

COUNTY OF ALAMEDA

**PUBLIC WORKS AGENCY**

CONSTRUCTION AND DEVELOPMENT SERVICES DEPARTMENT

951 Turner Court

Hayward, CA 94545-2698

(510) 670-5450 Construction Services

(510) 670-6601 Development Services

(510) 670-5269 FAX

October 27, 2011

Zone 9, Line C-7

PLN2009-00006

Ms. Sally Barros  
Planner III  
City of San Leandro  
835 East 14<sup>th</sup> Street  
San Leandro, CA 94577

Dear Ms. Barros:

Reference is made to your correspondence dated October 14, 2011, submitting application PLN2009-00006, for Vesting Tentative Map and Condominium Plan, Tract Map No. 8003, for a two story 66-unit residential development located at 2450 Washington Avenue in the City of San Leandro.

It appears that the pertinent sites will drain into Zone 9, Line C-7, an Alameda County Flood Control District's owned and maintained storm drain line along Washington Avenue.

Per our cursory review of the transmitted material, we hereby offer the following preliminary general comments and suggestions regarding storm drainage that should be considered in the determination of project status:

1. Any proposed development of the property should provide measures to prevent the discharge of contaminated materials into public storm drainage facilities. Storm Water Quality Control issues must be appropriately addressed. It is the responsibility of the Applicant to comply with the RWQCB's C.3 requirements and other Federal or local water quality standards and regulations.
2. Prior to the issuance of any building permits on this site, a detailed grading and drainage plan with supporting calculations and a completed Drainage Review Checklist may be submitted to our office for review. The proposed curb elevations are not to be less than 1.25 feet above the hydraulic grade line, as shown in figure 14 of the Hydrology and Hydraulics Criteria Summary, and at no point shall the curb grade be below the energy grade line.

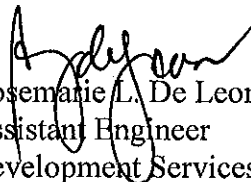
Copies of the Drainage Review Checklist and Criteria Summary are available from our office.

3. Do not augment runoff to adjacent properties. If development associated with a higher runoff coefficient (C'-value) than the originally anticipated value is proposed, the augmented storm runoff will have to be mitigated.
4. Do not block runoff from adjacent properties. The drainage area map developed for the hydrology design shall clearly indicate all areas tributary to the project area.
5. Adequate provision for silt and erosion control in both construction and post-construction phases of development should be provided. Grading should be done in accordance with grading, erosion and sedimentation control plans approved by the City of San Leandro.
6. This office recommends that all storm drains be no less than 12-inches in diameter to minimize maintenance problems.
7. All paved slopes should be a minimum of 0.5%.
8. If a new storm drain connection is proposed to be made to the District facility, it will need to be noted on the plans that:

An encroachment permit shall be obtained from Alameda County Flood Control and Water Conservation District prior to commencement of any work within District right of way and for the construction, modification or connection to District-maintained facilities. All workmanship, equipment, and materials shall conform to District Standards and specifications.

If you have any questions, please call me at (510) 670-5209.

Very truly yours,



Rosemarie L. De Leon  
Assistant Engineer  
Development Services Department

/RDL