



CITY OF HUNTINGTON BEACH
INTER-DEPARTMENT COMMUNICATION

TO: Planning Commission Members
FROM: Scott Hess, Planning Manager *SH*
DATE: September 19, 2002
SUBJECT: PARKSIDE ESTATES – REVISED CONDITION FOR TENTATIVE TRACT MAP NO. 15377/TENTATIVE TRACT MAP NO. 15419

Condition No. 5.1 speaks to the required water quality-related plans that will be required to be completed prior to issuance of grading permits. Staff is recommending a change to the condition to require that the plans be submitted to Orange County Coastkeeper for review and comment. Please see the revised condition below.

5.1 Storm Drain, Storm Water Pollution Prevention Plans (SWPPP) and Water Quality Management Plans (WQMP) conforming with the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a licensed Civil Engineer, shall be submitted to the Department of Public Works for review and approval. **The plans shall also be submitted to Orange County Coastkeeper for review and comment.** Catch basins shall be grated and not have side openings. (PW)

- i. To the greatest extent feasible, low flow urban runoff from the properties to the north shall be directed to a gross pollutant removal device. The developer shall investigate use of the remainder of the southwest open space area within Tract 15419 for treatment of this runoff.
- ii. Gross pollutant removal devices (CDS or equivalent) for the removal of debris, sediment, oil and water separation, etc., shall be installed as part of the treatment train for the main line systems. Access to these devices for maintenance shall be provided and included within an easement to the City.
- iii. If deemed feasible by the City Engineer, the developer shall design and construct a low flow urban runoff treatment train for flows from the Slater Pump Station, which may be conveyed to the potential open space southwest of the project area. If deemed not feasible by the City Engineer, this requirement may be waived.
- iv. A SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of the development. The plan shall incorporate all necessary Best Management Practices (BMP's) and other City requirements to eliminate polluted runoff until all construction work for the project is completed.
- v. A WQMP shall be prepared, maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall incorporate water quality measures for all improved or unimproved phases of the project. All structural BMP's shall be sized to infiltrate, filter, or treat the 85-percentile 24-hour storm event or the maximum flow rate of runoff produced from a rainfall intensity of 0.2 inches per hour. The WQMP shall include an extensive Home Owner's Association education program, including information booklets and packages for each homeowner, and periodic informational programs to keep owners current with WQMP practices and requirements. (PW)

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