

McCann, Marea@Waterboards

From: Rinta Perkins <Perkins@walnut-creek.org>
Sent: Friday, May 20, 2016 12:10 PM
To: Ma, Sue@Waterboards; Mccann, Marea@Waterboards
Cc: Carlton Thompson
Subject: Walnut Creek FY 2014-2015 Annual Report Re-submittal
Attachments: Walnut Creek FY 2014-15 Annual Report_ProvC.3_Resubmittal_2016.May.pdf

Dear Sue and Marea,

I hope my email find you well.

Yesterday, I mailed the hard-copy of the revised C.3 section of the FY 2014-15 Annual Report along with the cover letter to Bruce Wolfe. I'd like to send you the electronic copy of the re-submittal for your information.

We look forward to your visit this coming Tuesday. Have a great weekend.

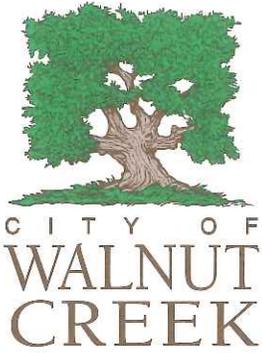
Rinta

Rinta Perkins | Clean Water Program Manager

City of Walnut Creek | 1666 North Main, | Walnut Creek, CA 94596 | 925.256.3511 (o) | 925.256.3550 (f) |



Be Green! Please don't print this e-mail unless you really need to.



May 19, 2016

Bruce H. Wolfe, Executive Officer
California Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, CA 94612

Dear Mr. Wolfe:

RE: Re-submittal of Municipal Regional Permit (MRP) Provision C.3.e.vi. Special Projects Report

Enclosed is the City of Walnut Creek's the revised Provision C.3 section of the 2014-2015 Annual Report for the City of Walnut Creek.

The amendment was made to provide the supporting document for the Special projects and clarifications for the Regulated projects and the annual verifications of installed stormwater treatment facilities.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibly of fine and imprisonment for knowing violations.

Very truly yours,

Steve Waymire
City Engineer

Enclosures

C.3.b.v.(1) ► Regulated Projects Reporting Table (part 1) – Projects Approved During the Fiscal Year Reporting Period

Project Name Project No.	Project Location ¹⁰ , Street Address	Name of Developer	Project Phase No. ¹¹	Project Type & Description ¹²	Project Watershed ¹³	Total Site Area (Acres)	Total Area of Land Disturbed (Acres)	Total New Impervious Surface Area (ft ²) ¹⁴	Total Replaced Impervious Surface Area (ft ²) ¹⁵	Total Pre- Project Impervious Surface Area ¹⁶ (ft ²)	Total Post- Project Impervious Surface Area ¹⁷ (ft ²)
Private Projects											
Encina Grande Shopping Center Remodel Y12-020	2895 Ygnacio Valley Road	Regency	N/A	Redevelopment Remodel existing shopping center buildings, parking lot, landscaping & add approximately 7,500 square feet.	Pine Creek	9.5	3.2	0	135,907	397,270 Roof, Concrete & Asphalt paving	382,460 Roof, Concrete & Asphalt paving
The Landing Y12-066	207 Ygnacio Valley Road	BHVC Development	N/A	Redevelopment: Construction of 178 apartment units over 2-story parking garage.	Grayson Creek	2.1	2.1	23,501	52,379	52,379 Roof, concrete paving	75,881 Roof, concrete paving
The Orchards Retail Center Y12-071	2800 Ygnacio Valley Road	Terra Mar Development	N/A	Redevelopment Demo of 2 existing commercial bldgs.; construct 9 new commercial bldgs., improvements include new paving, landscaping and park/open space.	Pine Creek	24.5	24.5	273,205	369,028	369,028 Roof, Concrete & Asphalt paving	642,233 Roof, Concrete & Asphalt paving

¹⁰Include cross streets

¹¹If a project is being constructed in phases, indicate the phase number and use a separate row entry for each phase. If not, enter "NA".

¹²Project Type is the type of development (i.e., new and/or redevelopment). Example descriptions of development are: 5-story office building, residential with 160 single-family homes with five 4-story buildings to contain 200 condominiums, 100 unit 2-story shopping mall, mixed use retail and residential development (apartments), industrial warehouse.

¹³State the watershed(s) in which the Regulated Project is located. Downstream watershed(s) may be included, but this is optional.

¹⁴All impervious surfaces added to any area of the site that was previously existing pervious surface.

¹⁵All impervious surfaces added to any area of the site that was previously existing impervious surface.

¹⁶For redevelopment projects, state the pre-project impervious surface area.

¹⁷For redevelopment projects, state the post-project impervious surface area.

C.3.b.v.(1) ► Regulated Projects Reporting Table (part 1) – Projects Approved During the Fiscal Year Reporting Period

Project Name Project No.	Project Location ¹⁰ , Street Address	Name of Developer	Project Phase No. ¹¹	Project Type & Description ¹²	Project Watershed ¹³	Total Site Area (Acres)	Total Area of Land Disturbed (Acres)	Total New Impervious Surface Area (ff ²) ¹⁴	Total Replaced Impervious Surface Area (ff ²) ¹⁵	Total Pre- Project Impervious Surface Area ¹⁶ (ff ²)	Total Post- Project Impervious Surface Area ¹⁷ (ff ²)
Walnut Creek Transit Village (Phase 1) Y13-109	220 Ygnacio Valley Road	Essex	1	Redevelopment Demolish existing south surface parking lot to construct 299,731 SF parking garage with 2000 SF of office (BART PD) and 55,173 SF Bus Terminal.	Grayson Creek	4.0	4.0	0	340,700	581,600 Roof, Concrete & Asphalt paving	581,600 Roof, Concrete & Asphalt paving
Walnut Creek Transit Village (Phase 2) Y13-098	200 Ygnacio Valley Road	Essex	3	Redevelopment Demolish existing surface parking lot to construct two buildings with 358 multifamily units with parking below grade.	Grayson Creek	4.2	4.2	0	182,576	182,576	182,576 Roof, Concrete & Asphalt paving
Walnut Creek Transit Village (Phase 3) Y14-020	200 Ygnacio Valley Road	Essex	3	Redevelopment Demolish existing South surface parking lot to construct 358 Studio, 1 & 2 bedroom apartment units with parking below grade.	Grayson Creek	3.3	2.9	0	145,460	145,460 Roof, Concrete & Asphalt paving	145,460 Roof, Concrete & Asphalt paving
Riviera Avenue Condominiums Y14-043	1605 Riviera Avenue	Address Development	N/A	Redevelopment 48 unit condo project with retail on lower floor parking underground.	Grayson Creek	0.5	0.5	22,274	Vacant Lot	Vacant Lot	22,274 Roof, Concrete & Asphalt paving

C.3.b.v.(1) ► Regulated Projects Reporting Table (part 1) – Projects Approved During the Fiscal Year Reporting Period

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Riviera Family Apartments Y14-099	1515 Riviera Avenue	Resources for Community Development	N/A	Redevelopment 30 unit affordable family housing project.	Grayson Creek	0.3	0.3	8,334	2,152	2,152 Roof, Concrete & Asphalt paving	10,486 Roof, Concrete & Asphalt paving
Riviera Family Apartments Y14-100	1738 Riviera Avenue	Resources for Community Development	N/A	Redevelopment 26 unit affordable family housing project.	Grayson Creek	0.43	0.43	8,999	6,851	6,851 Concrete	15,850 Roof, Concrete & Asphalt paving
Shadelands Sports & Rec Facility Y14-136	2640 Shadelands Drive	Hall Equities	N/A	Redevelopment Adaptive re-use of existing warehouse to new commercial sports recreation facility.	Pine Creek	14.0	0.5	20,414	20,338	356,189 Concrete & Asphalt paving	376,603 Concrete & Asphalt paving
Public Projects											
None											
Comments: None.											

C.3.b.v.(1) ► Regulated Projects Reporting Table (part 2) – Projects Approved During the Fiscal Year Reporting Period (private projects)

Project Name Project No.	Application Deemed Complete Date ¹⁸	Application Final Approval Date ¹⁹	Source Control Measures ²⁰	Site Design Measures ²¹	Treatment Systems Approved ²²	Type of Operation & Maintenance Responsibility Mechanism ²³	Hydraulic Sizing Criteria ²⁴	Alternative Compliance Measures ^{25/26}	Alternative Certification ²⁷	HM Controls ^{28/29}
Private Projects										
Encina Grande Shopping Center Remodel Y12-020	07/16/2012	09/08/2014	Storm drain stencils, Efficient landscape irrigation, trash room inside buildings or separate roofed trash enclosures.	Direct runoff to landscaping areas	Bioretention	O&M with Private Land Owner	Flow Hydraulic Design Basis – 2.c	No offsite treatment or In-lieu fee collected	No third party certification	No HM, no increase in impervious area
The Landing Y12-066	10/4/2013	12/04/2014	Storm drain stencils, Efficient landscape irrigation, trash room inside building.	Direct runoff to landscaping areas	Bioretention, Treatment Vault	O&M with Private Land Owner	Flow Hydraulic Design Basis – 2.c	No offsite treatment or In-lieu fee collected	No third party certification	No HM, less than 1 acre of impervious

¹⁸For private projects, state project application deemed complete date. If the project did not go through discretionary review, report the building permit issuance date.

¹⁹For private projects, state project application final discretionary approval date. If the project did not go through discretionary review, report the building permit issuance date.

²⁰List source control measures approved for the project. Examples include: properly designed trash storage areas; storm drain stenciling or signage; efficient landscape irrigation systems; etc.

²¹List site design measures approved for the project. Examples include: minimize impervious surfaces; conserve natural areas, including existing trees or other vegetation, and soils; construct sidewalks, walkways, and/or patios with permeable surfaces, etc.

²²List all approved stormwater treatment system(s) to be installed onsite or at a joint stormwater treatment facility (e.g., flow through planter, bioretention facility, infiltration basin, etc.).

