

CITY OF FORT BRAGG
COMMUNITY DEVELOPMENT DEPARTMENT
416 North Franklin Street
Fort Bragg, CA 95437
Tel: (707) 961-2827
Fax: (707) 961-2802
http://city.fortbragg.com



Case No(s) CDP 7-21 DR 10-21
Date Filed 12/10/21
Fee \$ 21631
Receipt No. _____
Received by AAA

Office Use Only - August 2016

RECEIVED
DEC 10 2021

PLANNING APPLICATION FORM

Please complete this application thoroughly and accurately, and attach the required exhibits as indicated in the applicable brochure available from the Community Development Department. Incomplete applications cannot be processed until they are complete. Please note that administrative permits may require additional fees if an interested party requests a public hearing. Public hearing expenses are borne by the applicant, owner, or agent.

APPLICANT

Name: DAVID CIMOLINO
Mailing Address: 701 S. FRANKLIN ST Phone: [REDACTED]
City: Fort Bragg State: CA Zip Code: 95437 Email: [REDACTED]

PROPERTY OWNER

Name: SAME
Mailing Address: _____ Phone: _____
City: _____ State: _____ Zip Code: _____ Email: _____

AGENT

Name: _____
Mailing Address: _____ Phone: _____
City: _____ State: _____ Zip Code: _____ Email: _____

STREET ADDRESS OF PROJECT 701 S. FRANKLIN ST

ASSESSOR'S PARCEL NUMBER(S) 18-040-26

PROPERTY SIZE 16,992 Square Feet or _____ Acres

TYPE OF APPLICATION (Check all applicable boxes)

- Design Review/Site & Architectural Review
- Use Permit/Minor Use Permit
- Coastal Development Permit
- Variance/Administrative Variance
- Lot Line Adjustment
- Subdivision (no. of parcels) _____
- Certificate of Appropriateness (COA)
- Planned Development Permit
- Certificate of Compliance
- General Plan Amendment
- Local Coastal Program Amendment
- Rezoning
- Annexation
- Pre-application Conference
- Limited Term Permit
- Permit Amendment (list permits) _____

PROJECT DESCRIPTION

Briefly describe project as shown on proposed plans CONSTRUCTION OF A
50'x55' SHOP

CERTIFICATION

I hereby certify that I have read and completed application and that, to the best of my knowledge, the information in this application and all attachments is complete and accurate. I understand that failure to provide requested information or misstatements submitted in support of the application shall be grounds for either refusing to accept the application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the City.

David Cimolino

Signature of Applicant/Agent

12-8-21

Date

David Cimolino

Signature of Property Owner

12-8-21

Date

INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

Ordinance No. 771, adopted by the Fort Bragg City Council on September 26, 1994, requires applicants for discretionary land use approvals to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

As part of this application, the applicant agrees to defend, indemnify, release and hold harmless the City of Fort Bragg, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Fort Bragg Municipal Code Chapters 17.70.060 and 18.70.060 from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attach, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorneys fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive [or active], but not sole, negligence on the part of the City, its agents, officers, attorneys, employees, boards and commissions.

David Cimolino

Signature of Applicant

12-8-21

Date

SITE VIEW AUTHORIZATION

I hereby grant permission for City staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

David Cimolino

Property Owner/Authorized Agent

12-8-21

Date

NOTE: If signed by agent, owner must sign "Authorization of Agent" below.

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must complete and post the "Notice of Pending Permit" form at a conspicuous place, easily read by the public and as close as possible to the project site. If the applicant fails to post the completed notice form and sign the Declaration of Posting, the Community Development Department cannot process the application.

I hereby certify that my authorized representative or I posted the "Notice of Pending Permit" form in a conspicuous place, easily seen by the public and as close as possible to the project site for:

FRONT ENTRANCE AT 701 S. FRANKLIN ST

(Describe location where notice is posted)

David Cimolino

Property Owner/Authorized Agent

12-8-21

Date

NOTE: If signed by agent, owner must sign "Authorization of Agent" below.

