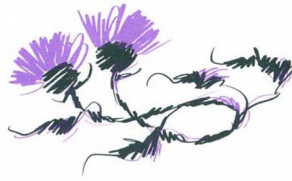


MACNAIR
&
ASSOCIATES
CONSULTING ARBORISTS AND HORTICULTURISTS



MEMORANDUM

DATE:	2/22/21
TO:	Linda Ruffing, NCCP
CC:	Shawn Sumpter, City of Healdsburg
FROM:	James MacNair
SUBJECT:	North Village
RE:	Arborist Report and Plan Review

Linda,

I have reviewed the Tree Inventory Report, dated 9/11/20, and prepared by Horticultural Associates (HA), including the Tree Location and Numbering Plan. Also reviewed were various site plans, including the parking lot and landscape plans.

The Tree Inventory Report identifies 18 native oaks (valley and coast live oaks) and two native willows located on the project's perimeter. Of the 20 trees, one tree (#8) is a heritage status valley oak with a trunk diameter of 50 inches (measured at 24 inches over grade). The tree is rated in good health with a moderate structure rating. No evaluation observations, details, or photographs are provided.

The following is a summary of my comments and recommendations.

1. The report does not address potential construction impacts based on the proposed development plans. Specifically, trees #1, #2, and #3 appear to be located in future parking lot areas, and trees #9 and #10 are near the probable project grading limits.
2. The project package does not include grading, drainage, or utility plans that would indicate the probable construction impact on these five trees.
3. None of the inventoried trees are shown on the site plans. (Mixed Use TDM Plan, Page 5, Sheet A1.26 and the Combined Hotel-Retail Mixed-Use Exhibits A-1.6 (Overall Site Plan)).
4. The Major Design and Architectural Review Submittal Requirements checklist provides the necessary information for the Tree Protection Plan. The following requirements were not included in the Arborist Report.
 - a. Observations on health and structure.
 - b. Suitability for preservation ratings.
 - c. Construction impact assessment.
 - d. The Tree Protection Zone and Critical Root Zone

- e. The above information noting trees to be preserved and removed, including the TPZ and CRZ of the trees, should be indicated on all grading, drainage, and utility plans to verify that infrastructure plans do not impact preserved trees.
- f. Wildland Urban Interface criteria for crown separation requirements and locations within the defensible space zones needs assessment.

It appears that the tree inventory report was written before the development of the site plan. A Tree Protection Plan that reflects accurate grading and infrastructure impacts is recommended.

Please contact me with any questions or if additional information is required.



Planning & Building Department Request for Project Review

Date: May 11, 2021
To Linda Ruffing, Planning Consultant
From Steve Buffenbarger Building Official
Application CUP 2019-04
Project Description North Village
Applicant Comstock Healdsburg

Please provide your department's

1. Information: (Helpful information the applicant can use going forward). Examples include providing professional opinions and suggestions such as pointing out the use of unnecessary paving, or providing achievable code requirements not specific to the project, such as what the applicant should do if an underground storage tank is found during construction.

1. Building permits submitted after January 1, 2020 shall be reviewed and constructed in compliance with the 2019 California Building Standards Codes Title 24.
2. Construction on this site will require soils report and will be reviewed by the City's 3rd party Geotechnical Engineer.
3. The site is located in the moderate fire hazard designated zone. All construction must comply with the requirements specified in CBC Chapter 7A for Wildland / Urban interface.
4. REACH Code – Fossil fuel burning appliances are prohibited except for food cooking appliances and decorative fireplaces.
5. At any food service facility designated as an assembly group A-2 occupancy, a grease interceptor with a minimum capacity 1000 gallons must be installed.
6. All buildings are required to be constructed with a Class A roof covering.
7. Prior to the pre-plaster inspection the "Swimming Pool Policy During Mandatory Conservation – Stage 2" requires that documentation be provided showing that water to fill the swimming pool shall be sourced from outside the City of Healdsburg's potable water system.