²³List the legal mechanism(s) (e.g., O&M agreement with private landowner; O&M agreement with homeowners' association; O&M by public entity, etc...) that have been or will be used to assign responsibility for the maintenance of the post-construction stormwater treatment systems.

²⁴See Provision C.3.d.i. "Numeric Sizing Criteria for Stormwater Treatment Systems" for list of hydraulic sizing design criteria. Enter the corresponding provision number of the appropriate criterion (i.e., 1.a., 1.b., 2.a., 2.b., 2.c., or 3).

²⁵For Alternative Compliance at an offsite location in accordance with Provision C.3.e.i.(1), on a separate page, give a discussion of the alternative compliance site including the information specified in Provision C.3.b.v.(1)(m)(i) for the offsite project.

²⁶For Alternative Compliance by paying in-lieu fees in accordance with Provision C.3.e.i.(2), on a separate page, provide the information specified in Provision C.3.b.v.(1)(m)(ii) for the Regional Project.

²⁷Note whether a third party was used to certify the project design complies with Provision C.3.d.

²⁸If HM control is not required, state why not.

²⁹If HM control is required, state control method used (e.g., method to design and size device(s) or method(s) used to meet the HM Standard, and description of device(s) or method(s) used, such as detention basin(s), bioretention unit(s), regional detention basin, or in-stream control).

C.3.b.v.(1) ► Regulated Projects Reporting Table (part 2) – Projects Approved During the Fiscal Year Reporting Period (private projects)

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The Orchards Retail Center Y12-071		09/08/2014	Storm drain stencils, Efficient landscape irrigation, trash room inside buildings or separate roofed trash enclosures.	Direct runoff to landscaping areas	Bioretention	O&M with Private Land Owner	Flow Hydraulic Design Basis – 2.c	No offsite treatment or In-lieu fee collected	No third party certification	HM required, Bioretention with flow control orifice
Walnut Creek Transit Village (Phase 1) Y13-109	05/22/2014	12/08/2014	Storm drain stencils, Efficient landscape irrigation, trash room inside building.	Direct runoff to landscaping areas	Bioretention, Treatment Vault	O&M with Private Land Owner	Flow Hydraulic Design Basis – 2.c	No offsite treatment or In-lieu fee collected	No third party certification	No HM, no increase in impervious area.
Walnut Creek Transit Village (Phase 2) Y13-098	06/27/2014	12/08/2014	Storm drain stencils, Efficient landscape irrigation, trash room inside building.	Direct runoff to landscaping areas	Bioretention, Treatment Vault	O&M with Private Land Owner	Flow Hydraulic Design Basis – 2.c	No offsite treatment or In-lieu fee collected	No third party certification	No HM, no increase in impervious area
Walnut Creek Transit Village (Phase 3) Y14-020	06/27/2014	12/08/2014	Storm drain stencils, Efficient landscape irrigation, trash room inside building.	Direct runoff to landscaping areas	Bioretention, Treatment Vault	O&M with Private Land Owner	Flow Hydraulic Design Basis – 2.c	No offsite treatment or In-lieu fee collected	No third party certification	No HM, no increase in impervious area

C.3.b.v.(1) ► Regulated Projects Reporting Table (part 2) – Projects Approved During the Fiscal Year Reporting Period (private projects)

Project Name Project No.	Application Deemed Complete Date ¹⁸	Application Final Approval Date ¹⁹	Source Control Measures ²⁰	Site Design Measures ²¹	Treatment Systems Approved ²²	Type of Operation & Maintenance Responsibility Mechanism ²³	Hydraulic Sizing Criteria ²⁴	Alternative Compliance Measures ^{25/26}	Alternative Certification ²⁷	HM Controls ^{28/29}
Riviera Avenue Condominiums (1605 Riviera) Y14-043	09/22/2014	3/31/2015	Storm drain stencils, Efficient landscape irrigation, trash room inside building.	Direct runoff to landscaping areas	Bioretention	O&M with Private Land Owner	Flow Hydraulic Design Basis – 2.c	No offsite treatment or In-lieu fee collected	No third party certification	No HM, less than 1 acre of impervious
Riviera Family Apartments (1515 Riviera) Y14-099	02/17/2015	4/16/2015	Storm drain stencils, Efficient landscape irrigation, trash room inside building.	Direct runoff to landscaping areas	Bioretention	O&M with Private Land Owner	Flow Hydraulic Design Basis – 2.c	No offsite treatment or In-lieu fee collected	No third party certification	No HM, less than 1 acre of impervious
Riviera Family Apartments (1738 Riviera) Y14-100	02/17/2015	4/16/2015	Storm drain stencils, Efficient landscape irrigation, trash room inside building	Direct runoff to landscaping areas	Bioretention	O&M with Private Land Owner	Flow Hydraulic Design Basis – 2.c	No offsite treatment or In-lieu fee collected	No third party certification	No HM, less than 1 acre of impervious
Shadelands Sports & Rec Facility Y14-136		3/27/2015	Storm drain stencils, Efficient landscape irrigation, trash room inside building	Direct runoff to landscaping areas	Bioretention	O&M with Private Land Owner	Flow Hydraulic Design Basis – 2.c	No offsite treatment or In-lieu fee collected	No third party certification	No HM, less than 1 acre of impervious

Comments:
None.

Permittee Name: City of Walnut Creek

C.3.b.v.(1) ► Regulated Projects Reporting Table (part 2) – Projects Approved During the Fiscal Year Reporting Period (public projects)										
Project Name Project No.	Approval Date ³⁰	Date Construction Scheduled to Begin	Source Control Measures ³¹	Site Design Measures ³²	Treatment Systems Approved ³³	Operation & Maintenance Responsibility Mechanism ³⁴	Hydraulic Sizing Criteria ³⁵	Alternative Compliance Measures ^{36/37}	Alternative Certification ³⁸	HM Controls ^{39/40}
Public Projects										
None										
Comments: None.										

³⁰For public projects, enter the plans and specifications approval date.

³¹List source control measures approved for the project. Examples include: properly designed trash storage areas; storm drain stenciling or signage; efficient landscape irrigation systems; etc.

³²List site design measures approved for the project. Examples include: minimize impervious surfaces; conserve natural areas, including existing trees or other vegetation, and soils; construct sidewalks, walkways, and/or patios with permeable surfaces, etc.

³³List all approved stormwater treatment system(s) to be installed onsite or at a joint stormwater treatment facility (e.g., flow through planter, bioretention facility, infiltration basin, etc.).

³⁴List the legal mechanism(s) (e.g., maintenance plan for O&M by public entity, etc...) that have been or will be used to assign responsibility for the maintenance of the post-construction stormwater treatment systems.

³⁵See Provision C.3.d.i. "Numeric Sizing Criteria for Stormwater Treatment Systems" for list of hydraulic sizing design criteria. Enter the corresponding provision number of the appropriate criterion (i.e., 1.a., 1.b., 2.a., 2.b., 2.c., or 3).

³⁶For Alternative Compliance at an offsite location in accordance with Provision C.3.e.i.(1), on a separate page, give a discussion of the alternative compliance site including the information specified in Provision C.3.b.v.(1)(m)(i) for the offsite project.

³⁷For Alternative Compliance by paying in-lieu fees in accordance with Provision C.3.e.i.(2), on a separate page, provide the information specified in Provision C.3.b.v.(1)(m)(ii) for the Regional Project.

³⁸Note whether a third party was used to certify the project design complies with Provision C.3.d.

³⁹If HM control is not required, state why not.

⁴⁰If HM control is required, state control method used (e.g., method to design and size device(s) or method(s) used to meet the HM Standard, and description of device(s) or method(s) used, such as detention basin(s), bioretention unit(s), regional detention basin, or in-stream control).

C.3.h.iv. ► Table of Installed Stormwater Treatment Systems Operation and Maintenance Verification Inspection Program Reporting

Fill in table below or attach your own table including the same information.

Name of Facility/Site Inspected	Address of Facility/Site Inspected	Newly Installed? (YES/NO) ⁴¹	Party Responsible ⁴² For Maintenance	Date of Inspection	Type of Inspection ⁴³	Type of Treatment/HM Control(s) Inspected ⁴⁴	Inspection Findings or Results ⁴⁵	Enforcement Action Taken ⁴⁶	Comments/Follow-up
Center Place Commercial	1275 S. California Boulevard	No	Centre Place Walnut Creek LLC	3/2/15	Routine - Annual	Pervious pavement	All landscaping, vegetation and pervious asphalt looked good. Catch basin inlets are clear of debris.	None	None.
John Muir Medical Center	1601 Ygnacio Valley Road	No	John Muir Health	3/2/15	Routine - Annual	Bioretention facilities, bioswales, and CDS units	Filter cartridges are clean and in working order. Landscaping and vegetation are well maintained. No sign of standing water. Some erosion is visible on slopes of a bioswale located near the Emergency center. A maintenance report for CDS units was prepared by a maintenance contractor and is available upon request. Bioswales on rear parking lot had eroded slopes. Inlets were observed to contain small amount of trash and foliage.	Verbal warning.	Scheduled a re-inspection for 3/9/2015.
John Muir Medical Center	1601 Ygnacio Valley Road	No	John Muir Health	3/9/15	Re-Inspection	Bioswales	Eroding slopes on the bioswales (on the rear parking lot) had been re-established. Storm drain inlets were observed to be free of debris and foliage.	None.	Corrective action completed.

⁴¹Indicate "YES" if the facility was installed within the reporting period, or "NO" if installed during a previous fiscal year.

⁴²State the responsible operator for installed stormwater treatment systems and HM controls.

⁴³State the type of inspection (e.g., 45-day, routine or scheduled, follow-up, etc.).

⁴⁴State the type(s) of treatment systems inspected (e.g., bioretention facility, flow-through planter, infiltration basin, etc...) and the type(s) of HM controls inspected, and indicate whether the treatment system is an onsite, joint, or offsite system.

