

DATE: SEPTEMBER 8, 2022
TO: IRENE BORBA, DIRECTOR OF PLANNING AND BUILDING
FROM: JOHN MOE, CONTRACT CITY ENGINEER
SUBJECT: MALLARD POINTE DEVELOPMENT, 3RD PUBLIC WORKS REVIEW

Public Works has received and reviewed the following documents for the subject development application:

- MP Responses to 2nd Review Comments, dated 7-20-22
- MP Stormwater Control Plan, dated 7-15-22
- MP Preliminary Drainage Strategy Memo, dated 7-15-22
- MP Tentative Map (sheets TM1-6), dated 7-15-22
- MP Landscape Plan, dated 7-15-22
- Tiburon Fire Protection District Plan Review, dated 7-6-22
- MP Plan Full Set (architectural) 05-23-2022

The Department of Public Works has deemed this Tentative Map application **incomplete for processing**. **Comment 13 must be addressed prior to approval.**

Comment numbers below reflect original comments of 2/15/22.

2. A preliminary **Stormwater Control Plan** in compliance with BASMAA requirements is required at this time. The City cannot confirm compliance with California's State Water Resources Control Board, Phase II Stormwater National Pollutant Discharge Elimination System (NPDES) Permit for small MS4s, Provision E.12, "Post-Construction Stormwater Management Program." This will require submittal of a Preliminary Stormwater Control Plan (SCP) that follows the appropriate template in the most recent version of the Bay Area Stormwater Management Agencies Association (BASMAA) Post Construction Manual. All water treatment or storm water control feature shall be clearly identified on the plan.

Submitted Stormwater Control Plan, dated 7/15/22, accepted with the following Conditions of Approval:

- Operation & Maintenance Plan needs to be submitted for review & approval.
 - Drainage from impervious areas within DMAs identified as self-retaining (DMA-14a thru k) must be directed to and dispersed within the pervious area, before overflowing to an off-site drain.
 - Drainage directed to trench-drain must be treated prior to entering TSD at apartment driveway.
3. **Preliminary Storm Drain Design** including Hydrology & Hydraulics required at this time. The Applicant shall reference the latest Stetson Engineering study for water volumes and existing pipe capacities flowing onto the site and incorporate this into the site

drainage design.

Submitted Preliminary Drainage Strategy, dated 7/15/22, accepted with the following Conditions of Approval:

- Final Storm Drainage Design, including Hydrology & Hydraulic Calculations, will be required prior to Final Map and Improvement Plan approval.

MP Tentative Map dated 7/15/22

The Tentative Map has been reviewed in accordance with Belvedere Municipal Code 18.20.20, "Information to be shown-Form" through 18.20.30, "Statements to accompany tentative map." This section of the review does not imply City approval of any or all of the items submitted.

4. Please identify the engineer and/or surveyor of record and their license number on the map.

Submitted Tentative Map, dated 7/15/22, accepted.

5. Include boundary information from boundary survey exhibit on map to ensure ability to retrace boundaries pursuant to Belvedere Municipal Code Section 18.20.020, Information to be shown (on Tentative Map).

Submitted Tentative Map, dated 7/15/22, accepted.

12. SHEET TM-2 – Existing Conditions

- Existing boundary information as drawn is incorrect. Please revise to show the correct boundaries per record of survey prepared by CSW-ST2 (2020)

Submitted Tentative Map, dated 7/15/22, accepted with the following Conditions of Approval:

- The existing PG&E easements are required to be extinguished.

13. SHEET TM-3 – Lotting and Layout Plan

- a. Improvement on Lots 1, 2 and 3 appear to go beyond the rear property line into the BLPOA property. Please clarify scope of work beyond the project property line or provide evidence of an existing easement or other right to perform work beyond the project property line.

Pursuant to the BLPOA letter to the Belvedere City Council, dated June 20, 2022, the BLPOA is not in agreement that the demolition of the residential structures and reconstruction of the docks would be considered normal maintenance and replacement. The right to perform work beyond the property line appears to be in

dispute. Additional clarification of the right to perform work beyond the project property line is requested.

- b. Please provide site "Section A" to scale and include the proposed elevations of the following: lagoon water surface (higher elevation), bulkhead, lot pads (Lot 9 and Lot 12), streets (Mallard Road and Community Road), apartment parking elevation (Lot 12), finished floor elevations (first floor, Lot 9 and Lot 12).

Submitted Tentative Map, dated 7/15/22, accepted.

Preliminary Drainage Strategy dated 7/15/22

15. Preliminary Storm Drain Design including Hydrology & Hydraulics required at this point. A preliminary Stormwater Control Plan in compliance with BASMAA requirements is required at this time.

- This will require submittal of a Preliminary Stormwater Control Plan (SCP) that follows the appropriate template in the most recent version of the Bay Area Stormwater Management Agencies Association (BASMAA) Post Construction Manual. All water treatment or storm water control feature shall be clearly identified on the plan.
- The Applicant shall reference the latest Stetson Engineering study for water volumes and existing pipe capacities flowing onto the site and incorporate this into the site drainage design.

Submitted Preliminary Drainage Strategy, dated 7/15/22, accepted with the following Conditions of Approval:

- Final Storm Drainage Design, including Hydrology & Hydraulic Calculations, will be required prior to Final Map and Improvement Plan approval.

16. Sanitary Sewer – A letter from Sanitary District 5 is required confirming description provided in report

Sanitary District No. 5 Will-Serve Letter dated June 16, 2022, received by the City. No additional comments.

MP Landscape Plan dated 7/15/22

18. Trees are not allowed in easements due to tree root and maintenance issues with the utilities.

Submitted Landscape Plans, dated 7/15/22, accepted.

END OF COMMENTS