Subject: RE: REMINDER: North Village Pre-Application Review comments due on Feb 19
Date: Thursday, February 18, 2021 at 3:41:40 PM Pacific Standard Time
From: Steve Buffenbarger
To: linda@nccplanning.com

Hi Linda,

Below are the Building Department comments:

The construction project will be reviewed by a City contract plan review consulting firm. I can offer at this time information about local code amendments. This project is will need to comply with the following:

1. Current 2019 California Building Standards Code Title 24.
2. Located in the Moderate Wildland Fire Area and will need to comply with CBC 7A Wildland Urban Interface.
3. Roof coverings must be Class A HMC 15.04-020.
4. The project area is in a marginally stability zone and will need third party geotechnical and geologic review.
5. All newly constructed building must be all electric, except that they may contain; natural gas cooking appliances, direct vent sealed combustion chamber fireplace, and pool/spa system and equipment per HMC 15.04.080
6. Commercial food facilities will need a gravity grease interceptor with a minimum 1000 gallon capacity.

STEVE BUFFENBARGER, CBO, CBCO, CASp | Building Official

City of Healdsburg Community Development Dept
401 Grove Street, Healdsburg, CA 95448
707.431.3315 | sbuffenbarger@ci.healdsburg.ca.us

*Building Inspection service is available Monday-Friday 8:30 to 3:00 (except City holidays)
City Hall Hours are Monday-Thursday 7:30am-5:30pm, Friday 8:00am-5:00pm, closed every other Friday*

From: Linda Ruffing <linda@nccplanning.com>
Sent: Tuesday, February 16, 2021 11:57 AM
To: Curt Bates <cbates@ci.healdsburg.ca.us>; Steve Buffenbarger <sbuffenbarger@ci.healdsburg.ca.us>; Linda Collister <lcollister@ci.healdsburg.ca.us>; Jason Boaz <jboaz@ci.healdsburg.ca.us>; Stephen Sotomayor <ssotomayor@ci.healdsburg.ca.us>; Matt Jenkins <mjenkins@ci.healdsburg.ca.us>; Mark Themig <mthemig@ci.healdsburg.ca.us>; Terry Crowley <tcrowley@ci.healdsburg.ca.us>
Subject: REMINDER: North Village Pre-Application Review comments due on Feb 19

Hi all- I'm sending this as a reminder to please submit your comments on the North Village (resort and mixed use) project plans by no later than Friday, February 19th. Please send comments to both me and Shawn Sumpter. Thank you!

Linda Ruffing
North Coast Community Planning
707.272.2343
linda@nccplanning.com

From: Shawn Sumpter
Sent: Friday, January 29, 2021 3:42 PM
To: Curt Bates <cbates@ci.healdsburg.ca.us>; Steve Buffenbarger <sbuffenbarger@ci.healdsburg.ca.us>; Linda Collister <lcollister@ci.healdsburg.ca.us>; Jason Boaz <jboaz@ci.healdsburg.ca.us>; Stephen Sotomayor

<ssotomayor@ci.healdsburg.ca.us>; Matt Jenkins <mjenkins@ci.healdsburg.ca.us>; Mark Themig <mthemig@ci.healdsburg.ca.us>; Terry Crowley <tcrowley@ci.healdsburg.ca.us>

Subject: North Village Pre-Application Review Request - Resort and Mixed Use

Please see the attached request for review for the North Village Resort and Mixed Use phases of the project. As noted in the transmittal, the electronic documents can be found here: S:\PLANNING\North Village - Comstock\20210119_Pre-Application . If you wish to have hard copies they are available at the CDC Planning Counter.

SHAWN SUMPTER | Administrative Technician

City of Healdsburg Planning & Building
401 Grove Street Healdsburg, CA 95448
707.431.3346 | CityofHealdsburg.org
SSumpter@ci.healdsburg.ca.us

*City Hall Hours are Monday-Thursday 7:30AM-5:30PM, Every other Friday 8:00AM-5:00PM
Building Inspection service is available Monday-Friday 8:30 to 3:00 (except City holidays)*



Planning & Building Department Request for Project Review

Transmittal Date: January 29, 2021 **Please Return Response by:** February 19, 2021

To:	<input checked="" type="checkbox"/>	Public Works, Curt Bates	<input checked="" type="checkbox"/>	Police
	<input checked="" type="checkbox"/>	Building Division	<input checked="" type="checkbox"/>	Community Services-Mark Themig
	<input checked="" type="checkbox"/>	Fire	<input checked="" type="checkbox"/>	Electric
	<input checked="" type="checkbox"/>	Housing		
			<input checked="" type="checkbox"/>	Others (Recology; SMART; City Arborist)

From Linda Ruffing, North Coast Community Planning
linda@nccplanning.com or 707-272-2343

Application North Village - Hotel and Mixed Use/Residential (Parcels 3 and 4)

Project Description Pre-application review (for Major Design Review and Conditional Use Permits) for proposed 108-key hotel, with restaurant, fitness center/spa and meeting facilities on 8.12-acre parcel and mixed use retail and residential development (45 apartments and 5 live-work units) and 12,532 sq. ft. of retail on a 5.10-acre parcel.
Note: The proposed use/density was authorized by Master Conditional Use Permit CUP 2019-04 for the North Village Project which was approved by the Planning Commission on February 28, 2020.