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

Property Owner

Date

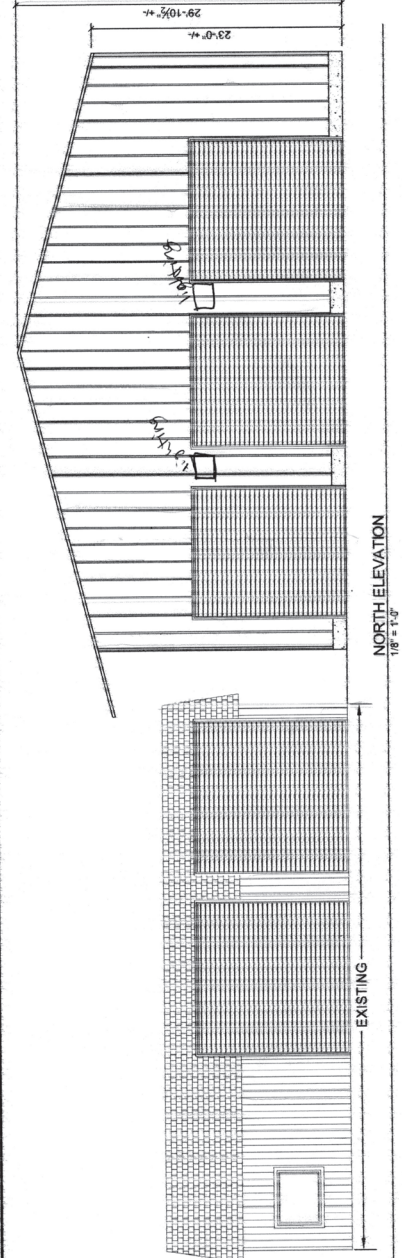
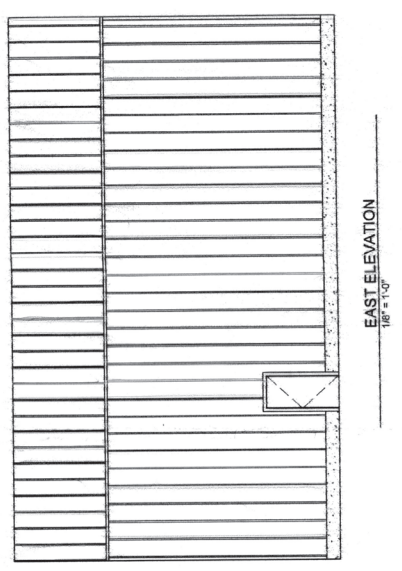