⁴⁵State the inspection findings or results (e.g., proper installation, improper installation, proper O&M, immediate maintenance needed, etc.).

⁴⁶State the enforcement action(s) taken, if any.

C.3.h.iv. ► Table of Installed Stormwater Treatment Systems Operation and Maintenance Verification Inspection Program Reporting

Fill in table below or attach your own table including the same information.

Name of Facility/Site Inspected	Address of Facility/Site Inspected	Newly Installed? (YES/NO) ⁴¹	Party Responsible ⁴² For Maintenance	Date of Inspection	Type of Inspection ⁴³	Type of Treatment/HM Control(s) Inspected ⁴⁴	Inspection Findings or Results ⁴⁵	Enforcement Action Taken ⁴⁶	Comments/Follow-up
Cambridge Place Subdivision (7 single family homes)	1988 Cambridge Pl 1977 Cambridge Pl 1957 Cambridge Pl 1968 Cambridge Pl 1948 Cambridge Pl 1928 Cambridge Pl 1900 Cambridge Pl	No	5 Property owners pooled resources to maintain IMPs	3/16/15	Routine - Annual	Bioretention facilities and bioswales	All landscaping and vegetation looked well maintained. Cross connection pipes and outlooks looked clean. No sign of standing water. Catch basin inlets are clear of debris.	None.	None.
Kevin Noodle House	2034 N. Main Street	No	Kevin Son Hoang Huynh	2/18/2015	Routine - Annual	Bioretention facilities	Landscaping and vegetation are well maintained. A few spots within the front bioswale had dead plants. Rip-rap is clean and in place. No standing water in the retention area. Catch basin inlet is clear of debris. No sign of erosion. Plants on the front bioswales were not thriving. Dead plants and bare spots were observed on some areas.	Verbal warning.	Owner was to consult the approved landscape plan and asked extra time to order new vegetation. Scheduled a re-inspection for 3/9/2015.
Kevin Noodle House	2034 N. Main Street	No	Kevin Son Hoang Huynh	3/9/2015	Re-Inspection	Bioretention facilities	New vegetation was planted on the bioswales. Sprinkler heads were adjusted to ensure adequate distribution of water throughout the landscape areas.	None.	Corrective action completed.
Palos Verdes Mall	1506 Camino Verde	No	C&P Associates	3/2/15	Routine - Annual	Bioretention facilities	Facilities in good condition. Some plants looked dry and needed more watering.	None.	None.

C.3.h.iv. ► Table of Installed Stormwater Treatment Systems Operation and Maintenance Verification Inspection Program Reporting

Fill in table below or attach your own table including the same information.

Name of Facility/Site Inspected	Address of Facility/Site Inspected	Newly Installed? (YES/NO) ⁴¹	Party Responsible ⁴² For Maintenance	Date of Inspection	Type of Inspection ⁴³	Type of Treatment/HM Control(s) Inspected ⁴⁴	Inspection Findings or Results ⁴⁵	Enforcement Action Taken ⁴⁶	Comments/Follow-up
Progressive Insurance Claim Building	2860 N. Main Street	Yes	Progressive Insurance	2/18/15	45-day	Bioretention facilities, self-treating areas, bioswales and flow-through planters.	Landscaping and vegetation started to establish. Catch basin inlets are clear of debris. No sign of erosion or standing water. V-ditch concrete near side parking lot was broken from vehicles over- running.	Verbal warning	Scheduled a re-inspection for 3/31/15.
Progressive Insurance Claim Building	2860 N. Main Street	Yes	Progressive Insurance	3/31/15	Re-Inspection	Bioretention facilities, self-treating areas, bioswales and flow-through planters.	Concrete v-ditch was repaired. Contractor adjusted sprinkler head to maintain newly planted vegetation.	None.	Corrective action completed.
Rossmoor Buckeye Grove Tennis Courts	Tice Creek Drive	No	Golden Rain Foundation	3/10/15	Routine - Annual	Bioretention facilities, self-treating areas, and flow-through planters.	Landscaping and vegetation are well established and maintained. No sign of standing water in the retention areas. There was evidence of erosion near rip-rap due to bare soil. Dead plants on this area.	Verbal warning	Scheduled a re-inspection for 4/8/15.
Rossmoor Buckeye Grove Tennis Courts	Tice Creek Drive	No	Golden Rain Foundation	3/10/15	Re-Inspection	Bioretention facilities, self-treating areas, and flow-through planters.	New vegetation was planted near the rip-rap. Slope was re-established.	None.	Corrective action completed.
Rossmoor Corporation Yard	800 Rockview Drive	No	Golden Rain Foundation	3/10/15	Routine - Annual	Bioretention facilities, sand filter	Well-maintained landscape. Cross-connection pipes and outfalls looked clean. No standing water. Catch basin inlets are clear of debris.	None.	None.
Rossmoor Creekside Clubhouse	1010 Stanley Dollar Drive	No	Golden Rain Foundation	3/2/15	Routine - Annual	Bioretention facilities	Facilities in good condition.	None.	None.

C.3.h.iv. ► Table of Installed Stormwater Treatment Systems Operation and Maintenance Verification Inspection Program Reporting

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Name of Facility/Site Inspected	Address of Facility/Site Inspected	Newly Installed? (YES/NO) ⁴¹	Party Responsible ⁴² For Maintenance	Date of Inspection	Type of Inspection ⁴³	Type of Treatment/HM Control(s) Inspected ⁴⁴	Inspection Findings or Results ⁴⁵	Enforcement Action Taken ⁴⁶	Comments/Follow-up
Walnut Creek Library	1644 North Broadway	No	City of Walnut Creek	3/2/15	Routine - Annual	Bioretention facilities and flow through planters	Well-maintained and established landscape. Catch basin inlets are clean. No sign of erosion or standing water.	None.	None.
Walnut Creek Volkswagen	2020 N. Main Street	No	VW Credit, Inc.	2/18/15	Routine - Annual	Bioretention facilities, porous pavement	Well-maintained and established landscape. Catch basin inlets are clean. No sign of erosion or standing water. One inlet was observed without a grate (due to vandalism).	Verbal warning.	Manager asked for additional time to purchase the material (inlet grate). A re-inspection was scheduled for 3/10/15.
Walnut Creek Volkswagen	2020 N. Main Street	No	VW Credit, Inc.	3/10/15	Re-Inspection	Bioretention facilities, porous pavement	The missing inlet grate was installed.	None.	Corrective action completed.

C.3.e.vi.Special Projects Reporting Table												
Reporting Period –January1 – June 30, 2015												
Project Name & No.	Permittee	Address	Application Submittal Date ⁴⁷	Status ⁴⁸	Description ⁴⁹	Site Total Acreage	Density DU/Acre	Density FAR	Special Project Category ⁵⁰	LID Treatment Reduction Credit Available ⁵¹	List of LID Stormwater Treatment Systems ⁵²	List of Non-LID Stormwater Treatment Systems ⁵³
1500 N. California Mixed-Use Y12-010	Walnut Creek	1500 North California	3/6/12	Under Construction: 7/30/2014 Entitled 6/13/13	1.22-AC site to build 141 apartment units and 18,280 square feet of retail space. *retail sf changed in latest permit set dated (3/4/2014)	1.22 AC	126	3:1	Category A: N/A Category B: density of mixed-use with FAR ≥ 3:1, zero surface parking, 85% lot coverage Category C: Location: within ½ mi of transit hub (BART) Density: FAR ≥2:1 Parking: zero surface parking	Category B: 75% Category C: 55% Location: 25% Density: 10% Parking: 20%	Flow-through planters See Narrative	Contech Stormfilter units treating 70 % of total runoff. Maximum design surface loading rate of 50 inches per hour. See Narrative

⁴⁷Date that a planning application for the Special Project was submitted.

⁴⁸ Indicate whether final discretionary approval is still pending or has been granted, and provide the date or version of the project plans upon which reporting is based.

⁴⁹Type of project (commercial, mixed-use, residential), number of floors, number of units, type of parking, and other relevant information.

⁵⁰ For each applicable Special Project Category, list the specific criteria applied to determine applicability. For each non-applicable Special Project Category, indicate n/a.

⁵¹For each applicable Special Project Category, state the maximum total LID Treatment Reduction Credit available. For Category C Special Projects also list the individual Location, Density, and Minimized Surface Parking Credits available.

⁵²: List all LID stormwater treatment systems proposed. For each type, indicate the percentage of the total amount of runoff identified in Provision C.3.d. for the Special Project's drainage area.

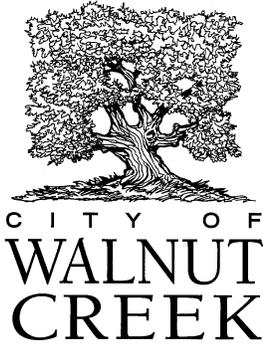
⁵³List all non-LID stormwater treatment systems proposed. For each type of non-LID treatment system, indicate: (1) the percentage of the total amount of runoff identified in Provision C.3.d. for the Special Project's drainage area, and (2) whether the treatment system either meets minimum design criteria published by a government agency or received certification issued by a government agency, and reference the applicable criteria or certification. (Contra Costa's criteria were adopted March 20, 2013.)