Location 16977 Healdsburg Avenue

APN 091-060-022, - 009, - 019, -025

Applicant CCS Healdsburg, LLC

PLEASE NOTE: Project files can be accessed digitally at: S:\PLANNING\North Village - Comstock20210119_Pre-Application or paper copies of the plan set and technical documents can be picked up at the CDC.

Please provide your Department's comments regarding:

A. Incomplete Items:

1. Vegetation Management Plan: A vegetation management plan is required . The landscape plans shall meet the requirements of the approved vegetation management plan.

B. Issues/Comments:

1. Buildings and Facilities: The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility, except when the building is equipped throughout with an approved automatic sprinkler system. CFC 503.1.1 *There are numerous buildings shown where the fire apparatus road is further than 150 ft. of all portion of the facility. The fire sprinkler system shall be extended to cover structures as submitted on the sprinkler plans and include building overhangs three feet or more in width to meet the definition of throughout.*
2. Wildland-Urban Interface Fire Area is a geographical area located within any Moderate, High or Very High Fire Severity Zone in accordance with Public Resource Code Sections 4201-4204, and Government Code Sections 51175-51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires in a Moderate or High Fire Severity Zone as identified by the Healdsburg General Plan, as amended from time to time. CFC 4902.1 *This project is in the Wildland Urban Interface (WUI). The renderings are misleading compared to what is shown in*

the project. The landscape shown in the renderings is not consistent with defensible space required for construction in the WUI.

3. **Defensible space:** will be maintained around all buildings and structures within the Wildland-Urban Interface Fire Area of a Local Responsibility Area (LRA) as outlined in the Government Code Sections 51175-51189, as amended from time to time, and local standards of the authority having jurisdiction. CFC 4907.1 *Provide an approved Vegetation Management Plan for the project.*
1. **Landscape concept:**
 - a. **Provide a formal vegetation management plan for the WUI.**
 - b. **Structural hardening and defensible space:**
 - i. **L-1.12 Main House Hardscape Layout:** *Show hardscape 0-5' around each building considered to be the ember resistant zone.*
 - ii. **L-1.15 Shrubs & Groundcover Planting:** *Manzanita and Heavenly Bamboo are shown in proximity to the buildings. Ensure they are on an approved plant list and approved for the location. The vine locations are not shown on the drawing. Vines are not allowed to grow upon the buildings or combustible materials unless specifically approved by the vegetation management plan. Break up the continuity of fuels.*
 - iii. **L-1.19 Site Walls, Fences & Hedges:** *The vegetative fences and hedges are shown to 7' to 10' in height and a continuous fuel. These will carry fire throughout the facility in a wildfire. There is very little noncombustible fencing shown throughout the facility. Vegetative fence must be approved in the vegetation management plan.*
 - c. **Green screens L-6:** *Green screen should not be located underneath any building overhangs and should be 5' away from the building. The size and length of the green screens will have to be approved in the vegetation management plan.*
 - d. **Street trees:** *Street trees shall not block aerial apparatus to the roof at approved locations.*
 - e. **Trees:**
 - i. **L-1.14 Hotel Tree Planting:** *Tree spacing at full maturity cannot create a continuous canopy. There should be spacing of the drip lines as approved in the vegetation management plan. The spacing should be increased on hillsides and slopes. Trees canopies should not extend under building canopies, overhangs, or decks.*
 - f. **Escape Routes:** *The vegetation should allow residents and guests to escape during a wildfire. Vegetation on fire shall not inhibit people from escaping and getting to their vehicles or safe designated areas. Break up continuity of fuels along escape routes.*
2. **CBC Chapter 7A Materials and Construction Methods for Exterior Wildfire Exposure:**
 - a. **Labeling:** Material and material assemblies tested in accordance with the requirements of Section 703A shall bear an identification label showing the fire test results. That identification label shall be issued by a testing and/or inspecting agency approved by the State Fire Marshal. CBC 703A.4
 - i. **A-1.5 Screen Wall & Detailing:** *The materials shown on the page if used for layering and texturing shall meet the requirements of Chapter 7A and labeled as such.*
 - b. **Exterior Covering:** The provisions of this section shall govern the materials and construction methods used to resist building ignition and or safeguard against intrusion of flames resulting from small ember and short-term direct flame exposure. CBC707A
 - i. **A-1.4 Materials and Detailing:** *The materials shown with the cracks and separations do not appear they could resist ember intrusion. Chapter 7A are the minimum required fire resistive requirements.*
3. **Proximity to Building:** At least one of the required access routes meeting the minimum unobstructed width shall be located within a minimum 15 ft and a maximum of 30 ft from the building and shall be parallel to one entire side of the building as approved by the fire code official. D 105.3 *Trees that block aerial access as previously approved by the fire department will have to be maintained or removed to allow access.*
4. **Site Map/Address Numbers:** A site map that meets department standards shall be installed at each entrance to said project. Address numbers for individual structures served because of this project shall be installed at a location clearly visible from the street. Said numbers shall be the self-illuminating type and be in contrasting color with their background. CFC 505, Fire Prevention Std # 7. *Addressing at this facility will be challenging with buildings facing the courtyard.*
5. **No Parking Fire Lane Signage:** No parking/tow away fire lane signs shall be installed on both sides of the designated fire apparatus turnaround, such signs shall be approved and placed at locations specified by the fire department in accordance with Fire Prevention Standard No. 4, Municipal Code 15.08.020, Sec. CFC 503.3, and D 103.6 *The EVA*