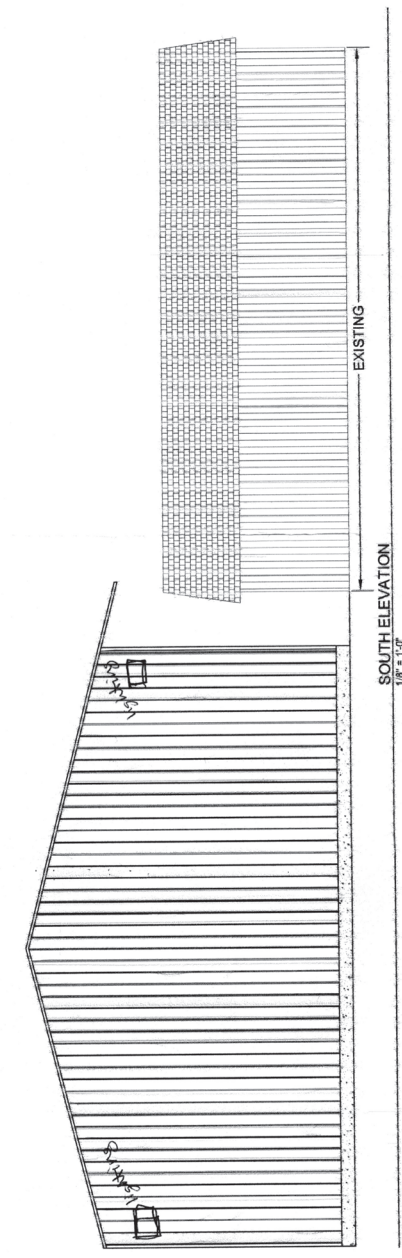
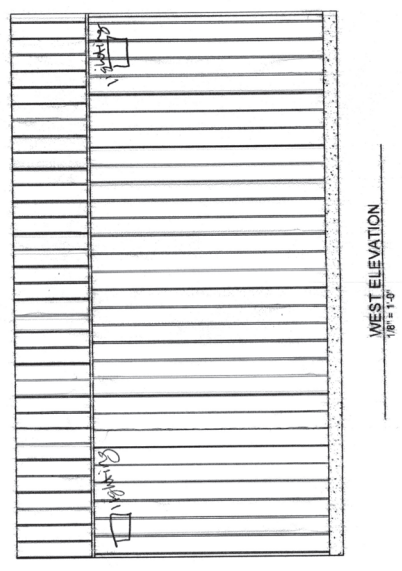
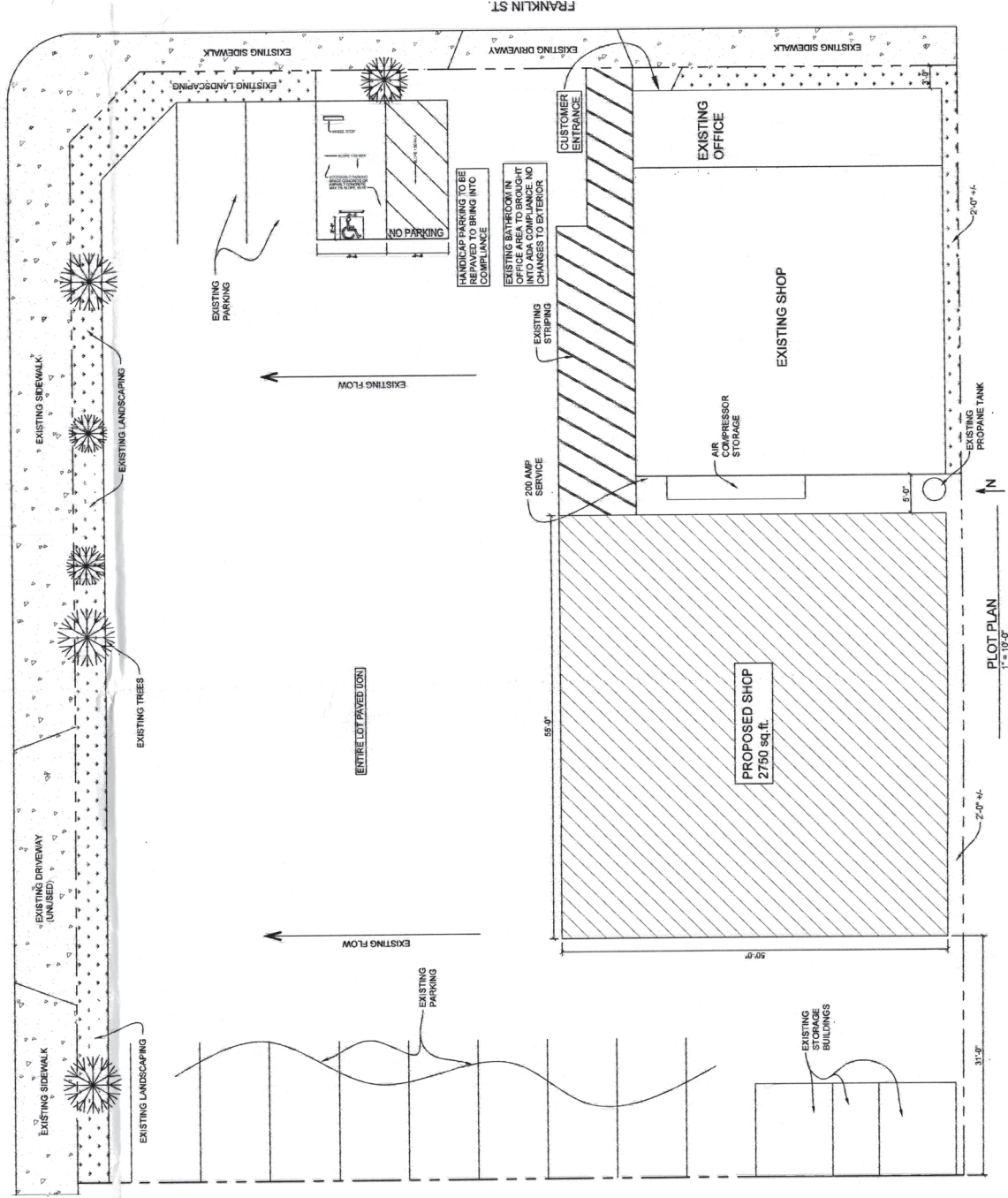
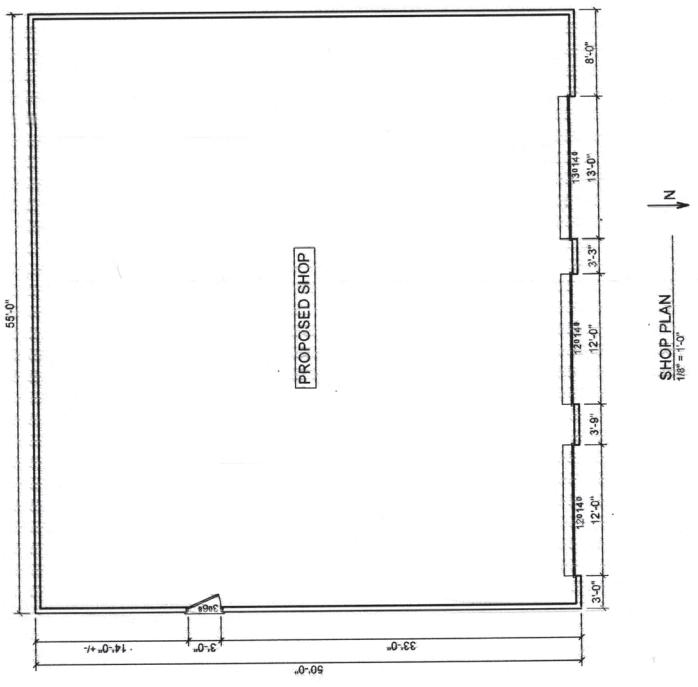
RECEIVED
DEC 10 2021
BY: *ADD*

