CITY OF FORT BRAGG
416 N. FRANKLIN, FORT BRAGG, CA 95437
PHONE 707/961-2823 FAX 707/961-2802

DATE: April 3, 2024

TO: CDD / GOC Construction

FROM: Kevin McDannold; Engineering Technician, Public Works

SUBJECT: PW Comments for CDP 1-24; 620 S Franklin

1. Contact **Underground Service Alert (USA), Dial 811 or 1-800-227-2600,** at least 48hrs prior to construction.

2. **Estimated Impact Fees**
   a. **Water/sewer**: ***Estimated*** impact fees are shown below, but shall be calculated and paid prior to building permit issuance.
      i. **Water Impact Fee for 3 multi-family units = $8,463.00**
      ii. **Sewer Impact Fee for 3 multi-family units = $8,748.00**
   b. **Drainage**: The drainage fee will be based on the increase in impervious surface and shall be calculated at the time of the building permit submittal. Current fee is $1.0231 per SF of impervious surface.

3. **Water/Sewer Connection Fees:**
   a. ***Estimated*** connection fee for a ¾" water connection and 4" sewer connection is **$5,338**. Actual fees will be calculated at the time of building permit submittal.
   b. **Applicant shall determine what size of water connection will be necessary to provide adequate flow to the project.** Current wait time for new connections is 2-3 months.
   c. **Applicant shall install an approved backflow device.** Contact Heath Daniels at 707-961-4141 for information on approved backflow devices and installation.
   d. Sewer Cleanout is required.

4. **Circulation, Access, & Frontage:**
   a. Although sidewalk is present on S. Franklin Street frontage, existing driveway cut shall be abandoned and replaced with standard sidewalk per City Standard 205.
   b. Please submit the plans for frontage improvements to the Public Works Department for approval with the building permit application submittal.

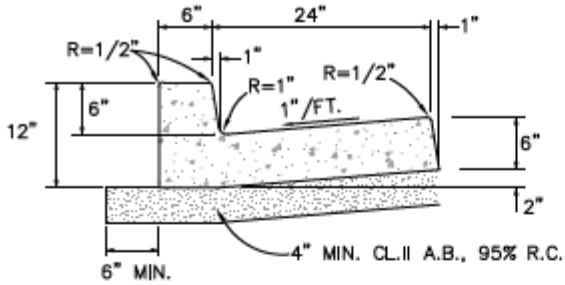
c. Frontage improvements shall be completed prior to final of the building permit.

5. **Encroachment Permit** will be required for any activity occurring in the public right of way. This includes the installation of sidewalk or other frontage improvements, placement of a dumpster, ladders for painting, construction vehicles not parked in conformance with parking codes, etc. Please submit the encroachment permit application a minimum of 2 weeks in advance to allow time for processing.

6. **Grading Permit** – is required for any earthwork/grading within the coastal zone in compliance with the Coastal Land Use and Development Code (17.60.030).
   a. All work shall be done in compliance with all federal, state and local laws, including the approved plans and conducted in compliance with all conditions required by the City of Fort Bragg Municipal Code (FBMC) Grading Ordinance; Coastal Land Use and Development Code Chapter 17.60 - Grading Permit Requirements and Procedures, Coastal Land Use Code Chapter 17.64 – Stormwater Runoff Pollution Control, the stormwater runoff control checklist, and the conditions provided at the time of building permit approval.

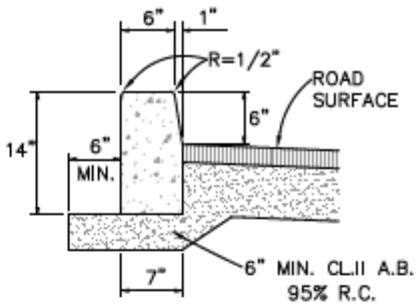
7. **Stormwater**
   a. Storm water runoff shall be minimized by incorporation of Low Impact Development (LID) strategies that minimize impermeable areas, maximize permeable areas, and that slow, spread, and sink runoff so as to recharge groundwater and minimize runoff. Runoff that is expected shall be collected at vegetative swales or bio retention facilities and overflow finally conveyed by a storm drain system approved by the City Engineer.
   b. If 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.
   c. It is not permitted for construction debris and soil to be placed in the City right-of-way. All construction debris/soil shall be properly disposed of.
   d. Applicant to adhere to the storm water measures outlined in the 6-page Storm Water Control Plan that was provided by the applicant.
   e. Applicant to ensure that there is no increase in runoff to adjacent properties or to the Public Right of Way.
   f. Site plan as submitted indicates nearly 5,000 SF of impervious surface is proposed. Should the site exceed 5,000 SF in impervious surface, it will fall under the "regulated project" category per the Mendocino County Low Impact Development Standards Manual Version 2.2 and will require additional stormwater measures. Link to document: https://www.mendocinocounty.org/home/showpublisheddocument/43360/637583284035530000

Call Engineering Technician, Kevin McDannold, if you have any questions or to schedule inspections: 707-961-2827 x 132.