over the railroad tracks will be used for a fire turnaround. Ensure it is marked as a fire lane and signed.

6. Key Box: A department approved key box shall be installed at a location agreeable to the fire department. Box shall contain those keys necessary to gain access and control any fire protection systems or hazardous materials. Applicant shall pay the purchase price of said box. CFC Section 506, Municipal Code 15.08.020 Section 506.1 *Key boxes will be required at gates around the facility to access the buildings in emergencies. These will be marked on the site map.*
7. Emergency Responder Radio Coverage in Buildings: All buildings shall have approved radio coverage for emergency responders within the building measured at the exterior of the building. The system shall comply with this section and the Fire Department Standard for Emergency Responder Radio Coverage Systems. CFC 510.1 *The construction type of some of the buildings may limit emergency radio traffic.*
8. Sprinkler System: A fire sprinkler system conforming to NFPA-13 (2016 Edition) shall be installed in the proposed building. Plans for said system shall be submitted to and approved by the fire department prior to installation under separate cover. Said system shall be monitored for flow and tamper of all control valves by an approved central station. Approved locking Fire Department Connection caps shall be provided. New system shall also include new fire hydrants located within 100 feet of the FDC, or as approved by the fire code official, except where existing fire hydrants are at locations that satisfy this requirement. CFC 903.2, CFC 901.4, Municipal Code 15.08.020, Sec. 507.5.1.1, 903.3, 903.3.7, 903.4.2, 903.6 *See City Municipal code regarding sprinkler systems and standpipes. Additional fire hydrants may be required to be within 100 feet of the FDC. Standpipes within the stairways will extend to the roofs.*
9. Standpipes: In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed when the progress of construction is not more than 40 feet (12 192 mm) in height above the lowest level of fire department vehicle access. Such standpipe shall be provided with fire department hose connections at accessible locations adjacent to usable stairs. Such standpipes shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring. CFC 3313.1
10. Class I Standpipe: Standpipe hose connections shall be provided in all the following locations: In every required stairway, a hose connection shall be provided for each floor level above or below grade. Hose connections shall be located at an intermediate floor level landing between floors, unless otherwise approved by the fire code official. CFC 905.4
11. Building Height: Standpipes shall be installed in buildings three stories or more in height, with approved outlets on each floor above or below grade and the roof. Said outlets may be connected to the building's fire sprinkler system. Municipal Code 15.08.020 Sec. 905.3.1. CFC 905.4.1

C. Conditions of Approval:

2. Vegetation Management Plan: A vegetation management plan is required. The landscape plans shall meet the requirements of the approved vegetation management plan.