SCALE
DATE 12-7-21
JOB # 1131-21
DRAWN BY DLS
AS NOTED

A SHOP FOR:
FORT BRAGG TRANSMISSION
701 S. FRANKLIN ST
FORT BRAGG, CA 95437
APN: 018-040-49

ELEVATIONS, SHOP PLAN, PLOT PLAN

3-D'S DESIGN
P.O. BOX 1634 FORT BRAGG, CA
(707) 964-8428 (CELL) 707-734-3600





Preliminary Stormwater Control Plan (CDP, CUP, and SP ≥ 5000 sf)

- Location of site design measures
- Location, size, and name of Bioretention/Treatment Facility
- Flow direction that clearly demonstrates the ability of self-retaining areas, infiltration site design measures, and treatment facilities to capture runoff from impervious surfaces
- Hydrologic soil class

D. Operation and Maintenance Plan Requirements

Each Bioretention facility or equivalent will be required to have an operation and maintenance plan attached to the final SCP and shall include all details found in Appendix 5, 6, 7, and 8 of the LID Manual.

E. Additional Requirements

A detailed final Stormwater Control Plan with narrative sections will need to be submitted prior to issuance of a grading/building permit (see Appendix 3). However, completing the Preliminary SCP enables a more efficient and timely review of the final SCP.

F. Signature and Certification

I, the below signed, confirm that I have accurately described my project to the best of my ability, and that I have not purposely omitted any detail affecting my project's classification for stormwater regulation. I hereby certify that the site design measures and stormwater flow treatment measures identified herein as being incorporated into my project have been designed in accordance with the approved BMP Fact Sheet or equivalent, and are included in the final site plans submitted to Mendocino County Planning and Building Services. I also hereby certify that my project meets the stormwater runoff reduction criteria identified in Worksheet 2, or as determined through other approved means.



Signature

3-25-22

Date

DAVID CIMOLINO

Print Name

I am the:

- Property Owner Applicant Contractor

Bioretention Facility

not to scale

10' X 11' INSIDE WALLS

110 SRF

4" min. diameter SDR 35 or equivalent sweep bend and cleanout min. 2" above overflow level

curb cut or curb inlet if needed

adjacent pavement

cobbles or splash block

Top of soil layer (TSL)

Min. 18"

Top of gravel layer (TGL)

Min. 12"

Bottom of gravel layer (BGL)

specified soil mix

class 2 permeable material

cutoff wall if needed to protect structures or pavement

Native Soil

Overflow Structure

concrete drop inlet or manhole with frame, atrium or behave grate, 1/4" openings

Walls as needed to establish constant rim elevation around facility

Min. 6"

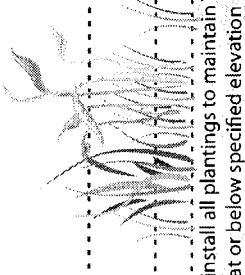
3" max. mulch if specified by plans

Schedule 80 (no perforations) seal penetration with grout

bend or slope so discharge is at TGL elevation

to storm drain

REPLACE GRATE AND EXTEND EXISTING D.I. TO ACHIEVE REQUIRED HT. V.I.F.



install all plantings to maintain TSL at or below specified elevation

4" min. diameter SDR 35 or equivalent perforations facing down

Allowed variations for special site conditions:

- Facilities located within 10 feet of structures or other potential geotechnical hazards may incorporate an impervious cutoff wall
- Facilities with documented high concentrations of pollutants in underlying soil or groundwater, facilities where infiltration could contribute to a geotechnical hazard, and facilities located on elevated plazas or other structures may incorporate an impervious liner between the native soil and the BGL and locate the underdrain discharge at the BGL (flow-through planter configuration)
- Facilities located in areas of high groundwater, highly infiltrative soils, or where connection of the underdrain to a surface drain or subsurface storm drain are infeasible may omit the underdrain

Notes:

- No liner, no filter fabric, no landscape cloth.
- Maintain BGL, TGL, TSL throughout facility area at elevations to be specified in plan.
- Class 7 permeable layer may extend below and underneath drop inlet.
- Elevation or underdrain discharge is at top of gravel layer.
- See Chapter X for instructions on facility sizing and additional specifications

1 | BIORETENTION DETAIL

APPENDIX 5

Bioretention Specifications and Checklist

RAIN BARRELS AND CISTERNS

DESCRIPTION



Rain Barrels and Cisterns are a system that collects and stores stormwater runoff from a roof or other impervious surface. These typically have overflow mechanisms or plugs that drain to a vegetated area or to the storm drain system when the barrel is full.

Technique

To use this site design measure, the collection and storage devices must comply with local vector control requirements. Storage capacity of each device must be at least 55 gallons and sited on a level, stable service at or near the ground surface. To use the *Rain Barrels and Cisterns* Stormwater Runoff Reduction Measure, the following conditions must be met (Please check beside each condition):

- Delineate the impervious area (roof, driveway, patio, etc.) draining to the rain barrel and show, labeled, on site plan
- Show on the site plan the area that will receive overflow from the rain barrel or cistern
- Gutters tributary to the Rain Barrels/Cistern are screened with a leaf guard or ¼-inch (minimum) to 1/2-inch (maximum) corrosion resistant metallic hardware fabric.
- Water collected will be used for irrigation purposes only.
- Openings are screened with a corrosion-resistant metallic fine mesh (1/16 inch or smaller) to prevent mosquito harborage.

- Large openings are secured to prevent entry by children.
- Rain Barrels and Cistern are cleaned annually.

Credit

Rain Barrels and Cisterns will provide a credit equal to the capacity of the container. Please show on the Site Plan the location, with label, of each impervious area and the corresponding Rain Barrel or Cistern Location (One site map showing all site design measures is adequate. Please, do not include individual site plans for each site design measure used). Use the table below to calculate runoff reduction credit.

