

# MEMORANDUM

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DATE: April 6, 2012

TO: Philip Banta, Philip Banta & Associates

Memo# 013-01-01

CC: Tim Southwick

FROM: Matthew J. Wheeler, P.E. #61741

**SUBJECT: 1035 Eastshore Hwy (Albany Showroom) Stormwater Compliance**

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This Memorandum is prepared in response to a request for information regarding proposed stormwater management improvements at the Albany Showroom project located at 1035 Eastshore Hwy in Albany, California. The project is currently in the initial planning submittal phase and we expect Conditions of Approval will be adopted which will include stormwater runoff mitigation measures.

### General Project Site Information

- Existing total site area = 45,630 ft<sup>2</sup>
- Existing site impervious area (asphalt and concrete pavement) = 25,960 ft<sup>2</sup>
- Proposed new roof area (post construction) = 9,230 ft<sup>2</sup>
- Proposed total impervious area (post construction) = 37,050 ft<sup>2</sup>

### Existing Stormwater Facilities

Much of the existing site area is asphalt parking lot and landscape planters. The site contains a large unimproved building pad area at the northern end which was originally intended for a restaurant or commercial building. The building pad area is a combination of dirt fill, gravel, and asphalt tailings (grindings).

The existing parking lot and driveway areas include stormwater collection and conveyance facilities which were constructed as part of the larger (overall) Target Building site improvements. Existing site drainage is collected in catch basins, which appear to drain into a series of underground treatment vaults (in the Target driveway), and then ultimately discharge into the "Village Creek" between the parking lots. A portion of the building pad area drains toward the parking lots (via surface flow) and is collected in the onsite catch basins. The remaining building pad area and landscape planters along the west site frontage drain west toward Eastshore Highway and enter the roadway runoff conveyance (curb and gutter).

Details of the existing stormwater conveyance and (apparent) treatment facilities are not yet known by our team. We suspect that conveyance and treatment infrastructure was sized to handle stormwater flows for this project site (including building roof runoff) during original construction of the parking lot and driveway. We recommend further investigation into the original design and permit conditions for the Target building site and this project's site in order to determine if sufficient stormwater management infrastructure is already in-place to support this project.

### Proposed Stormwater Management

Permanent stormwater management facilities will be incorporated into the project design which will be in compliance with the Alameda Countywide Clean Water Program (C-3 Stormwater

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Requirements). We expect this will include the use of treatment planters for roof runoff and vegetative swales for new pavement runoff (or pervious pavement). The ultimate discharge locations for runoff will be into existing onsite catch basins and toward Eastshore Highway curb and gutter. Existing asphalt parking areas will remain in-place, and runoff will be managed by the current infrastructure.

Best Management Practices (BMPs) for stormwater runoff and sediment transport will be (required to be) used by the contractor during construction. An Erosion Control Plan will be prepared for construction activities, which will be submitted as part of the building permit construction drawings for the project.

We trust that the information provided herein sufficiently describes the proposed stormwater management measures for the planning-level application. Please contact Matt Wheeler at (916) 640-9148 or [MattW@mwheelereng.com](mailto:MattW@mwheelereng.com) if you have questions or would like to discuss.

Thank you.