D. Information:

1. Access and Circulation: EVA to the north for vehicle access in an emergency. This project requires two separate and approved access roads. *An irrevocable secondary emergency vehicle access (EVA) road for emergency access only was reviewed and approved as part of the MCUP review process. EVA shall be installed prior to combustible material being stored on the site or issuance of a building permit for vertical construction.*
2. Soil and Groundwater Management Plan: Prepare a Soil and Groundwater Management Plan (Plan) prior to construction regarding the known petroleum product contamination in the soil from a previous use. Submit the Plan to the Healdsburg Fire Department and North Coast Regional Water Quality Control Board for review. The plan should include procedures for soil screening, stockpile locations, sampling and disposal procedures and security of open pits. This will reduce delays during the construction phase if contamination is found.
3. Underground Petroleum Storage Tanks: If an underground petroleum storage tank is found during the demolition or grading, contact the Healdsburg Fire Marshal before removing. A permit and testing will be required before the tank can be removed.

4. Timing of Installation: When fire apparatus roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during time of construction except when approved alternative methods of protection are provided. CFC 501.4 *Fire hydrants will have to be active on the west side of the railroad tracks prior to bringing combustible construction materials onsite.*

No Issues/Comments				
Issues	Conditions of Approval	Information	Department	Initials
X None	X None	X None	Fire	LC



Planning & Building Department Request for Project Review

Transmittal Date: April 28, 2021 **Please Return Response by:** May 11, 2021

To:	<input checked="" type="checkbox"/> Public Works, Curt Bates	<input checked="" type="checkbox"/> Police
	<input checked="" type="checkbox"/> Building Division	<input checked="" type="checkbox"/> Community Services-Mark Themig
	<input checked="" type="checkbox"/> Fire	<input checked="" type="checkbox"/> Electric
	<input checked="" type="checkbox"/> Housing	<input checked="" type="checkbox"/> Others (Recology; SMART; City Arborist)

From Linda Ruffing, North Coast Community Planning
linda@nccplanning.com or 707-272-2343

Application North Village Major Design Review and Conditional Use Permits

- Hotel (DR 2021-06, CUP 2021-03)
- Mixed Use/Residential (DR 2021-07, CUP 2021-04)

Project Description The proposed North Village hotel includes a 108-key hotel with a restaurant (indoor seating for 60 guests; outdoor seating for 40 guests) and a rooftop bar (seating for 60 guests in an indoor/outdoor setting); fitness facility and spa; meeting and event spaces on an 8.12-acre parcel (Parcel 3).

The proposed North Village mixed-use retail and residential project includes 45 apartments and five live-work units in three residential-scale buildings with approximately 12,500 sq. ft. of ground-floor retail space on a 5.10-acre parcel (Parcel 4).

Note: A pre-application referral was routed for comments on 1/29/2021. Minor modifications have been made to the plan set since then and the following documents were updated in the 5/05/2021 resubmittal:

- *Project Narratives (revised)*
- *WTrans Memo re: Access Evaluation (new document)*
- *Hotel TDM Plan (revised)*
- *Mixed Use TDM Plan (revised)*
- *Arborist Report (revised)*
- *Geotech Memo re: Seismic Design Parameter Update (new document)*
- *Vegetation Management Plan Draft (new document)*

Location 16977 Healdsburg Avenue

APN 091-060-022, - 009, - 019, -025

Applicant CCS Healdsburg, LLC

PLEASE NOTE: Project files can be accessed digitally at: S:\PLANNING\North Village - Comstock\20210405_Application or paper copies of the plan set and technical documents can be picked up at the CDC.

Please provide your Department's comments regarding:

A. Incomplete Items:

B. Issues/Comments:

C. Conditions of Approval:

D. Information: Scott Stone from Comstock sent information on the changes to the street trees on the east side of Dovetail Lane and it was acceptable. Because of the height of the trees, there were no ladder truck access issues.

No Issues/Comments				
Issues	Conditions of Approval	Information	Department	Initials
X None	X None	X Yes	Fire	LC



Electric Department Response

May 10, 2021

To Linda Ruffing, North Coast Community Planning, Shawn Sumpter, Administrative Technician

From Randy Long, Sr. Electrical Engineering Technician

Application DR 2021-06; CUP 2021-03(Hotel), DR 2021-07; CUP 2021-04(Mixed Use/Residential)

Project Description The proposed North Village hotel includes a 108-key hotel with a restaurant (indoor seating for 60 guests; outdoor seating for 40 guests) and a rooftop bar (seating for 60 guests in an indoor/outdoor setting); fitness facility and spa; meeting and event spaces on an 8.12-acre parcel (Parcel 3).

