



CITY OF FORT BRAGG

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DATE: October 11, 2022
TO: Marie Jones, Consultant/1280 N Main St., LLC
FROM: Diane O'Connor, Assistant City Engineer
SUBJECT: Updated PW Comments for 1280 N Main Transfer Station – UP 3-21

1. Circulation, Access, & Frontage

- a. Applicant shall install a minimum 24' wide commercial driveway entrance perpendicular to the highway per California State Department of Transportation (Caltrans) standards per their letter dated February 18, 2022. Applicant to provide an engineered plan to Caltrans satisfaction.
- b. Applicant shall pave the existing driveway from the entrance to the proposed transfer area to minimize tracking of sediment, per City Standard 209.
- c. All parking spaces shall be constructed to meet all applicable City standards and requirements including quantity, dimension, surfacing, wheel stops, turning radius, etc.
- d. Any fencing to be installed along the frontage shall be consistent with traffic safety and visibility standards.
- e. A Caltrans encroachment permit will be required to install any frontage improvements in their Right of Way.

1. Landscaping

- a. All Landscaping shall be compliant with California's Model Water Efficient Landscaping Ordinance (MWELo).

2. Grading and Drainage

- a. A City of Fort Bragg grading permit shall be obtained prior to any ground disturbance per Municipal Code Section 18.60 [Grading Permit Requirements and Procedures]. An engineered grading plan shall be submitted to the City at time of Building Permit application. All grading shall be performed in compliance with Municipal Code Section 18.62 [Grading, Erosion and Sediment Control Standards].
- b. All runoff from impervious areas shall be directed to proposed bioretention features.

- c. A Drainage Fee shall be collected at the time of building permit. The drainage fee will be based on the proposed increase in impervious surface at an estimated \$0.15 per square foot. Actual fee will be calculated and collected at the time of building permit submittal.

3. City Utilities

- a. The nearest City water main is about 1700 feet away, and the nearest sewer main is about 2000 feet away. Applicant shall be allowed to use the existing well in compliance with Municipal Code Section 14.04.127 [Wells for Nondomestic Use], as well as Section 14.04.125 [Wells for Domestic Use], if applicable.
- b. Applicant shall be allowed to use a pit toilet, to be approved at the time of building permit.
- c. The City plans to extend their utilities to the vicinity of this project. The applicant may be obliged to pay their "fair share" of future improvements to the system at the time of any extension that benefits the property.
- d. Applicant shall connect to City services once they become available and shall pay all required capacity and connection fees in place at the time of connection. Connection to City water will require installation of an approved backflow device.

4. Storm Water Runoff Pollution Control: All proposed development associated with this project shall be complaint with the Fort Bragg Municipal Code (FBMC) Section 18.62 [Grading, Erosion and Sediment Control Standards], Section 18.64 [Urban Runoff Pollution Control] and Section 12.14 [Drainage Facility improvements].

- a. Applicant to ensure that there is no increase in runoff to Highway 1/North Main Street or adjacent properties due to site development
- b. **Construction Stormwater Controls:**
 - i. If more than one acre of disturbance is proposed, the applicant will be required to submit a construction Stormwater Pollution Prevention Plan (SWPPP) to the State Water Board to obtain a Construction General Permit. If required, submit draft SWPPP to demonstrate the project meets the requirements established by local, state and federal regulations and to ensure the project is in compliance prior to filing for a Notice of Intent (NOI) with the state.
 - ii. Applicant shall execute an agreement with the City for the long-term maintenance of the post-construction BMP's identified in the plans, which shall remain functional in perpetuity. The responsibilities shall be set forth in an Operations and Maintenance plan to be approved by the Public Works Department. A Notice of Intent to Preserve Bio Retention Facility, or equivalent document, shall be recorded with the County Recorder. Submit draft agreement and operations and maintenance plan to the Department for approval. Documents shall be recorded/executed prior to final of the building permit.
 - iii. *If any construction is to be conducted between October and April (the rainy season) approval from the Public Works Department and additional construction BMP's will be required.*
 - iv. All construction debris/soil shall be properly disposed.

c. **Industrial Stormwater Controls:**

- i. This project is subject to the Industrial General Permit (IGP), and an industrial SWPPP will be required. Submittal of draft IGP-SWPPP is required per Municipal Code Section 18.64 [Urban Runoff Pollution Control]. The SWPPP shall clearly identify industrial activities with the potential to pollute and the BMP's proposed to protect watershed.
- ii. Applicant shall at all times practice good housekeeping to eliminate pollutants in discharges and stormwater flows.
- iii. All hazardous materials shall be provided secondary containment and adequate buffer zones to protect public health and safety.
- iv. Any flammable liquid with a flash point below 70°F shall be stored accruing to the provisions of Fort Bragg Municipal Code Chapter 15.16 [Use and Storage of Gasoline].
- v. In the event of a release of a hazardous material the responsible person or owner shall immediately notify emergency response officials of the occurrence via emergency dispatch services (911).
- vi. In the event of a release of non-hazardous materials, the responsible person or owner shall notify the Public Works Department in person or by phone or email no later than 5:00 p.m. of the next business day.

Call [Assistant City Engineer Diane O'Connor](#) if you have any questions: [707-961-2823 x 134](#).