drain.



In the following example, the basin to the west is intended to be equalized with the basin to the east, which is to drain via drywell. However, in order to drain properly and avoid standing water, the basin to the west should have a bottom that is almost two feet higher so that the approximately 360-ft long connecting pipe will have the minimum slope of 0.5% to drain.



**Technical Corrections to be resolved prior the next application or final plans submittal:**

5. Note that the submittal of final plans must follow the City’s guidelines for underground stormwater storage tanks (USSTs) as outlined in the DSPM. This includes but is not limited to the following:
  - a. Documentation that the system has at least a 75-year life, including the lining and coating of the USST.
  - b. Drainage by gravity.
  - c. A minimum of two access points.
  - d. Location signs at each end of the USST.
  - e. Operations and Maintenance (O&M) Manual.
  - f. Ownership Responsibility Statement, signed and notarized, acknowledging that the owner is responsible for the maintenance, repair and potential replacement of the system, for recordation by the City in the County Recorder’s Office.