

TRANSMITTAL

To: City of Brawley
 180 S. Western Ave
 Brawley CA 92227

Date: 3/24/2026

Project: YK America – Retention Basin

Attn: Cristhian Barajas

Project/PC #: 24-0001644.00/44

CC:

From: NV5

The following items are being forwarded: Choose an item.

Item	Quantity	For Your Use	As Requested	For Your Review
YK America – Retention Basin Recommendations	1 EA	✓	✓	<input type="checkbox"/>

I. Rezoning:

The sizing of the basin is based on 3” across the entire project area and is not dependent on land use (it’s very conservative). Therefore, the original sizing calculations for the basin should be adequate regardless of change in land use.

II. Conformance with Specific Plan:

NV5 recommends that the developer provide an update with regards to conformance to the Specific Plan, confirming whether the Wal-Mart basin was constructed in accordance with the Specific Plan design capacity or whether it was built only to accommodate runoff associated with the Wal-Mart development. If the basin was built and sized according to the specific plan requirements, then a shared retention basin can be considered for approval.

III. 100-year detention volume and sizing - 3 options as suggested by City:

1. If the proposed uses generate *equal or less* runoff and the basin was constructed to serve the full Gateway Specific Plan area, then no additional detention improvements may be necessary, and the project could connect under a shared-use agreement.

Engineer of work for YK America shall calculate the required 100-year detention volume for YK America and provide calculations indicating the percentage of the total detention volume of the existing basin that the development will contribute to. City and Owner shall enter into a written agreement from Owner that they understand that runoff from YK America will be routed to the shared basin and the Owner of the Basin is required to provide O&M for perpetuity.

2. If YK America development results in more runoff than the basin for designed for, the applicant could either pursue improvements to the existing basin (subject to feasibility analysis) or partially route runoff to the basin while addressing any additional capacity needs through on-site detention.

Similar to the 1st option, the Engineer shall document these with calculations and an agreement with the owner shall be required for O&M.

3. Provide full on-site detention within the project limits of YK America.

IV. Phase II Water Quality requirements:

Project is subject to Phase II permit water quality requirements. Engineer of Work shall use the LID sizing tool to comply with water quality requirements on-site. The site plan shows landscaping areas which could be modified and utilized for water quality.

https://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.html