1500 Mt. Diablo Y12-025 & Y13-084	Walnut Creek	1500 Mt. Diablo	5/2/12	Under Construction: 8/18/2014 Y12-025 Withdrawn Y13-084 Revised plan, Entitled 12/4/13	Construction of a two-story mixed-use building with ground floor retail and outdoor and upper floor restaurant (possibly rooftop dining)	0.18 AC *0.15 AC after right-of-way dedication	N/A	1.5:1	Category A: located in downtown district, less than ½ acre, lot line to lot line zero surface parking Category B: N/A Category C: N/A	Category A: 100%	Green Roof *added with project revision under Y13-084 See Narrative	Contech Stormfilter units Treating 89 % of total runoff. Maximum design surface loading rate of 50 inches per hour. See Narrative
Village Walk II Condominium Y12-064	Walnut Creek	1727 Lacassie Avenue	11/19/12	Under Construction: 9/18/2013 Entitled: 3/6/2013 Project was originally approved 8/23/2007	Construction of 12 residential condo units in a single building. *Tentative map approval from 8/23/2007 had 13 units; project was revised with 11/19/12 application to build 12 units.	0.3 AC	38	N/A	Category A: N/A, less than 85% lot coverage. Category B: N/A, does not meet density requirement Category C: Location: within 1/4 mi of transit hub (BART) Density: ≥30 DU/Acre Parking: zero surface parking	Category C: 80% Location: 50% Density: 10% Parking: 20%	Flow-through planter. See Narrative	Contech Stormfilter units treating 76% of total runoff. Maximum design surface loading rate of 50 inches per hour. See Narrative

The Landing Y12-066	Walnut Creek	207 Ygnacio Valley Road	12/4/12	In Permit Review. Entitled: 07/16/2014	Construction of 178 apartment units over 2-story parking garage. *Project acquired additional lot unit count raised from previous report of 141 units	1.78 AC *Project acquired additional lot unit count raised from previous report of 1.20 acres	100	N/A	Category A: N/A, Category B: less than 85% lot coverage Category C for location within ¼ mi. of transit hub, residential density of 100 DU/AC and zero surface parking	Category C: 100% Location: 50% Density: 30% Parking: 20%	Bioretention facilities See Narrative	None proposed at this time See Narrative
The Newell Village Y09-026	Walnut Creek	1500 Newell	4/13/09	Under Construction: 9/9/13 Entitled 2/17/10	Construction of 4- story building of mixed-use with retails on ground floor, 49 condo units on upper floors and 2-below grade parking levels.	1.97 AC	49	2.3:1	Category A: N/A, Category B for density of mixed-use with FAR of at least 2:1. Category C: N/A	Category B: Density 50%	Flow-through planters See Narrative	Contech Stormfilter units treating 48 % of total runoff. Maximum design surface loading rate of 50 inches per hour. See Narrative
Cole Terrace Y12-031	Walnut Creek	1756 Cole Ave	5/31/2012	Under Construction: 2/25/14 Entitled 9/5/2012	Construction of 12- Unit multi-family condominium project with podium parking on vacant lot	0.35	38	N/A	Category A: N/A, Category B: N/A, Category C for location within ¼ mi. of transit hub and zero surface parking	Category C: 80% Location: 50%, Density: 10% Parking: 20%	Flow-through planter See Narrative	Filterra Vault unit treating 75 % of total runoff. Maximum design surface loading rate of 50 inches per hour. See Narrative

The Arroyo Y11-036	Walnut Creek	1250 Arroyo Way	05/26/2011	Under Construction: 2/13/14 Entitled 4/9/13	Demolish an existing office building and surface parking lot to construct 107 apartment units with parking on ground floor	1.004	100	N/A	Category A: N/A, Category B: N/A, Category C for location within 1/2 mi. of transit hub and zero surface parking	Category C: 75% Location: 25%, Density: 30% Parking: 20%	Flow-through planter, Pervious surfacing See Narrative	Krista Media Filter Vault unit treating 43 % of total runoff Maximum design surface loading rate of 50 inches per hour. See Narrative
BART Transit Village Phase I Y05-027 General Plan Amendment Y13-109	Walnut Creek	200 Ygnacio Valley Road	Y05-027 03/05/2005 Y13-109 11/19/2013	Y05-027 Approved Y13-109 Approved 10/15/2014 Vesting Tentative Map Pending	Demolish existing south surface parking lot to construct 299,731 SF parking garage with 2000 SF of office (BART PD) and 55,173 SF Bus Terminal	3.01	N/A	2.65	Category A: N/A Category B: N/A Category C: Location: within 1/4 mi of transit hub (BART) Density: FAR≥2:1 Parking: zero surface parking	Category C: 80% Location: 50% Density: 10% Parking: 20%	Bioretention, Pervious surfacing See Narrative	Vault unit treating 12 % of total runoff. Maximum design surface loading rate of 50 inches per hour. Garage run-off goes to LID See Narrative
BART Transit Village Phase II Y05-027 General Plan Amendment Y13-098	Walnut Creek	200 Ygnacio Valley Road	Y05-027 03/05/2005 Y13-098 10/16/2013	Y05-027 Approved Y13-098 Approved 5/27/2014 Vesting Tentative Map Pending	Demolish existing North Parking surface parking lot to construct 358 Studio, 1 & 2 bedroom apartment units with parking below grade	4.19	85	2.09	Category A: N/A, Category B: N/A, Category C: Location: within 1/4 mi of transit hub (BART) Density: ≥60 DU/Acre Parking: zero surface parking	Category C: 90% Location: 50% Density: 20% Parking: 20%	Flow-through planter, Pervious surfacing, Bioretention See Narrative	Vault unit treating 41 % of total runoff. Maximum design surface loading rate of 50 inches per hour. See Narrative

BART Transit Village Phase III Y05-027 General Plan Amendment Y14-020	Walnut Creek	200 Ygnacio Valley Road	Y05-027 03/05/2005 Y14-020 03/14/2014	Y05-027 Approved Y14-020 Approved 12/03/14 Vesting Tentative Map Pending	Demolish existing South surface parking lot to construct 238 Studio, 1 & 2 bedroom apartment units with parking below grade, 13,000 SF retail, 10,000 SF common areas	3.34	71	2.09	Category C: Location: within 1/4 mi of transit hub (BART) Density: ≥60 DU/Acre Parking: zero surface parking	Category C: 90% Location: 50% Density: 20% Parking: 20%	Flow-through planter, Pervious surfacing, Bioretention See Narrative	Vault unit treating 30 % of total runoff. Maximum design surface loading rate of 50 inches per hour. See Narrative
Broadway Plaza Y11-053	Walnut Creek	1275 Broadway Plaza	12/05/2011	Under Construction: 2/2714 Approved: 2/19/2014	The project adds 300,000 square feet of new commercial retail to the existing 800,000 square feet of retail space on the existing site	24.2	N/A	2.3	Category A: N/A Category B: N/A Category C: Location: Priority Development Area Density: FAR≥2:1 Parking: zero surface parking	Category C: 55% Location: 25% Density: 10% Parking: 20%	Flow-through planter, Bioretention See Narrative	Vault units treating less than 12% of the reconstructed area runoff and 52% of total runoff. Maximum design surface loading rate of 50 inches per hour. See Narrative



INTEROFFICE MEMO

DATE: August 21, 2015

TO: Rinta Perkins

FROM: Carlton Thompson, P.E.,

SUBJECT: C.3.e.vi Special Project Narratives Annual Report 2014-2015

Below are the project narratives for the special projects reported in Table C.3.e.vi of the FY2014-2015 Annual Report, September 2015 with one additional project included in this memo: BART Transit Village Phase III. The BART Transit Village project has been working through the planning process since March of 2005. As the project went through a General Plan amendment and EIR phase, the developer showed all Low Impact Development (LID) in the plan. As they have now refined the design and moved into a higher level of design development, the project has added a small component of non-LID treatment.

The Report Table and narratives for each project are attached along with a map of the General Plan Downtown Core Area Map showing each location. To aid review we also added to the map the ¼ and ½ mile BART boundary.

<Signed>
CARLTON THOMPSON, P.E.
Sr. Civil Engineer

Project Y12-010, “1500 N. California”, 1500 North California Blvd, Category B

1. Feasibility/Infeasibility of Onsite Infiltration, Evapotranspiration and Harvesting/Reuse.

The Contra Costa Guidebook Infiltration/Harvesting and Reuse Table 4-4 was completed for the proposed project (plans dated 10/07/2013). The results of this analysis showed that it was infeasible to treat the C.3.d amount of runoff with infiltration or rainwater harvesting and reuse.

2. Feasibility/Infeasibility of Onsite LID Treatment

The proposed project was reviewed to evaluate the possibility of providing 100% LID treatment. The results of this review showed that it was possible to treat 30% of the C.3.d amount of runoff with LID treatment. The findings of this review are presented below:

- a. **On-site Drainage Conditions.** The L-shaped project boundary is generally flat consisting of a surface parking lot, two story bank/office building and a vacant restaurant. The proposed project consists of a subsurface two-level garage that is lot line to lot line with 4 and 6 story buildings above. The buildings have commercial retail at street level and 141 multi-family residential apartments above. Approximately 18,280 square feet of ground floor commercial uses are proposed along California Boulevard, Bonanza Street and Locust Street. The proposed building footprints will occupy 85% of the site area. Areas of the site not covered by the building structure will include a small urban park and a courtyard for the residential units.
As currently designed, the site is divided up into 6 drainage management areas (DMA). Five DMAs, which account for 70% of the site, flows to a media filter. One DMA, which accounts for 30% of the site, is treated with a bioretention flow through planter in the parking garage podium deck.
- b. **Self-treating and Self-retaining areas and LID treatment measures.** As currently designed, approximately 30% of the site’s runoff will drain to LID bioretention flow through planter. The project will include containerized landscaping in the courtyard and roof top deck and ground level plantings around the perimeter of the project.
- c. **Maximizing flow to LID features and facilities.** As currently designed, approximately 30% of the site is proposed to drain to LID treatment facilities (flow through planter).
- d. **Constraints to providing Onsite LID.** The DMAs that drain to the media filter include roof and podium deck areas that cannot be designed to drain to landscaping. The proposed property project has minimal property line setbacks that do not allow adequate space for bioretention areas or flow through planters. The podium (underground parking) lot line to lot line precludes 100% LID treatment. As currently designed, the project is utilizing 70% of its available 75% treatment credit.