Impervious Label	Area	Gallons of Storage (size of rain barrel/cistern) Col. 2
		Col. 2
"Example A"		(55)
		(55) x 4 = 220
		220 GAL
		352 SQFT
		Volume Credit = gallons stored
		Square Foot Reduction = 1.6 square feet /gallon x (Col. 2 total)

Signature and Certification:

I, the below signed, confirm that I have accurately described my project to the best of my ability, and that I have not purposely omitted any detail affecting my project's classification for stormwater regulation. I hereby certify that the site design measures identified herein as being incorporated into my project have been designed in accordance with this approved BMP Fact Sheet or equivalent, and are included in the final site plans submitted to Mendocino County Planning and Building Services.

David Cimoto
Signature

3-23-22
Date

DAVID CIMOTO
Print Name

I am the:

- Property Owner
- Applicant
- Contractor





Stormwater Control Plan for Regulated Projects

Table 5. Tree Planting and Preservation (if not planting trees, go to Table 6)

1	2	3	4	5	6
DMA Name (must correspond to area on the site map)	DMA sq. ft. (from Table 4, Col. 6)	Deciduous (Input 100 for each deciduous tree)	Evergreen (Input 200 for each evergreen tree)	Total Tree Credit (Col. 3 + Col. 4) (DMA runoff reduction)	New DMA Area Col. 2 – Col. 5 (for use in Table 6 - 8)
Example	700	-----	200	200	500 (new DMA size that must be treated with methods below Table 6-7)

Table 6. Rain Barrels and Cisterns (if not using site design measures, go to Table 8)

1	2	3	4	5	6
DMA Name (must correspond to area on the site map)	New DMA sq. ft. (Table 5, Col. 7 or, if no trees used, value from Table 4, Col. 2)	Number of Rain Barrels	Runoff Reduction from using a standard 55 gallon Rain Barrel = 88 sq. ft. Use the following if size is other than the standard (for every gallon of storage, approx. 1.6 sq. ft. of reduction is achieved)	Col. 3 X Col. 4 (DMA runoff reduction)	New DMA Area Col. 2 - Col. 5
Example	500	1	88	88	412 (go to Table 7 to recalculate Ratio)
DMA # 2	340	4	88	352	- 12 (0)

Bioretention Facility Construction Checklist



Underground connection to storm drain/outlet orifice

<input type="checkbox"/>	Perforated pipe underdrain (PVC SDR 35 or approved equivalent) is installed with holes facing down
<input type="checkbox"/>	Perforated pipe is connected to storm drain at specified elevation (typ. bottom of soil elevation)
<input type="checkbox"/>	Cleanouts are in accessible locations and connected via sweep

Drain Rock/Subdrain (to be confirmed prior to installation of soil mix)

<input type="checkbox"/>	Rock is installed as specified, 12" min. depth. Class 2 permeable, Caltrans specification 68-2.02F(3) recommended
<input type="checkbox"/>	Rock is smoothed to a consistent top elevation. Depth and top elevation are as shown in plans
<input type="checkbox"/>	Slopes or side walls protect from sloughing of native soils into the facility
<input type="checkbox"/>	No filter fabric is placed between the subdrain and soil mix layers

Soil Mix

<input type="checkbox"/>	Soil mix is as specified.
<input type="checkbox"/>	Mix installed in lifts not exceeding 12"
<input type="checkbox"/>	Mix is not compacted during installation but may be thoroughly wetted to encourage consolidation
<input type="checkbox"/>	Mix is smoothed to a consistent top elevation. Depth of mix (18" min.) and top elevation are as shown in plans, accounting for depth of mulch to follow and required reservoir depth

Irrigation

<input type="checkbox"/>	Irrigation system is installed so it can be controlled separately from other landscaped areas
<input type="checkbox"/>	Smart irrigation controllers and drip emitters are recommended and may be required by local code or ordinance.
<input type="checkbox"/>	Spray heads, if any, are positioned to avoid direct spray into outlet structures

Bioretention Facility Construction Checklist



Planting

<input type="checkbox"/>	Plants are installed consistent with approved planting plan, consistent with site water allowance
<input type="checkbox"/>	Any trees and large shrubs are staked securely
<input type="checkbox"/>	No fertilizer is added; compost tea may be used
<input type="checkbox"/>	No native soil or clayey material are imported into the facility with plantings
<input type="checkbox"/>	1"-2" mulch may be applied following planting; mulch selected to avoid floating
<input type="checkbox"/>	Final elevation of soil mix maintained following planting
<input type="checkbox"/>	Curb openings are free of obstructions

Final Engineering Inspection

<input type="checkbox"/>	Drainage Management Area(s) are free of construction sediment and landscaped areas are stabilized
<input type="checkbox"/>	Inlets are installed to provide smooth entry of runoff from adjoining pavement, have sufficient reveal (drop from the adjoining pavement to the top of the mulch or soil mix, and are not blocked)
<input type="checkbox"/>	Inflows from roof leaders and pipes are connected and operable
<input type="checkbox"/>	Temporary flow diversions are removed
<input type="checkbox"/>	Rock or other energy dissipation at piped or surface inlets is adequate
<input type="checkbox"/>	Overflow outlets are configured to allow the facility to flood and fill to near rim before overflow
<input type="checkbox"/>	Plantings are healthy and becoming established
<input type="checkbox"/>	Irrigation is operable
<input type="checkbox"/>	Facility drains rapidly; no surface ponding is evident
<input type="checkbox"/>	Any accumulated construction debris, trash, or sediment is removed from facility
<input type="checkbox"/>	Permanent signage is installed and is visible to site users and maintenance personnel

Soil/Compost and Gravel Specifications for Bioretention Facility



Compost shall be a well-decomposed, stable, weed-free organic matter source derived from waste materials including yard debris, wood wastes or other organic materials not including manure or biosolids, and shall meet the standards developed by the US Composting Council (USCC). The product shall be certified through the USCC Seal of Testing Assurance (STA) Program (a compost testing and information disclosure program).

