



MEMO TO THE PLANNING COMMISSION

DATE: March 18, 2024

SUBJECT: Item 6-1 – Starbucks Contra Loma Blvd

The applicant has requested a slight revision to the Project Specific Condition #3, to clarify that the required drainage inlets are only necessary when there is a greater than 12" drop between the pavement level and the bio-retention basin top of soil elevation. Where there is a smaller drop, curb cuts may be used for drainage. Planning and Engineering staff have reviewed the proposed amendment and agree to this change. For the change to take effect, the Planning Commission will need to adopt a motion to revise Project Specific Condition #3 to the wording below (revised text underlined):

All storm water flows shall be collected onsite and discharged into an approved private detention basin to be filtered prior to draining to the public storm drain system. The concept of the drainage system design is shown on sheet C4 of the preliminary Grading and Drainage and utility plans prepared by Apex Civil Engineering and Land Surveying in Martinez, CA date 9-7-23. The developer shall install concrete drainage inlets with metal grates adjacent to the curb line with a 12" pipe to drain to the adjacent bio-retention basin as shown on said plan where the difference between the drive-thru pavement and bio-retention basin top of soil elevation is greater than 12 inches. Otherwise, curb cuts are allowed where the elevation difference is less than 12 inches. All on-site retention basins shall be bioretention basins and be designed to satisfy the Contra Costa County clean water program stormwater C.3 Guidebook, 8th edition dated December 23, 2022.