3. Off-site LID Treatment

Off-site LID treatment will not be used because the project has not proposed to use another site within the same watershed to accommodate in perpetuity off-site biotreatment facilities to treat runoff for this project. A regional LID stormwater mitigation program is not available at this time for the project to use in-lieu C.3 compliance.

Project Y12-025 & Y13-084, “1500 Mt Diablo”, 1500 Mt Diablo Blvd, Category A

1. Feasibility/Infeasibility of Onsite Infiltration, Evapotranspiration and Harvesting/Reuse.

The Contra Costa Guidebook Infiltration/Harvesting and Reuse Table 4-4 was completed for the proposed project (plans dated 5/7/13). The results of this analysis showed that it was infeasible to treat the C.3.d amount of runoff with infiltration or rainwater harvesting and reuse.

2. Feasibility/Infeasibility of Onsite LID Treatment

The proposed project was reviewed to evaluate the possibility of providing 100% LID treatment. The results of this review showed that it was possible to treat 11% of the C.3.d amount of runoff with LID treatment. The findings of this review are presented below:

- a. **On-site Drainage Conditions.** The irregular shaped project boundary is generally flat consisting of a surface parking lot, at the corner of Mt. Diablo Blvd and Main Street in the center of the downtown core. The proposed project consists of a 2-story building and no on-site parking. The project will use existing street and public parking garage space. The building will have a café and commercial retail at street level and a restaurant on the second floor and roof levels. Approximately 13,386 square feet of commercial uses are proposed. The proposed building footprint will occupy 89% of the site area. Areas of the site not covered by the building structure will include a pedestrian walkway adjacent to the public right-of-way providing a 10-foot pedestrian oriented frontage.

The design at the Design Review approval showed the site is divided up into 2 drainage management areas (DMA). Each of the two DMA's, which account for 42% and 47% of the site, flows to a media filter. Both media filters are adjacent to the building. During the current permitting phase of the project, the developer is considering placing a green roof over some of the roof top dining area. This proposed change will create a third DMA, which will reduce the area(s) draining to the media filters. The cumulative 89% treatment will not be changed.

- b. **Self-treating and Self-retaining areas and LID treatment measures.** As currently designed, none of the site's runoff will drain to LID bioretention flow through planter. When the green roof is implemented, approximately 11% of the site will be self-treating.
- c. **Maximizing flow to LID features and facilities.** As currently designed, approximately none of the site is proposed to drain to LID treatment facilities (flow through planter).
- d. **Constraints to providing Onsite LID.** The DMAs that drain to the media filter include roof area. The proposed property project has minimal property line setbacks that do not allow adequate space for bioretention areas or flow through planters. As currently designed, the project is utilizing 89% of its available 100% treatment credit.

3. Off-site LID Treatment

Off-site LID treatment will not be used because the project has not proposed to use another site within the same watershed to accommodate in perpetuity off-site biotreatment facilities to treat runoff for this project. A regional LID stormwater mitigation program is not available at this time for the project to use in-lieu C.3 compliance.

Project Y12-064, “Village Walk II Condominium”, 1727 Lacassie Avenue, Category C

1. Feasibility/Infeasibility of Onsite Infiltration, Evapotranspiration and Harvesting/Reuse.

The Contra Costa Guidebook Infiltration/Harvesting and Reuse Table 4-4 was completed for the proposed project (plans dated 9/16/2013). The results of this analysis showed that it was infeasible to treat the C.3.d amount of runoff with infiltration or rainwater harvesting and reuse.

2. Feasibility/Infeasibility of Onsite LID Treatment

The proposed project was reviewed to evaluate the possibility of providing 100% LID treatment. The results of this review showed that it was possible to treat 24% of the C.3.d amount of runoff with LID treatment. The project is eligible Category C designation. The findings of this review are presented below:

- a. **On-site Drainage Conditions.** The rectangular shaped project boundary is sloping north toward Lacassie, and east toward California Boulevard the site contained two single family homes with a 12%+ shared driveway on the east side. The proposed project consists of a 4 story building 12 unit multi-family project with 18 parking stalls at grade within the building. The proposed building footprint will occupy 65% of the site area. Areas of the site not covered by the building structure will include amenity space around the building back and sides, a short driveway to underground parking and a landscaped frontage. The site will have a large long retaining wall on two sides as the current site sits approximately 6 feet above the street elevation with two single family homes 10-12 feet higher to the west and an office building 10-12 feet lower to the east. The west retaining wall is existing.
As currently designed, the site is divided up into 3 drainage management areas (DMA). One DMA, which accounts for 76% of the site, flows to a media filter. One DMA with accounts for 14% of the site is treated with a bioretention flow through planter adjacent to the building and designed to appear as a seat wall. The remaining 10% of the site is self-treating landscape area on the frontage.
- b. **Self-treating and Self-retaining areas and LID treatment measures.** As currently designed, approximately 24% of the site’s runoff will drain to LID bioretention flow through planter or self-treating areas.
- c. **Maximizing flow to LID features and facilities.** As currently designed, approximately 24% of the site is proposed to drain to LID treatment facilities (flow through planter). Bioretention was evaluated for the frontage; the small frontage was taken up with an ADA access ramp, stairs and the driveway leaving the remaining frontage with little room for bioretention. Alternative driveway locations were also evaluated and the developer chose the current configuration with a side driveway approach. The bioretention basin was located at the end of the driveway on the upper end to capture as much of the roof as possible for the available bioretention space.
- d. **Constraints to providing Onsite LID.** The DMAs that drain to the media filter include roof and driveway areas that cannot be designed to drain to landscaping. The proposed property project has minimal property line setbacks that do not allow adequate space for enough bioretention areas or flow through planters and maintain the density. As currently designed, the project is utilizing 76% of its available 80% treatment credit.

3. Off-site LID Treatment

Off-site LID treatment will not be used because the project has not proposed to use another site within the same watershed to accommodate in perpetuity off-site biotreatment facilities to treat runoff for this project. A regional LID stormwater mitigation program is not available at this time for the project to use in-lieu C.3 compliance.

Project Y12-066, “The Landing”, 207 Ygnacio Valley Road, Category C

1. Feasibility/Infeasibility of Onsite Infiltration, Evapotranspiration and Harvesting/Reuse.

The Contra Costa Guidebook Infiltration/Harvesting and Reuse Table 4-4 was completed for the proposed project (plans dated 05/23/2013). The results of this analysis showed that it was infeasible to treat the C.3.d amount of runoff with infiltration or rainwater harvesting and reuse.

2. Feasibility/Infeasibility of Onsite LID Treatment

The proposed project was reviewed to evaluate the possibility of providing 100% LID treatment. The results of this review showed that it was possible to treat 95% of the C.3.d amount of runoff with LID treatment. The project is eligible for both Category B and C designation; Category C was selected as the project didn't meet the criteria for Category B. The findings of this review are presented below:

- a. **On-site Drainage Conditions.** The mostly rectangular shaped project boundary is sloping east toward California Blvd, and north toward Ygnacio Valley Road at generally 7%. The project has type D soils. The site contains five single family homes, a vacant parcel that was once a multifamily apartment building and one multifamily apartment building with one out building. The proposed project consists of a 4 story building 178 unit multi-family project with a two level parking garage containing 222 parking stalls within the building. The proposed building footprint will occupy 61% of the site area. Areas of the site not covered by the building structure will include amenity space around the building back and sides, and landscaped frontages. The current plan has been through two public hearings and in the final stages of the EIR. The project has to provide hydrograph modification for 28,674 square feet of new impervious surface area. As currently designed, the site is divided up into 16 drainage management areas (DMA).
- b. **Self-treating and Self-retaining areas and LID treatment measures.** As currently designed, approximately 95% of the site's runoff will drain to LID bioretention flow through planters and self-treatment areas. Currently 16 % of the site drains is self-treating or drains to self-retaining area.
- c. **Maximizing flow to LID features and facilities.** As currently designed, approximately 95% of the site is proposed to drain to LID treatment facilities (flow through planter).
- d. **Constraints to providing Onsite LID.** The project is proposing 95% LID treatment; however there is 3,266 square feet of impervious area (5% of total project area) from 7 DMAs that are currently not treated. These areas are for driveway approaches to the garage and loading area, sidewalk to the entry area, concrete pads for utilities, exiting pathway over sewer easement. These areas drain directly to offsite or through some landscaping that cannot be configured to be self-retaining due to grade or other constraint. A future pedestrian bridge across Ygnacio Valley Road to the Walnut Creek BART Transit Village could change the available landscape area to the west along the the Ygnacio Valley Road off-ramp from I-680 which will not be built with this project and is not a condition of approval but is considered in the City's 2025 General Plan and possible in the West Downtown Specific plan still going through public hearings. **As currently designed, the project is utilizing 0% of its available 100% treatment credit.**

3. Off-site LID Treatment

Off-site LID treatment will not be used because the project has not proposed to use another site within the same watershed to accommodate in perpetuity off-site biotreatment facilities to treat runoff for this project. A regional LID stormwater mitigation program is not available at this time for the project to use in-lieu C.3 compliance. The project will repave some of the existing street that will not be treated (6,459 square feet).

Project Y09-026, “Newell Village”, 1500 Newell Avenue, Category B

1. Feasibility/Infeasibility of Onsite Infiltration, Evapotranspiration and Harvesting/Reuse.

The Contra Costa Guidebook Infiltration/Harvesting and Reuse Table 4-4 was completed for the proposed project (plans dated 10/10/2013). The results of this analysis showed that it was infeasible to treat the C.3.d amount of runoff with infiltration or rainwater harvesting and reuse.