Location 16977 Healdsburg Avenue

APN 091-060-009, -019, -022, -025

Applicant CCS Healdsburg, LLC

1. Incomplete Items:

No incomplete items for this application.

2. Issues/Comments:

No issues for this application.

3. Conditions of Approval:

The City's General Plan and North Entry Area Plan require the undergrounding of utilities as new development occurs especially within the downtown area and four entries into Healdsburg. Further, it is the policy of the City of Healdsburg that all electric services shall be underground. Therefore, this project will be conditioned to underground all aerial facilities along the frontage of Healdsburg Avenue and all new electric, cable, and phone will be underground.

PG&E overhead lines along the frontage of Healdsburg Avenue will be undergrounded as part of this development project.

4. Information:

The City of Healdsburg will be the electric service provider for this site.

At no cost to the City, public utility easements (PUE) will be required along the frontage and at various locations within the proposed development. Public utility easements will be required for above ground and below ground (pad-mount) utility equipment. Typically, this requires a 5-foot public utility easement back of the public walkway. Additional public utility easements may be required as development occurs.

The routing of the joint trench will be subject to further design and review. The City is currently working with the developer's joint trench coordinator to complete this work.

All work must be done in accordance with the City Electric Service Requirements. The City Electric Department will work with the contractor throughout the project to determine locations of electrical equipment.

For maintenance and inspection of electric facilities, electric meters may not be enclosed or located behind fences or gates and must be accessible to City personnel at all times of day.

The final design for the electric facilities, services and estimation of service fees will be developed during the grading or building permit process, whichever comes first.



HEALDSBURG POLICE DEPARTMENT

238 Center Street

Healdsburg, California 95448

(707) 431-3377

(707) 431-3106 Fax

CHIEF OF POLICE

Kevin Burke

DATE: February 18, 2021
TO: Linda Ruffing
FROM: Lt. Matt Jenkins
SUBJECT: DR 2020-09; CUP 2020-02 – North Village (APN 091-060-022, - 009, - 019, -025)

1. Issues:

None

2. Conditions of Approval:

- 1) Emergency Vehicle Access (EVA) Lanes shall be posted as “No Parking / Fire Lane.”
- 2) Access into the multi-family housing interior hallways shall allow public safety access without the need to use a Knox Box. Developer can work with Police Department staff to implement a solution that is mutually feasible.

3. Information:

- 1) TDM Measure 10.4 - When developing the emergency preparedness and evacuation plan, the operator should not assume that City resources will be readily available to assist with or coordinate an evacuation. The plan should leverage staff and resources that are on site.

Public Works Department

401 Grove Street

Healdsburg, CA 95448-4723

Phone: (707) 431-3346 Fax: (707) 431-2710

Visit us at www.ci.healdsburg.ca.us

MEMORANDUM

DATE: February 18, 2021
TO: Linda Ruffing
FROM: Curt Bates
SUBJECT: Public Works Comments to North Village Resort and Mixed-Use Development
16977 Healdsburg Avenue (APN 091-060-037)

Public Works has reviewed the pre-application submittal received January 28, 2021 and has the following comments.