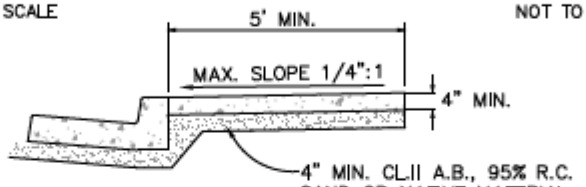
STANDARD
CURB AND GUTTER

NOT TO SCALE



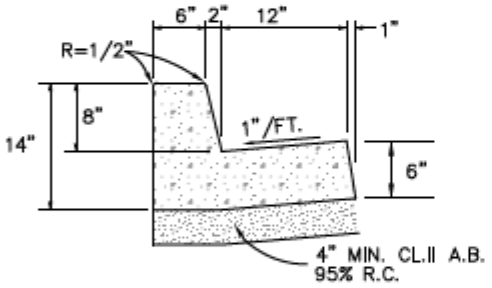
STANDARD
VERTICAL CURB

NOT TO SCALE



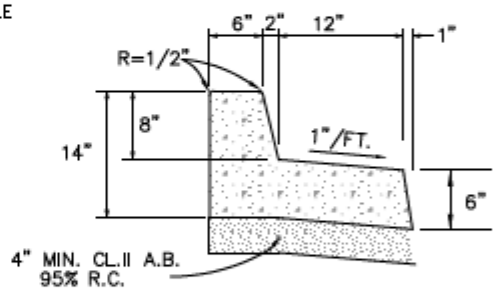
STANDARD
SIDEWALK

NOT TO SCALE



TYPE B MEDIAN CURB

NOT TO SCALE



TYPE A MEDIAN CURB

NOT TO SCALE

NOTES:

1. CONCRETE SHALL BE CLASS A AND SHALL CONTAIN NOT LESS THAN 6 SACKS OF CEMENT PER CUBIC YARD.
2. DEEP SCORES (1/4 WAY THROUGH THICKNESS OF CONCRETE) EVERY 12 FEET.
3. SIDEWALKS SHALL BE SCORED INTO 5 FOOT SQUARES UNLESS OTHERWISE SPECIFIED BY ENGINEER.
4. IF EXTRUSION MACHINE IS USED, EXPANSION JOINTS SHALL BE DEEP SCORED 1/3 THE THICKNESS.
5. WEIGHT OF CURB AND/OR SIDEWALK AND CLASS 2 AGGREGATE SHALL EXCEED THE EXPANSION PRESSURE OF THE BASEMENT SOIL 'R' VALUE.

	CURB, GUTTER AND SIDEWALK				STD. NO. 205
	SCALE: NONE	DRAWN: CLG	CHK: HEU	APPVD:	DATE: NOV 2008

Images: Xrefs:
Path: C:\DOCUME~1\krautner\LOCALS~1\Temp\AcPubTeh_5136\FortBragg205-210draft.dwg Layout Name: 205 Plot Date: Feb 02, 2009 at 16:26

SHERWOOD VALLEY BAND OF POMO INDIANS

April 8, 2024

Sarah Peters, Assistant Planner
City of Fort Bragg
416 N. Franklin Street
Fort Bragg, CA 95437

RE: CDP 1-24, U 1-24

Dear Planner Peters:

This correspondence is addressing the proposed project at 620 S. Franklin Street, Fort Bragg.

The Tribe is requesting Cultural Monitoring at project site during earth movement (excavating). The Sherwood Valley Tribe also is requesting any flora and fauna placement be local indigenous plants.

If any cultural report is available for proposed construction area a copy to the Tribe is requested. Given the historical lack of cultural resource protection.

The absence of specific site information does not indicate the absence of cultural resources in any project area. The Sherwood Valley tribal members are the MLD's of project area.

Contacts for the Tribe are Valerie Stanley, THPO, svrthpo@sherwoodband.com and Josh Gravier, Tribal Administrator jgravier@sherwoodband.com. Thank you.

Sincerely,

Josh Gravier, Tribal Administrator
Sherwood Valley Rancheria

Cc :file

190 Sherwood Hill Drive Willits, California 95490
(707)459-9690