2. Feasibility/Infeasibility of Onsite LID Treatment

The proposed project was reviewed to evaluate the possibility of providing 100% LID treatment. The results of this review showed that it was possible to treat 52% of the C.3.d amount of runoff with LID treatment. The findings of this review are presented below:

- a. **On-site Drainage Conditions.** The irregular shaped project boundary is generally flat with 4 foot of fall along the length of the project consisting of a surface parking lot, 7 story bank/office building and small retail building on three adjacent parcels in the heart of downtown Walnut Creek next to Broadway Plaza. The proposed project consists of a subsurface two-level garage that is lot line to lot line with 2 and 4 story buildings above. The buildings have commercial retail at street level and 49 multi-family residential condominiums above. Approximately 36,946 square feet of ground floor commercial uses are proposed along Newell Avenue and South Main Street. The proposed building footprints will occupy 92% of the site area. Areas of the site not covered by the building, underground parking structure and flood control structures are commercial delivery area and landscape screening and a creek walk outdoor courtyard adjacent at the confluence of the Las Trampas and Tice Creeks. The site has Type D soils. 16,000 square feet of the site is flood control channel. As currently designed, the site is divided up into 20 drainage management areas (DMA). Three DMAs, which account for 48% of the site, flow to media filters. 14 DMAs which account for 30% of the site is treated with a bioretention flow through planters in the parking garage podium deck and level above commercial retail.
 - b. **Self-treating and Self-retaining areas and LID treatment measures.** As currently designed, approximately 52% of the site’s runoff will drain to LID bioretention flow through planters and three self-treating areas. The project will include containerized landscaping in the courtyard and pool and roof top decks and ground level plantings around the perimeter of the project.
 - c. **Maximizing flow to LID features and facilities.** As currently designed, approximately 52% of the site is proposed to drain to LID treatment facilities (flow through planter).
 - d. **Constraints to providing Onsite LID.** The DMAs that drain to the media filter include roof and podium deck areas that cannot be designed to drain to landscaping. The proposed project has minimal property line setbacks that do not allow adequate space for bioretention areas or flow through planters. The proximity to the flood control structures and the linear configuration of the site present a significant challenge to implementing additional LID features. The podium (underground parking) lot line to lot line precludes 100% LID treatment. As currently designed, the project is utilizing 48% of its available 50% treatment credit.
- ### **3. Off-site LID Treatment**
- Off-site LID treatment will not be used because the project has not proposed to use another site within the same watershed to accommodate in perpetuity off-site biotreatment facilities to treat runoff for this project. A regional LID stormwater mitigation program is not available at this time for the project to use in-lieu C.3 compliance. However, the project is installing 4 trash capture devices for runoff from the right-of-way in the inlets along the project frontages.

Project Y12-031, “Cole Terrace Condominium”, 1756 Cole Avenue, Category C

1. Feasibility/Infeasibility of Onsite Infiltration, Evapotranspiration and Harvesting/Reuse.

The Contra Costa Guidebook Infiltration/Harvesting and Reuse Table 4-4 was completed for the proposed project (plans dated 11/14/2013). The results of this analysis showed that it was infeasible to treat the C.3.d amount of runoff with infiltration or rainwater harvesting and reuse.

2. Feasibility/Infeasibility of Onsite LID Treatment

The proposed project was reviewed to evaluate the possibility of providing 100% LID treatment. The results of this review showed that it was possible to treat 25% of the C.3.d amount of runoff with LID treatment. The project is eligible for Category C designation. The findings of this review are presented below:

- a. **On-site Drainage Conditions.** The rectangular shaped project boundary is sloping south toward Cole Avenue, and east toward California Boulevard and is currently a vacant lot. The proposed project consists of a 4 story building 12 unit multi-family project with resident and guest parking below the residential units. The proposed building footprint will occupy 80% of the site area. Areas of the site not covered by the building structure will include amenity space around the building back and sides, a short drive way to underground parking and a landscaped frontage. The site will have a large long retaining wall on two sides as the current site sits approximately 10 feet above the adjacent site to the east, and the parking structure is approximately 10 feet below the property to the west. The northern property line is shared with another project currently under construction at 1727 Lacassie. Once complete, the project at Lacassie will be approximately 1 to 6 feet above the Cole project, and a retaining wall will be built between the sites.

As currently designed, the site is divided up into 18 drainage management areas (DMA). One group of DMAs, which account for 75% of the site, flows to a media filter. A second group of DMAs, which account for 14% of the site, are treated with bioretention basins adjacent to the building. A third group of DMAs which account for 10% of the site is self-treating. The remaining 1% of the site is self-retaining elevated planters.

- b. **Self-treating and Self-retaining areas and LID treatment measures.** As currently designed, approximately 14% of the site's runoff will drain to LID bioretention basin.
- c. **Maximizing flow to LID features and facilities.** As currently designed, approximately 25% of the site is proposed to drain to LID treatment facilities (bioretention basins, self-treating and self-retaining areas). Bioretention was evaluated for the frontage; the small frontage was taken up with an ADA access ramp, stairs and the driveway leaving the remaining frontage with little room for bioretention. Alternative access locations were evaluated but could not provide ADA access. The bioretention basins were located at rear of the building and sized to accommodate as much runoff as possible while not inhibiting emergency access routes.
- d. **Constraints to providing Onsite LID.** The DMAs that drain to the media filter include roof, driveway, podium patio and hardscape areas that cannot be designed to drain to landscaping. The proposed property project has minimal property line setbacks that do not allow adequate space for enough bioretention areas or flow through planters and maintain the density. As currently designed, the project is utilizing 75% of its available 80% treatment credit.

3. Off-site LID Treatment

Off-site LID treatment will not be used because the project has not proposed to use another site within the same watershed to accommodate in perpetuity off-site biotreatment facilities to treat runoff for this project. A regional LID stormwater mitigation program is not available at this time for the project to use in-lieu C.3 compliance.

Project Y11-036, “The Arroyo”, 1250 Arroyo Way, Category C

1. Feasibility/Infeasibility of Onsite Infiltration, Evapotranspiration and Harvesting/Reuse.

The Contra Costa Guidebook Infiltration/Harvesting and Reuse Table 4-4 was completed for the proposed project (plans dated 2/12/2014). The results of this analysis showed that it was infeasible to treat the C.3.d amount of runoff with infiltration or rainwater harvesting and reuse.

2. Feasibility/Infeasibility of Onsite LID Treatment

The proposed project was reviewed to evaluate the possibility of providing 100% LID treatment. The results of this review showed that it was possible to treat 53% of the C.3.d amount of runoff with LID treatment. The project is eligible for Category C was designation. The findings of this review are presented below:

- a. **On-site Drainage Conditions.** The rectangular shaped project boundary is sloping south toward Arroyo Way. The site contained single story office building and parking lot. The proposed project consists of a six story, 107 unit multi-family projects with parking stalls at grade within the building. The proposed building footprint will occupy 74% of the site area. Areas of the site not covered by the building structure will include amenity space around the building back and sides, a short drive way to parking and a landscaped frontage. The site will maintain the existing long retaining wall on the east side as the current site sits approximately 3 feet below the adjacent property. The properties to the west and north are approximately level with the Arroyo project. The project frontage is at grade with Arroyo way on the south boundary.
As currently designed, the site is divided up into 10 drainage management areas (DMA). One DMA, which accounts for 43% of the site, flows to a media filter. One group of DMAs which accounts for 45% of the site is treated with bioretention flow through planters adjacent to the building and designed to appear as at grade landscaping. One group of DMAs which accounts for 8% of the site is self-treating landscape area. A 600 SF pool, accounting for 2% of the site area is exempt. 2% of the site, a hardscaped extension of the public sidewalk in front of the building, is untreated.
- b. **Self-treating and Self-retaining areas and LID treatment measures.** As currently designed, approximately 53% of the site’s runoff will drain to LID bioretention flow through planters and self-treating areas.
- c. **Maximizing flow to LID features and facilities.** As currently designed, approximately 53% of the site is proposed to drain to LID treatment facilities. Bioretention was evaluated for the frontage; the small frontage was taken up with an ADA access, and the driveway leaving the remaining frontage with little room for bioretention. Alternative driveway locations were also evaluated and the developer chose the current configuration with a side driveway approach. Flow through planters were located at the edge of the building where possible to capture as much of the roof as possible for biotreatment.
- d. **Constraints to providing Onsite LID.** The DMAs that drain to the media filter include roof areas that cannot be designed to drain to landscaping. The proposed property project has minimal property line setbacks that do not allow adequate space for enough bioretention areas or flow through planters and maintain the density. **As currently designed, the project is utilizing 43% of its available 75% treatment credit.**

3. Off-site LID Treatment

Off-site LID treatment will not be used because the project has not proposed to use another site within the same watershed to accommodate in perpetuity off-site biotreatment facilities to treat runoff for this project. A regional LID stormwater mitigation program is not available at this time for the project to use in-lieu C.3 compliance.

**Project Y05-027 & Y13-109,
“BART Transit Village, Phase I”, 200 Ygnacio Valley Road, Category C**

1. Feasibility/Infeasibility of Onsite Infiltration, Evapotranspiration and Harvesting/Reuse.

The Contra Costa Guidebook Infiltration/Harvesting and Reuse Table 4-4 was completed for the proposed project (plans dated 10/07/2013). The results of this analysis showed that it was infeasible to treat the C.3.d amount of runoff with infiltration or rainwater harvesting and reuse.