1. The location of the southerly access driveway off of Boxheart Drive was discussed at the ENSO Design review and North Village master conditional use permit Planning Commission hearings. Specifically, the potential for conflicts with turning movements from the ENSO and North Village driveways. The development team should discuss this with Public Works and Planning, and determine a final solution as part of the final design review process.
2. All proposed water meter and backflow preventer locations should be showed on the utility plans.
3. Verify with the Building Department and geotechnical report that the proposed structure within the fault setback is allowed. Page 28 of the geotechnical report identifies the fault as active and recommends that no structures intended for human habitation of 2000 hours or more a year should not be built within the setback.
4. Comments related to the initial storm water low impact development review:
 - This review is based on the Pre-Application submittal for North Village Comstock, January 2021.
 - The Initial SWLIDS must include a separate BMP selection table for each tributary area, demonstrating that the BMP of the highest priority has been selected in that location. Note Priority 3 BMPs do not infiltrate and shall only be used in cases where infiltration is not possible or allowed. Provide written justification for use of Priority 3 BMPs.
 - Note that BMPs must be landscaped based, with at least 50% vegetated coverage at maturity (see Chapter 4 Page 27). Regarding details BR1, BR2 and BR5, structural soil alone does not provide the required treatment.
 - BMP detail BR3 Flow Through Planter shows a roof drain connected directly to the BMP planter. Note that run-off reduction credit for disconnected roof drains and pavement area is intended only when a run-off passes through a wide landscape buffer prior to entering a BMP.
 - Pervious concrete gutters and pervious pavement are not recommended as they will plug with sediment, creating a high level of maintenance, and may ultimately result in costly replacement.
 - Trash capture to 100 microns and larger can best be met through directing flow into a landscaped based infiltration feature. The proposed inlet filters appear require a high level of maintenance, and the provided information is unclear of the level of trash filtration provided.
 - Regarding the proposed gravel hotel entry, the definition of impervious surface on Page 9 of Manual states, "Gravel placed as part of the proposed project is considered to be impervious

unless documentation is provided to verify that it is pervious.” Provide LID BMPs for the entry area or include documentation to prove perviousness for review and approval.

- Additional BMP details will be required at the time of plan submittal.

Public Works Department

401 Grove Street

Healdsburg, CA 95448-4723

Phone: (707) 431-3346 Fax: (707) 431-2710

Visit us at www.ci.healdsburg.ca.us

MEMORANDUM

DATE: May 13, 2021
TO: Linda Ruffing
FROM: Curt Bates
SUBJECT: Public Works Comments to North Village Major Design Review and Conditional Use Permits
16977 Healdsburg Avenue (APN 091-060-009, 019, 022 and 025)

Public Works has reviewed the supplemental plans dated April 30, 2021 and requires the following conditions of approval.

1. All Public Works master conditional use permit and other project related conditions shall be considered in effect for the design review including but not limited to the following:
 - A. Prior to issuance of the first certificate of occupancy for each parcel, private maintenance declarations shall be created and recorded for all Prior to issuance of the first certificate of occupancy for each parcel, private maintenance declarations shall be created and recorded for all shared private utilities, streets, driveways, sidewalks, streetlights, drainage, private shared landscaping, landscaping on the Healdsburg Avenue frontage, EVAs, perimeter trail and all other commonly shared infrastructure. All maintenance declarations shall be reviewed and approved by the City, prior to recordation.
 - B. The construction of any structures or improvements authorized by this approval shall not commence until all necessary permits pertaining to the use or construction in question are obtained. Before any grading or building permit will be issued by the City, Applicant must obtain written clearance from all departments having conditions and such clearance shall indicate that the Applicant has satisfied all pre-construction conditions.
 - C. All privately owned and maintained roads, sidewalks and utilities shall be designed and constructed in accordance with City standards, including pavement structural sections.
 - D. Prior to approval of on-site improvement plans, the Applicant shall work with the City Engineer and Fire Marshal to develop a plan for on-street parking restrictions such as limited time parking, fire staging/red curb no parking areas and clear zones as well as truck/vehicle loading zones. These areas shall be appropriately signed.
 - E. The Applicant shall submit an operations and maintenance agreement, using the City's template, to the City Engineer for review and approval for post construction storm water treatment items. The agreement shall be recorded prior to issuance of the first certificate of occupancy.
2. All public works plan check and development impact/capacity fees will be calculated and assessed, and due payable at building permit issuance for North Village.
3. The Applicant shall submit domestic water use demands with submittal of construction drawings to determine the necessary water service and meter sizes.

4. Individual water meters and utility accounts are required for all condominium and common parcels, to be determined in the future.
5. Individual water meters and utility accounts are required for each commercial tenant, to be determined in the future. Backflow prevention may be required for commercial units depending on use.
6. Combined sewer laterals shall be 6-inches diameter or larger, and are allowed for the mixed-use area. Maintenance declarations and easements for any shared sewer laterals are required to be established and recorded prior to final inspection.
7. Grease interceptors will be required, on restaurants/coffee shops/deli's, etc., to be determined in the future.
8. No storage of combustible materials or vertical construction is allowed prior to fire water being available on the site.
9. Final, construction level, low impact development storm water calculations and plans are required with the submittal of the building permit application construction documents, for both the on-site and off-site areas. This shall include the final SWLID determined worksheet, signed by the applicant.