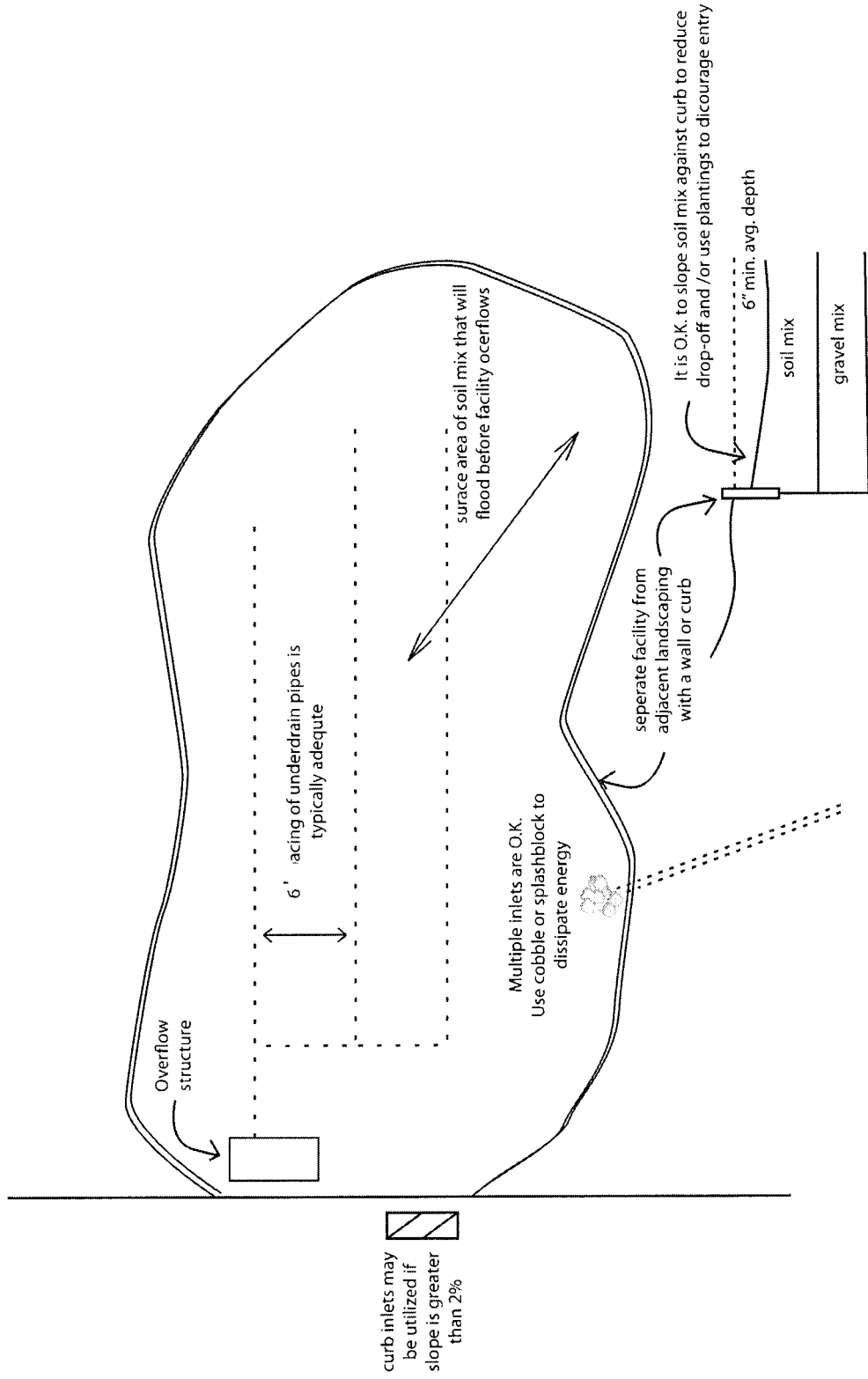
Compost Quality Analysis:

Before delivery of the soil, the supplier shall submit a copy of the lab analysis performed by a laboratory that is enrolled in the USCC's Compost Analysis Proficiency (CAP) program and using approved Test Methods for the Evaluation of Composting and Compost (TMECC). The lab report shall verify that the compost parameters are within the limits specified below.

