CITY OF GLENDORA

Engineering Division Preliminary Review

Property Address: 950 N Grand Ave **Plan Check:** PLN14-0024 **Date:** 03-16-2018

RE: Concept Review for a New 12 lot Single Family development
950 N. Grand Ave.

By: Alison Sweet, PE
City Engineer
(626) 914-8246

General Review Comments:

1. We have done a preliminary review of the submittals for the above referenced project. This review is not intended to be a comprehensive plan review. Our comments should not be interpreted as approval of the proposed use in any way. We have attempted to touch on major issues that may be significant in terms of feasibility and/or cost.

2. Public Works' fees for the submittals mentioned below are available on line at: http://www.ci.glendora.ca.us/home/showdocument?id=8611

Tentative Map:

1. Prior to Planning Commission: The tentative map does not have all the information required. Review GMC 20.12, add all required information to the map and resubmit. A title report less than 6 months old is required at the time of submittal. Include copies of all underlying documents/easements of record referenced in the title report. Show all new easements on the property on the grading plan. Label, dimension and identify.

2. Obtain a letter of non-objection from the Metropolitan Water District for work within their easement.

3. Obtain a letter of non-objection from L.A. County Flood Control District for the work within their easement.

4. The final map will be reviewed for technical accuracy by the city's contract Land Surveyor. Developer is responsible for all such costs.

5. Minimum street width for public/private streets in a residential development of 24 or less is 50 feet.

6. Map will create a land locked parcel as shown. Extend public streets to provide access to remainder parcel.

7. National Pollutant Discharge Elimination System (NPDES):

   a. This project is required to comply with the new NPDES Municipal Separate Storm Sewer System (MS4) requirements. Projects subject to the MS4 are to implement post-construction low impact development (LID) storm water runoff water quality control measures as a way to reduce downstream runoff. Follow Section 21.03.090 of Glendora Municipal Code to determine Applicability and Performance Criteria. Follow LA County LID Standards Manual for design and format of LID Report.

b. This project is required to comply with the Construction NPDES permit. This requires a Storm Water Pollution Prevention Plan (SWPPP) for implementation during the construction phase of the project. The SWPPP must be prepared by a Qualified SWPPP Developer (QSD). The approved SWPPP must be implemented by a Qualified SWPPP Practitioner (QSP) during construction.

Grading and Drainage:

12. A grading plan is required for the development.

13. A title report less than 6 months old is required at the time of submittal. Include copies of all underlying documents/easements of record referenced in the title report. Show all easements on the property on the grading plan. Label, dimension and identify.

14. All structural BMP's for the project must be shown in detail on the grading plan. The grading plan will need to be reviewed/approved by the soils engineer. A minimum ½" per hour percolation rate must be verified by the soils engineer for the project via a percolation test and included in next submittal for any areas where stormwater is proposed to be infiltrated.

15. A hydrology & hydraulics report approved by LA County Flood Control and the City is required. The report must show not only how the project will drain but all the areas of offsite run on to the project. The project is located within Debris Production Zone 1 so the amount of expected debris flow from a burned watershed must be calculated. Debris containment structures must be sized and located on the tentative map as well. Follow L.A. County Sediment manual for debris flow calculations.

16. The soils report for this project will be peer reviewed by the city's contract geologist. The developer is responsible for all costs. A $1500 deposit is required to cover review of the preliminary geotechnical report.

Water:

17. The owner/applicant is required to provide water rights to serve the project. Currently water rights fees are approximately $14,000 per acre foot of water. When the final number of units and amount of landscaping is decided, contact Steve Patton at (626) 914-8249 to begin the process of determining the water rights fee and to request a water will serve letter.

18. If water easements or any other easements are required, follow the attached copy of our guidelines for preparing legals and plats). The City uses an outside land surveying firm to perform the review of any documents stamped by a land surveyor which the developer is required to pay. The developer will be required to deposit $1,000 for the initial review of the document. Any unused funds are returned or if additional fees are required, an additional deposit will be requested.

19. Water Improvements may be required. The Developer's Civil Engineer should meet with the City's Water Division after a site plan has been prepared and water demands are known.

Water: (cont'd)

20. A fire flow test will be required. Please contact the Public Works desk at (626)914-8246 test should you choose to move forward by scheduling the test.

Sewer

21. A Sewer Area Study following L.A. County guidelines will be required to determine the sewer connection location and if any improvements will be required. The developer's Civil Engineer will be required to prepare a sewer flow study based on two-week flow monitoring data collected in the existing sewer and prepare a report demonstrating the additional flow will not overload the existing pipe capacity. Use the Los Angeles County

Department of Public Works Estimated Average Daily Sewer Flows (Attachment A) to calculate future flows. Applicant will be responsible for any costs associated with sewer capacity increases required as a result of the project. Please include in next submittal.

22. The City of Glendora owns the sewer collection system but it is maintained as part of the County's Consolidated Sewer Maintenance District #22. The plan check process for any sewer improvement plans will go through both the City of Glendora and Los Angeles County Public Works.

23. The treatment system for Glendora's sewer is owned and operated by the Los Angeles County Sanitation District. The developer's Civil Engineer will need to contact them to obtain a treatment will serve letter as well as pay the appropriate fees. For further information, please contact Adriana Raza at (562) 908-4288l, extension 2717.

Landscape/Irrigation Plan:

24. The Landscape/Irrigation Plan will be processed through both the Planning Department (for landscape) and the Water Division (for irrigation).

Traffic:

25. A traffic impact analysis study will be required for the project. The City will solicit proposals from our prequalified list of Traffic Engineering consultants. After a proposal has been selected the developer will be required to make a deposit to cover the fee. Applicant will be responsible for any costs to implement traffic impact mitigations. Study must be approved prior to Planning Commission approval.

26. A signing and striping plan must be prepared and submitted to the Public Works Department for review/approval.

14. A private gate is shown on one of the exhibits. Private gating mechanism must be designed by a licensed traffic engineering firm and approved by the City. See GMC 21.04.010 (10) for more details.

Public Right of Way:

27. The project will require street improvement plans. The applicant's Civil Engineer may download the City's Street standards at: http://www.ci.glendora.ca.us/departments-services/public-works/standard-designs-and-specifications.

28. The owner/applicant will be required to improve the portion of Grand Avenue leading to the project. All paving must be shown on the street improvement plan for the project.

29. Any and all trench work is to be done per City of Glendora Standards. A permit from the City of Glendora Public Works Department is required prior to the start of construction.

Miscellaneous:

29. Attached is a copy of our Application for Final Tract or Parcel Map. An Indemnity Agreement and a Subdivision Improvement Agreement must be signed by the developer prior to final map approval. The developer will submit the final map to the City's contract Land Surveyor for technical review. The Developer is responsible for all fees associated with this review.

Also attached are various guidelines which apply to all developments which you might find helpful.

Attachments: A – Los Angeles County Public Works Estimated Average Daily Sewer Flows