2. Feasibility/Infeasibility of Onsite LID Treatment

The proposed project was reviewed to evaluate the possibility of providing 100% LID treatment. The results of this review showed that it was possible to treat 88% of the C.3.d amount of runoff with LID treatment. The findings of this review are presented below:

- a. **On-site Drainage Conditions.** Phase 1 of the Walnut Creek Transit Village re-develops an existing surface parking lot by constructing a five level parking structure on the existing lot and the construction of a single level office building. The project will create and/or replace 340,700 square feet of impervious surface. The existing impervious surface area is 581,600 square feet and approximately 63 percent of the site will be altered by the project. As currently designed, the site is divided up into 6 drainage management areas (DMA). Five DMAs, which account for 88% of the site are treated with a bioretention flow through planter. One DMA which accounts for 12% of the site is treated with a vault system.
- b. **Self-treating and Self-retaining areas and LID treatment measures.** As currently designed, approximately 88% of the site’s runoff will drain to LID bioretention flow through planter. The project will include containerized landscaping along the parameter of the parking garage and office building.
- c. **Maximizing flow to LID features and facilities.** As currently designed, approximately 88% of the site is proposed to drain to LID treatment facilities (flow through planter).
- d. **Constraints to providing Onsite LID** The DMA that drains to the media filter include street connection from the exiting garage to phase 2 and Pringle Avenue that cannot be designed to drain to landscaping. The remainder of the connection beyond this point to Pringle Avenue is included in Phase 2 and does drain to landscaping at the intersection. Grades are very flat through this area; below grade is a major utility facility that cannot be relocated and prevents a below grade drainage crossing to potential LID facilities on the Phase II side of the project. As the project moves forward into construction level design we can look toward other opportunities to drain this small area to an LID facility between the existing garage and Caltrans I-680. **As currently designed, the project is utilizing 12% of its available 80% treatment credit.**

3. Off-site LID Treatment

Off-site LID treatment has not been considered at this stage because the project has not submitted all three phases for review. This project has the potential to utilize Off-site LID treatment between the phases. A regional LID stormwater mitigation program is not available at this time for the project to use in-lieu C.3 compliance.

**Project Y05-027& Y13-098,
“BART Transit Village, Phase II”, 200 Ygnacio Valley Road, Category C**

1. Feasibility/Infeasibility of Onsite Infiltration, Evapotranspiration and Harvesting/Reuse.

The Contra Costa Guidebook Infiltration/Harvesting and Reuse Table 4-4 was completed for the proposed project (plans dated 10/07/2013). The results of this analysis showed that it was infeasible to treat the C.3.d amount of runoff with infiltration or rainwater harvesting and reuse.

2. Feasibility/Infeasibility of Onsite LID Treatment

The proposed project was reviewed to evaluate the possibility of providing 100% LID treatment. The results of this review showed that it was possible to treat 59% of the C.3.d amount of runoff with LID treatment. The findings of this review are presented below:

- a. **On-site Drainage Conditions.** Phase 2 of the Walnut Creek Transit Village re-develops an existing surface parking lot by constructing two buildings with 358 multifamily units total with two levels of parking underground for residents. The project will create and/or replace 182,576 square feet of impervious surface. The existing impervious surface area is 182,576 square feet and approximately 100 percent of the site will be altered by the project. As currently designed, the site is divided up into 31 drainage management areas (DMA). 26 DMAs, which account for 59% of the site, are treated with bioretention flow through planters. Five DMAs which account for 41% of the site are treated with a vault system.
 - b. **Self-treating and Self-retaining areas and LID treatment measures.** As currently designed, approximately 59% of the site’s runoff will drain to LID bioretention flow through planters.
 - c. **Maximizing flow to LID features and facilities.** As currently designed, approximately 59% of the site is proposed to drain to LID treatment facilities (flow through planters).
 - d. **Constraints to providing Onsite LID** The DMAs that drain to the media filter include street connection from the exiting garage to phase 2 and Pringle that cannot be designed to drain to landscaping. The remainder of the connection beyond this point to Pringle is included in Phase 2 and does drain to landscaping at the intersection. Grades are very flat through this area; below grade is a major utility facility that cannot be relocated and prevents a below grade drainage crossing to potential LID facilities on the Phase II side of the project. As the project moves forward into construction level design we can look toward other opportunities to drain this small area to an LID facility between the existing garage and Caltrans I-680. **As currently designed, the project is utilizing 41% of its available 90% treatment credit.**
- 3. Off-site LID Treatment**
- Off-site LID treatment has not been considered at this stage because the project has not submitted all three phases for review. This project has the potential to utilize Off-site LID treatment between the phases. A regional LID stormwater mitigation program is not available at this time for the project to use in-lieu C.3 compliance

Project Y05-027 & Y14-020, “BART Transit Village, Phase III”, 200 Ygnacio Valley Road, Category C

1. Feasibility/Infeasibility of Onsite Infiltration, Evapotranspiration and Harvesting/Reuse.

The Contra Costa Guidebook Infiltration/Harvesting and Reuse Table 4-4 were completed for the proposed project (plans dated 10/15/2014). The results of this analysis showed that it was infeasible to treat the C.3.d amount of runoff with infiltration or rainwater harvesting and reuse.

2. Feasibility/Infeasibility of Onsite LID Treatment

The proposed project was reviewed to evaluate the possibility of providing 100% LID treatment. The results of this review showed that it was possible to treat 70% of the C.3.d amount of runoff with LID treatment. The findings of this review are presented below:

- a. **On-site Drainage Conditions.** Phase III of the Walnut Creek Transit Village re-develops an existing surface parking lot by constructing two buildings with 238 multifamily units total with two levels of parking underground for residents. The project will create and/or replace 145,460 square feet of impervious surface. The existing impervious surface area is 145,460 square feet and approximately 100 percent of the site will be altered by the project. As currently designed, the site (Phases I – III) is divided up into 32 drainage management areas (DMA). 12 DMAs, which account for 70% of the Phase III portion of the site, are treated with bioretention flow through planters. Three DMAs which account for 30% of the site are treated with a vault system.
 - b. **Self-treating and Self-retaining areas and LID treatment measures.** As currently designed, approximately 70% of the site’s runoff will drain to LID bioretention flow through planters.
 - c. **Maximizing flow to LID features and facilities.** As currently designed, approximately 70% of the site is proposed to drain to LID treatment facilities (flow through planters).
 - d. **Constraints to providing Onsite LID** The DMAs that drain to the media filter include the lower plans and roof areas adjacent to the lower plaza that cannot be designed to drain to landscaping without eliminating the public plaza and wide pedestrian pathways leading to the BART fare gates. Grades are very flat through this area which sits on the podium providing underground parking garage providing commercial and residential parking for the project. As the project moves forward into construction level design we can look toward other opportunities to drain this small area to an LID flow through planters. **As currently designed, the project is utilizing 30% of its available 90% treatment credit.**
- 3. Off-site LID Treatment**
- Off-site LID treatment will not be used because the project has not proposed to use another site within the same watershed to accommodate in perpetuity off-site biotreatment facilities to treat runoff for this project. A regional LID stormwater mitigation program is not available at this time for the project to use in-lieu C.3 compliance

Project Y11-053, “Broadway Plaza”, Broadway Plaza, Category C

1. Feasibility/Infeasibility of Onsite Infiltration, Evapotranspiration and Harvesting/Reuse.

The Contra Costa Guidebook Infiltration/Harvesting and Reuse Table 4-4 was completed for the proposed project (plans dated 12/18/2013). The results of this analysis showed that it was infeasible to treat the C.3.d amount of runoff with infiltration or rainwater harvesting and reuse.

2. Feasibility/Infeasibility of Onsite LID Treatment

The proposed project was reviewed to evaluate the possibility of providing 100% LID treatment. This project is eligible for Category C Special Project Credit. The total credit is 55%, 25% location credit (located within Priority Development Area as approved by ABAG 4/9/14) 10% from density and 20% for zero surface parking credits. Remaining portions of the project site will be treated with Non-LID. The results of this review showed that it was possible to treat 70% of the redeveloped project area with LID treatment. The findings of this review are presented below:

- a. **On-site Drainage Conditions.** The project is an irregular shaped parcel in the heart of downtown Walnut Creek, relatively flat spanning the hardened and enclosed portions of the Las Trampas and San Ramon Creeks. The project will re-develop existing surface parking, two, two-level parking structures, existing surface parking lots and existing retail buildings. The project adds 300,000 square feet of new commercial retail to the existing 800,000 square feet of retail space on the existing site. The project will create and/or replace 14.5 acres out of the 24.2 acre total project site. The reconstructed project area at 14.5 acres represents 60% of the existing impervious project site, therefore the entire project is subject to stormwater treatment requirements per provision c.3.b.ii.(3). Maintenance work proposed for much of the remaining area that is not reconstructed is also planned. One acre of the project site (Neiman Marcus) was previously redeveloped and treated with non-LID consistent with the MRP at the time of development and will not be modified with this project. Therefore, treatment has been analyzed for the remaining 23.2 acres of the redeveloped project site.

The redeveloped 23.2 acre site is divided up into multiple drainage management areas (DMAs). Approximately 60% of the redeveloped site area is treated with bioretention basins. Additional off-site treatment area, equivalent to about 1% of the required treatment area, will be constructed on Broadway Plaza Street adjacent to the project. Approximately 4% of the entire site is self-treating or self-retaining areas. Approximately 35% of the redeveloped 23.2 acre site is treated with vault systems. Although 1% of the redeveloped site will remain untreated the effective treatment area will be 100%, when the off-site treatment areas are included.