Parameter	Range	Reported as (units)
Organic Matter Content	35-75	%, dry weight basis
Carbon to Nitrogen Ratio	15:1 to 25:1	ratio
Maturity (Seed Emergence and Seedling Vigor)	>80	average % of control
Stability (CO ₂ Evolution Rate)	<8	mg CO ₂ -C/g unit OM/day
Soluble Salts (Salinity)	<6.0	mmhos/cm
pH	6.5 - 8.0 May vary with plant species	units
Heavy Metals Content	PASS	PASS/FAIL: US EPA Class A standard, 40 CFR § 503.13, tables 1 and 3.
Pathogens		
Fecal coliform	PASS	PASS/FAIL: US EPA Class A standard, 40 CFR § 503.32(a) levels
Salmonella	PASS	PASS/FAIL: US EPA Class A standard, 40 CFR § 503.32(a) levels
Nutrient Content (provide analysis, including):		
Total Nitrogen (N)	≥0.9	%
Boron (Total B)	<80	ppm
Calcium (Ca)	For information only	%
Sodium (Na)	For information only	%
Magnesium (Mg)	For information only	%
Sulfur (S)	For information only	%

Bioretention Facility - Overview

not to scale



Note:

Show all elevations of curb, pavement, inlet, top of soil layer (TSL), top of gravel layer (TGL), and bottom of gravel layer (BGL) at all inlets and outlets and at key points along edge of facility.

Bioretention Facility Construction Checklist



Layout (to be confirmed prior to beginning excavation permit approval stage)

<input type="checkbox"/>	Square footage of the facility meets or exceeds minimum shown in Stormwater Control Plan
<input type="checkbox"/>	Site grading and grade breaks are consistent with the boundaries of the tributary Drainage Management Area(s) (DMAs) shown in the Stormwater Control Plan
<input type="checkbox"/>	Inlet elevation of the facility is low enough to receive drainage from the entire tributary DMA
<input type="checkbox"/>	locations and elevations of overland flow or piping, including roof leaders, from impervious areas to the facility have been laid out and any conflicts resolved
<input type="checkbox"/>	Rim elevation of the facility is laid out to be level all the way around, or elevations are consistent with a detailed cross-section showing location and height of interior dams
<input type="checkbox"/>	Locations for vaults, utility boxes, and light standards have been identified so that they will not conflict with the facility
<input type="checkbox"/>	Facility is protected as needed from construction-phase runoff and sediment

Excavation (to be confirmed prior to backfilling or pipe installation)

<input type="checkbox"/>	Excavation conducted with materials and techniques to minimize compaction of soils within the facility area
<input type="checkbox"/>	Excavation is to accurate area and depth
<input type="checkbox"/>	Slopes or side walls protect from sloughing of native soils into the facility
<input type="checkbox"/>	Moisture barrier, if specified, has been added to protect adjacent pavement or structures.
<input type="checkbox"/>	Native soils at bottom of excavation are ripped or loosened to promote infiltration

Overflow or Surface Connection to Storm Drainage (to be confirmed prior to backfilling with any materials)

<input type="checkbox"/>	Grating excludes mulch and litter (beehive or atrium-style grates recommended)
<input type="checkbox"/>	Overflow is connected to storm drain via appropriately sized
<input type="checkbox"/>	No knockouts or side inlets are in overflow riser
<input type="checkbox"/>	Overflow is at specified elevation
<input type="checkbox"/>	Overflow location selected to minimize surface flow velocity (near, but offset from, inlet recommended)
<input type="checkbox"/>	Grating excludes mulch and litter (beehive or atrium-style grates recommended)
<input type="checkbox"/>	Overflow is connected to storm drain via appropriately sized

Soil/Compost and Gravel Specifications for Bioretention Facility



Gravel Layer

The gravel layer used in the bioretention facility must consist of *Class 2 Permeable Material* as specified in the State of California's Business, Transportation and Housing Agency, Department of Transportation; Standard Specifications 2010, manual (http://www.dot.ca.gov/hq/esc/oe/construction_contract_standards/std_specs/2010_StdSpecs/2010_StdSpecs.pdf).

The specific section, Subsurface Drains, Sec. 68, of the manual is used because it offers specific specifications for subsurface drains. In addition to the standardized permeable layer, a membrane layer of pea gravel or other intermediate-sized material is recommended at the top of the gravel layer to prevent fines from the soil/compost layer from moving downward into the gravel layer.

68-2.02F(1) General

Permeable material for use in backfilling trenches under, around, and over underdrains must consist of hard, durable, clean sand, gravel, or crushed stone and must be free from organic material, clay balls, or other deleterious substances.

Permeable material must have a durability index of not less than 40.

68-2.02F(3) Class 2 Permeable Material

The percentage composition by weight of Class 2 permeable material in place must comply with the grading requirements shown in the following table:

Class 2 Permeable Material Grading Requirements

Sieve sizes	Percentage passing
1"	100
3/4"	90-100
3/8"	40-100
No. 4	25-40
No. 8	18-33
No. 30	5-15
No. 50	0-7
No. 200	0-3

Class 2 permeable material must have a sand equivalent value of not less than 75.

