

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

GRADING & STORM WATER SECTION

MEMORANDUM

TO: Sean Durenberger
Team Ghiolti, Inc.

DATE: 09/01/17

FROM: Yoash Tilles
Grading & Storm Water

FILE: SUR17-0062

SUBJECT: 5385 CAZADERO HWY., CAZADERO; APN 106-170-010, LANDS OF CITY OF BERKELEY

The project referenced above is categorized as Engineered Grading as described in §11.04.010 of the Sonoma County code grading ordinance. Engineered grading shall be performed by a civil engineer (or geotechnical engineer).

Please submit a drainage report prepared by the engineering professional preparing the plans and in accordance with the Sonoma County Water Agency Flood Control Design Criteria. Please submit two (2) hard copies of the drainage report. Please provide three (3) copies of the soils report prepared for this project.

Drainage improvements shall maintain off-site natural drainage patterns, limit post-development storm water quantities and pollutant discharges in compliance with PRMD's best management practices guide, and shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations. Existing drainage patterns shall be maintained, to the maximum extent practicable, to not adversely impact adjacent properties or drainage systems. Proposed drainage improvements shall not adversely impact adjacent properties or drainage systems.

Please see attached form DRN-006 listing the items to be included in the drainage report. The drainage report should address the following:

Project Limits:

Describe in narrative the area of disturbance within the County of Sonoma's public right of way. Provide hydrology map showing the watershed and the project site. Delineate the limits of disturbance within the County of Sonoma's public right of way on the map.

Please describe in the narrative the proposed construction sequence. Describe over excavation plan and final grading plan.

Special Flood Hazard Area:

- The proposed project may be located within a Special Flood Hazard Area (SFHA) and may be affected by flooding from Austin Creek. Show the limits of the SFHA (100 base flood elevation) on the grading plans and discuss in drainage report (see attached GIS image).
- SCC Section §11.04.010 - No fill shall be placed within a SFHA, unless an engineering analysis demonstrates that no reduction in the flood storage capacity within the SFHA will result from the fill placement and related improvements.

- Any land subject to inundation by a SFHA shall be delineated and shown on the improvement plans as “SUBJECT TO INUNDATION” in one-inch lettering.
- If the project is located within the SFHA, the grading plans shall show all elevations based upon the North American Vertical Datum of 1988 (NAVD 88).

Pre - & post development Analysis:

Provide a narrative stating that the new pavement will conform to the existing pavement. If any additional impervious surfaces proposed, than mitigate for increase in runoff.

Drainage Improvement:

The plans show sub-drains discharging to existing drainage inlet north of the site. No other drainage features are shown on the plans. Provide statement indicating if any drainage features are proposed. Any drainage features proposed, excluding the sub-drains, should be sized in accordance with FCDC and calculations should be provided with the drainage report.

Setbacks from Streams:

SCC Section §11.16.120 – Discharge point from subdrain and staging areas should be setback a minimum of 25 foot from top of bank of Austin Creek. Describe in narrative and indicate on the plans.

Best Management Practices (BMP's):

Describe BMP's that will be used during construction and if any post construction BMP's.

Subdrains in the County's Public Right of Way:

Please work with Andrew Manalasta with TPW (extension 3622) to obtain approval of TPW for the installation of the subdrain in the County's right of way or remove the subdrains from the public right of way..