- b. **Self-treating and Self-retaining areas and LID treatment measures.** LID treatment facilities use the combination of flow and volume design basis per provision c.3.d.i.(3) of the MRP. The Alameda County C.3 Stormwater Technical Guidance handbook was used to validate bioretention areas sized at 3% of the tributary drainage areas. In addition, 4% of the site runoff will be drained to self-treating and self-retaining areas. **Maximizing flow to LID features and facilities.** As currently designed, approximately 64% of the redeveloped site is proposed to drain to LID treatment facilities.
- c. **Constraints to providing Onsite LID.** The existing site is comprised of mainly buildings and hardscaped pedestrian walkways and courtyards. The downtown shopping area has minimal street setbacks, leaving little room for onsite LID treatment. New

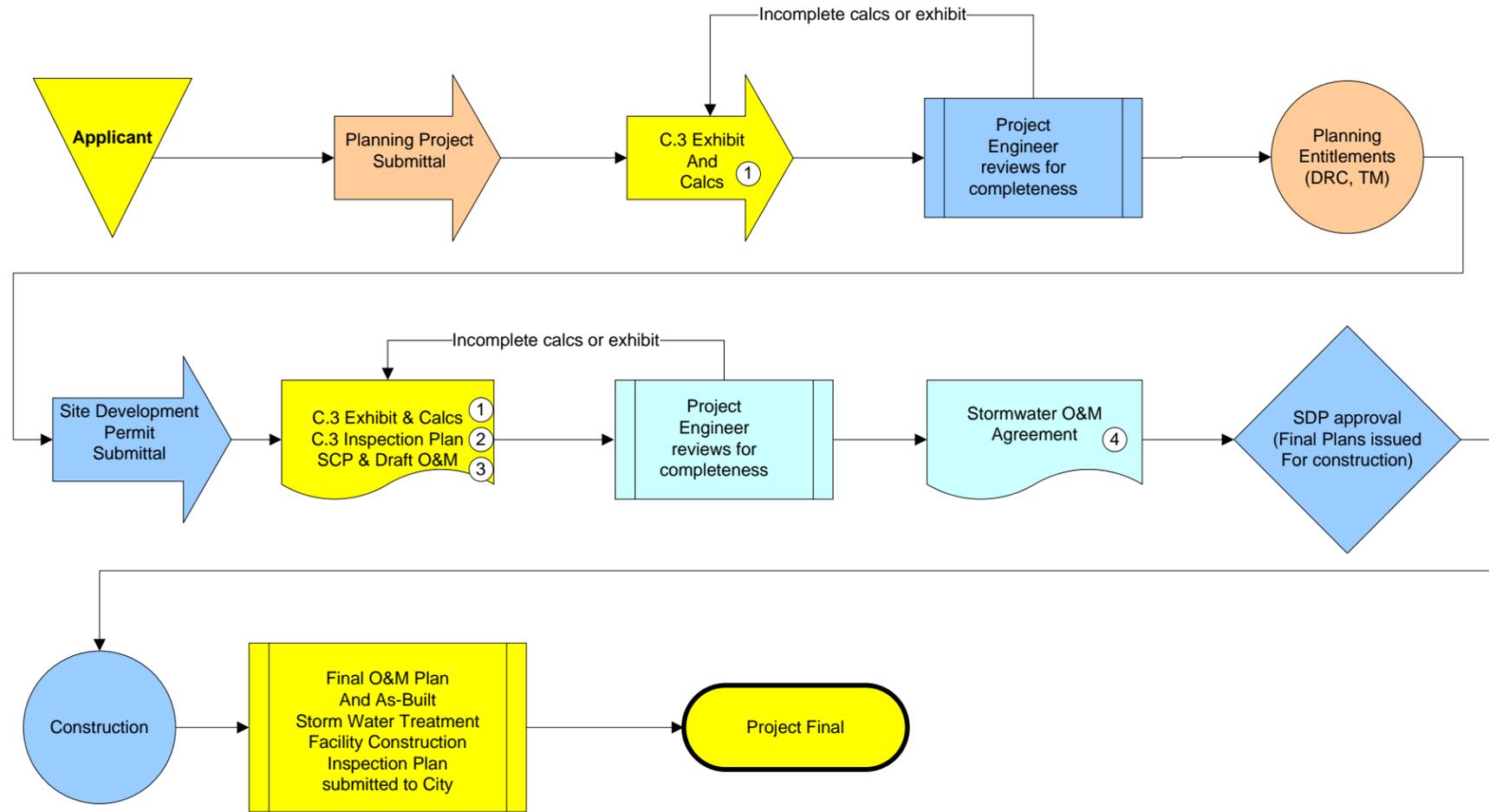
City of Walnut Creek
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parking facilities were designed to provide sufficient setback to allow LID treatment, but given the scale and use of the project, there is not sufficient space to provide LID treatment for all runoff. Drainage patterns of the site are restricted by the presence of the Las Trampas Creek and San Ramon Creek culverts which run through the site. These structures restrict project grading and LID placement.

3. Off-site LID Treatment

Off-site LID treatment will be used on Broadway Plaza Street, a public right-of-way adjacent to the project site. These treatment areas will be maintained in perpetuity by the project applicant.

Provision C.3 Review Process



SUBMITTAL NOTES:

- ① **C.3 Exhibit** is a full size (24x36) plan sheet showing the site broken into drainage management area and corresponding treatment/flow control IMPs. Output from the IMP calculator shall be included on the plan. See example C.3 exhibit for additional information and requirements. Include a table showing existing and proposed impervious and pervious surface areas.
- ② **C.3 Inspection Plan** is a full size (24x36) plan sheet that is part of the construction plan set. It shows the final locations of all treatment/flow control IMPs, connections to the storm drain system, and an Inspection Checklist for each IMP. See example C.3 Inspection Plan for additional information and requirements.
- ③ **Stormwater Control Plan (SCP) and Draft Operations and Maintenance (O&M) Plan** are documents detailed in the Storm Water C.3 Guidebook. For Walnut Creek combine both documents into one.
- ④ **Stormwater Operations and Maintenance (O&M) Agreement** is a legal document requiring the property owner to maintain all post-construction stormwater treatment facilities. The City's project engineer will prepare the agreement.
- ⑤ **Submit a Stormwater Control Plan for Small Projects.** A guide and the form are located on the City of Walnut Creek website at <http://www.walnut-creek.org/documents/StormwaterControlPlanforSmallLandDevelopmentProjects20121201.pdf>

GENERAL NOTES:

1. Provision C.3 (or C.3) refers to the post-construction stormwater management requirements detailed in provision C.3 of the City's NPDES Permit.
2. The latest guidance and the IMP sizing calculator can be found at the Contra Costa County Clean Water Program website. <http://www.cccleanwater.org/c3.html>
3. If you have any questions, contact the Engineering Division at (925)943-5839

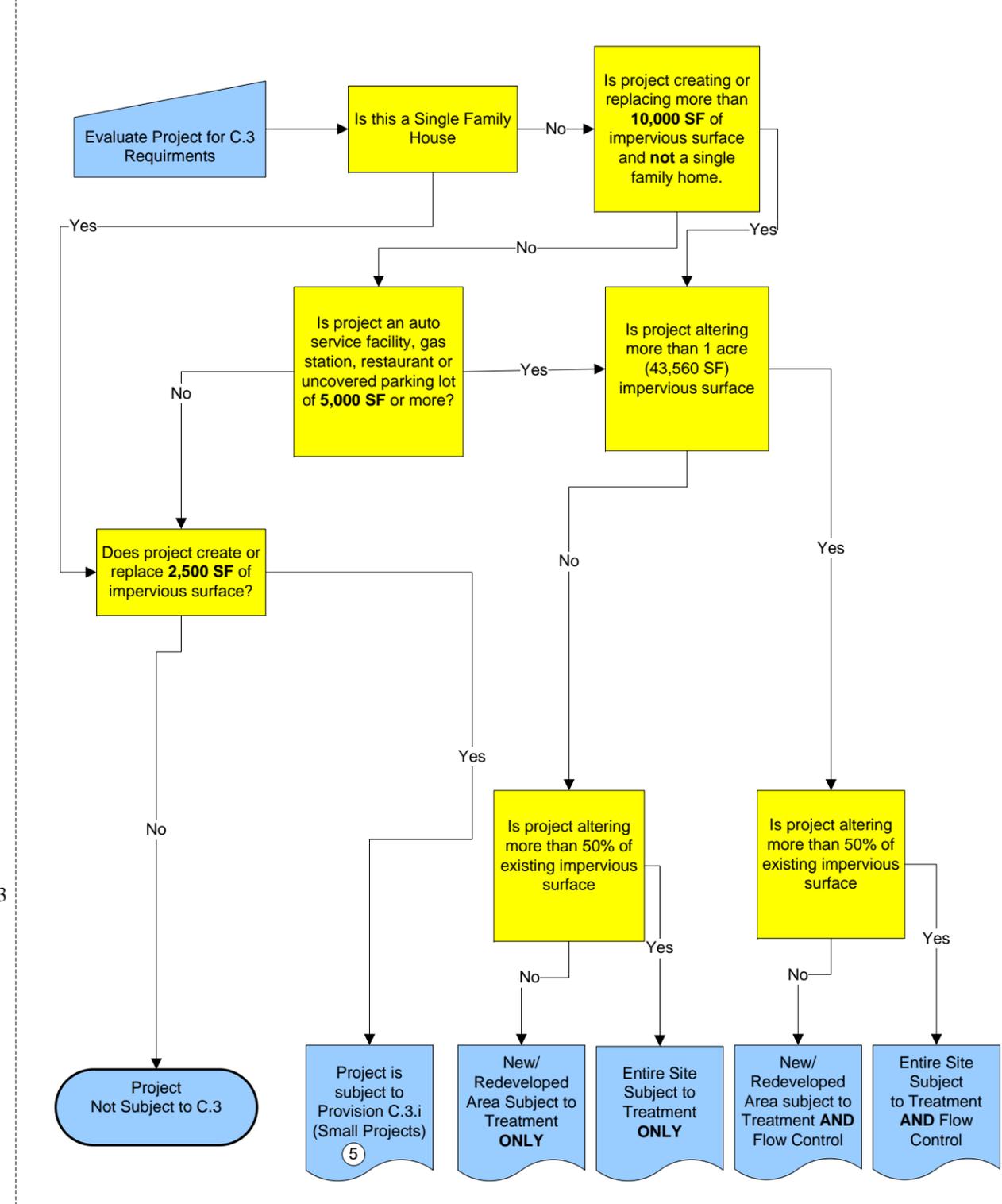
LEGEND

- Applicant
- Planning Division
- Engineering Division
- Clean Water Program
- Building Division

If you have questions, contact the Engineering Division at (925) 943-5839 or visit

<http://www.walnut-creek.org/citygov/depts/ps/cleanwater/permitreq.asp>

Provision C.3 Applicability



Revised 1/26/2016



**STORM WATER MANAGEMENT
PROVISION C.3 REVIEW PROCESS
ENGINEERING DIVISION
PUBLIC SERVICES DEPARTMENT**