BIORETENTION MAINTENANCE TASKS AND SCHEDULE

TASK	SCHEDULE
Sedimentation prevention - Inspect banks and surrounding drainage areas, including out parcels and parking lots for erosion and stabilize.	Monthly
Perimeter mowing (maintain a 3-6 inch height)	Monthly
Remove sediment or other organic material	As needed
Inspect/Clean Inlets (blockage, bypass, erosion or damaged)	Monthly
Trash removal	Monthly
Inspect pea gravel diaphragm	As needed
Inspect plants, replace as necessary	Monthly
Inspect/Clean Outlet (blockage, bypass, erosion or damaged)	Monthly
Test P Index of soil media and replace if over 50	Every 2 years
Mulch renewal	Yearly
Mulch replacement	Every 3 years
Pruning	Yearly
Inspect for proper drawdown/ clogging	Monthly
Grassed Bioretention Only	
Mow basin to recommended height in alternating patterns to prevent compaction and prevent weed growth	Weekly to biweekly during the growing season, as needed other seasons
Light fertilizing to establish healthy roots	Only during first 2 years
Aerate and de-thatch basin floor	Every 2 years



- Regular inspections, especially after rain events, are important to ensure that the Bioretention Area is functioning properly.
- Preventative maintenance will help you avoid costly corrective maintenance and repairs.
- If the Bioretention Area is not functioning properly, such as unusual water levels, call 311. An inspector will help you determine what the issue is so repairs can be made.

Preliminary Stormwater Control Plan (CDP, CUP, and SP ≥ 5000 sf)

The flow chart outlines the basic process for discretionary project and subdivision approvals. This is only a guide; not all projects are identical

The MS4 permit requires that the County enforce Low Impact Development (LID) regulations for development. The approval of a Final Map for a subdivision is considered development. The method the County employs to alert property owners/purchasers of conditions imposed by the LID regulation is to record a Notice on the title that will be recorded after the Final Map is approved. If a project requires a use permit, the LID requirements will be included in the Conditions of Approval in addition to recording a Notice on the title. If a project uses a Bio-retention Facility, the ongoing maintenance and reporting requirements will be recorded on the title. The notice on the title may be in the form of a "Notice of Development Plan". In this case the title would reflect that a Development Plan is on file at the County Planning Department which would contain all applicable site specific LID requirements.

Low Impact Development Discretionary Process Flow Chart

Pre-Application

- County provides handouts, worksheets, and over the counter information on LID requirements
- Pre-application meeting occurs and gives the Planner a chance to more thoroughly explain requirements & review preliminary SCP plans
- Final LID worksheets to be completed by Applicant/Agent are included in subdivision application package

Application

- Submit Complete Application, includes: a completed and signed Preliminary SCP with worksheet 1 and Tables 2-8 (within the SCP), if necessary, Site Plan, Checklists, and any additional requested information

Processing

- Planner completes review of Preliminary SCP worksheet and Tentative Map at project intake
- Completed LID worksheets are included with all referrals

Decision

See side bar

- Staff Report/ CEQA Document includes a finding of consistency with LID requirement
- Conditions of Approval to record a Notice of Development Plan with notes and details that include proposal/approved LID Improvement
- Final SCP to be completed and submitted with Building/Grading Permits

Satisfy Conditions of Approval

- Record Notice of Development Plan (Any Treatment/Baseline Hydromodification Facility must be recorded as well [This will appear on title reports for the property])
- Final SCP and site plan must be completed and submitted with Building/Grading Permits

Construction

- Complete LID improvements concurrent with other construction included in applicable building/grading permits.
- Final sign off of permits, allowing occupancy or initiation of use contingent upon completion of LID improvements to the satisfaction of the Building division
- Annual Self-Certification Compliance Check (O&M) Required for all Treatment/Baseline Hydromodification LID Features utilized in the project

Preliminary Stormwater Control Plan (CDP, CUP, and SP ≥ 5000 sf)

For Office Use Only Application No. _____ Received By: _____

Instructions

The following worksheet is used to demonstrate that for each and every lot, the intended use can be achieved with a design which disperses runoff from the roofs, driveways, sidewalks, streets and other impervious areas to self-retaining pervious areas. It is also used to demonstrate that drainage to treatment and/or flow control facilities is feasible and that the project is in overall compliance with the MS4 permit. Use this form to assist you in designing your project to comply with the design standards for Multi-Parcel Regulated projects. The completed, signed Preliminary SCP for Subdivision Projects, a site map, plus any additional applicable information, must be submitted with your application to the Planning Department.

Project Name:	TRANSMISSION STOP
Physical Site Address:	701 S Franklin St
Project Applicant:	DAVID CIMOLINO
Mailing Address:	SAME
Phone:	707-964-7960
Consultant's Information	
Name:	_____
Firm:	_____
Address:	_____
Email:	_____
Phone:	_____

A Project Information

1a. Does Project create or replace 1-acre or more of impervious surface?	<input type="checkbox"/> Yes (see question below)	<input checked="" type="checkbox"/> No (skip question 1b.)
b. If 'Yes' to the above question: Does project increase impervious surface from pre-project conditions?	<input type="checkbox"/> Yes (hydromodification requirements must be met)	<input type="checkbox"/> No (regulated project requirements must be met)
Total pre-project Impervious Surface (sf):		
Total new or replaced Impervious Surface Area (square feet) [Sum of impervious area that will be constructed as part of the project]	3090 SFFT	

