

Molinar, Tess

From: Richard McDonald <rmcdonald@carlsonnicholas.com>
Sent: Monday, May 4, 2020 5:03 PM
To: Molinar, Tess; Van Patten, Jason
Cc: Stefanos Polyzoides; Bryce Buckley; Larry Mar; Amanda Tatevossian; Aline Kradjian
Subject: May 6, 2020 Hearing Officer Meeting - Agenda Item 2.E
Attachments: Form-PC.pdf

Follow Up Flag: Follow up
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Tess - Per Jason's instruction, we are submitting this request to delete Condition No. 21 from VHR #11921. In particular, Condition No. 21 indicates LID/SUSMP/SWPPP compliance is required. However, on June 28, 2019, the Building Official sent us the attached form stating: "See attached form for LID thresholds, your project does not meet the thresholds." As such, the project has been reviewed already and determined to be exempt by right, which obviates the need for Condition No. 21. We, therefore, request that it be deleted it to avoid any confusion going forward. At a minimum, we need language to the effect that absent any material changes to the project, the project is exempt by right from any such requirements. Thank you.

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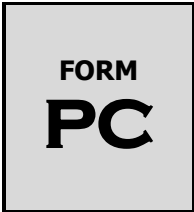
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STORMWATER PLANNING PROGRAM LID PLAN CHECKLIST



Project Name	Owner Name	Developer Name
Project Address	Owner Address	Developer Address
Case (Plan Check) #	Owner Phone	Developer Phone

TYPE OF PROJECT

Does the proposed project fall into one of the following categories? Please check Yes/No	YES	NO
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PRIORITY PROJECTS

1. Development* of a new project equal to 1 acre or greater of disturbed area and adding more than 10,000 square feet of impervious area*	<input type="checkbox"/>	<input type="checkbox"/>
2. Development* of a new industrial park with 10,000 square feet or more of surface area*	<input type="checkbox"/>	<input type="checkbox"/>
3. Development* of a new commercial mall with 10,000 square feet or more surface area*	<input type="checkbox"/>	<input type="checkbox"/>
4. Development* of a new retail gasoline outlet with 5,000 square feet or more of surface area*	<input type="checkbox"/>	<input type="checkbox"/>
5. Development* of a new restaurant (SIC 5812) with 5,000 square feet or more of surface area*	<input type="checkbox"/>	<input type="checkbox"/>
6. Development* of a new parking lot with either 5,000 ft ² or more of impervious area* or with 25 or more parking spaces	<input type="checkbox"/>	<input type="checkbox"/>
7. Development* of a new automotive service facility (SIC 5013, 5014, 5511, 5541, 7532-7534 and 7536-7539) with 5,000 square feet or more of surface area*	<input type="checkbox"/>	<input type="checkbox"/>
8. Projects located in or directly adjacent to, or discharging directly to a Significant Ecological Area (SEA)**, where the development will: a. Discharge stormwater runoff that is likely to impact a sensitive biological species or habitat; and b. Create 2,500 square feet or more of impervious area	<input type="checkbox"/>	<input type="checkbox"/>
9. Redevelopment* of 5,000 square feet or more in one of the categories listed above	<input type="checkbox"/>	<input type="checkbox"/>
10. Redevelopment* of 10,000 square feet or more to a Single Family Home, without a change in landuse.	<input type="checkbox"/>	<input type="checkbox"/>

If any of the boxes 1-10 are checked YES, this project will require the preparation of a Low Impact Development (LID) * Plan with a Maintenance Agreement*

SPECIAL PROVISION PROJECTS

11. Green street* project	<input type="checkbox"/>	<input type="checkbox"/>
12. Single family hillside* home	<input type="checkbox"/>	<input type="checkbox"/>

If any of the boxes 11-12 are checked YES, this project will require the preparation of a plan with special provisions associated with the type of development.

* Defined on back.

** No designated SEA located in the City of Pasadena.

_____ Applicant Name

_____ Applicant Signature

_____ Applicant Title

_____ Date

DEFINITIONS:

LID: Low Impact Development (LID) is a stormwater management strategy that emphasizes conservation and the use of existing natural site features integrated with stormwater controls to more closely mimic natural hydrologic patterns in residential, commercial, and industrial settings.

Development: Development includes any construction or demolition activity, clearing, grading, grubbing, or excavation or any other activity that results in land disturbance.

Impervious Area: Surfaces that do not allow stormwater runoff to percolate into the ground. Typical impervious surfaces include: concrete, asphalt, roofing materials, etc.

Hillside: A property where the slope is 25% or greater and where grading contemplates cut or fill slopes. Single family hillside homes will require a less extensive plan. During the construction of a single-family hillside home, the following measures are implemented:

- a. Conserve natural areas
- b. Protect slopes and channels
- c. Provide storm drain system stenciling and signage
- d. Divert roof runoff to vegetated areas before discharge unless the diversion would result in slope instability
- e. Direct surface flow to vegetated areas before discharge unless the diversion would result in slope instability.

Green Streets: Any street and road construction of 10,000 square feet or more of impervious surface area. Street and road construction applies to standalone streets, roads, highways, and freeway projects, and also applies to streets within larger projects. These sites are required to develop a Green Streets Plan with the following provisions:

- a. Follow an approved green streets manual to the maximum extent practicable. Stormwater mitigation measures must be in compliance with the approved green streets manual requirements.

Redevelopment: Land-disturbing activities that result in the creation, addition, or replacement of impervious surface area on an already developed site.

If the activity results in an alteration to more than 50% of the impervious surface area on the already developed site and the existing site was not subject to post-construction storm water quality control requirements, then the entire site must be mitigated.

Redevelopment does not include routine maintenance activities that are conducted to maintain the original line and grade, hydraulic capacity, or original purpose of facility, nor does it include modifications to existing single family structures, or emergency construction activities required to immediately protect public health and safety.

Maintenance Agreement and Transfer: All developments subject to LID requirements must provide verification of maintenance provisions for Structural and Treatment Control BMPs. Verification at a minimum shall include:

- Recorded maintenance covenant; and
- The developer's and/or owner's signed statement accepting responsibility for maintenance until the responsibility is legally transferred; and
- A signed statement from the public entity assuming responsibility for Structural or Treatment Control BMP maintenance and conduct a maintenance inspection at least once a year.

BMP: Best Management Practices (BMPs) are practices or physical devices or systems designed to prevent or reduce pollutant loading from stormwater or non-stormwater discharges to receiving waters, or designed to reduce the volume of stormwater or non-stormwater discharged to the receiving water.

Surface Area: The surface area is the total footprint of an area. Not to include the cumulative area above or below the ground surface.