

**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](http://www.ci.healdsburg.ca.us)



DATE: May 15, 2024  
APPLICANT: David Tichava  
CC: David Willoughby, Building Official  
  
FROM: Curt Bates, Principal Engineer *CB*  
SUBJECT: Public Works Conditions for Building Permit #BLDC-0008-2024  
139 Piper Street (APN: 002-011-002)  
SCOPE OF WORK: Tenant and Exterior/Accessibility Improvements to Public Library

This notice provides the Public Works Conditions of Approval for this project. There may be additional comments and/or fees from other departments.

Ready to issue  Not ready to issue

***UPON ISSUANCE OF THIS BUILDING PERMIT, THE APPLICANT IS REQUIRED TO COMPLETE THE FOLLOWING:***

1. Pay Public Works fees, deposits and charges totaling \$1,254.95 (see attached fee schedule).

***PRIOR TO BEGINNING AND DURING CONSTRUCTION ACTIVITIES, THE APPLICANT IS REQUIRED TO COMPLETE THE FOLLOWING:***

1. The Applicant is advised that this permit requires the removal of all excavated material from the site. This permit does not allow or approve any changes to the historical drainage patterns; either blocking run-on from uphill neighbors, or concentrating, redirecting, or increasing storm water run-off to a downhill neighbor.
2. The Applicant is required to prevent all soil and debris from tracking onto Center Street, Piper Street, or adjacent streets. If any soil or debris is tracked onto any of these streets, the Applicant will be required to immediately stop all construction activity and install the necessary measures to prevent further tracking of debris or soil.

***BEFORE SCHEDULING THE BUILDING DEPT. "FINAL INSPECTION", THE APPLICANT IS REQUIRED TO COMPLETE THE FOLLOWING PUBLIC WORKS CONDITIONS:***

1. This is city property. City staff will video the existing sewer lateral and perform any necessary repairs to comply with the city's sewer lateral ordinance. Contact Tyler Kettman for details.
2. The Applicant is advised that City Ordinance requires an erosion control plan prepared by a QSD and approved by the City Engineer for all soil disturbing activities that do not have ground cover restored prior to October 1<sup>st</sup>.
3. The grooves shown on the new pedestrian ramp at the corner of Center and Piper shall not be installed, in accordance with the latest ADA accessibility guidelines.
4. The existing traffic rated sewer cleanout can/lid located in the existing driveway approach area to be upgraded, may remain in the driveway approach, with a traffic rated can/lid.

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5. Remove and replace all portions of broken, displaced, cracked, etc. sidewalk, curb, and gutter in the right of way along the Center Street and Piper Street frontages, ½-inch or greater, per city standards.
6. All sawcut and pavement/concrete conform locations shall be subject to the approval of the City of Healdsburg.

**OTHER PUBLIC WORKS COMMENTS TO THIS BUILDING PERMIT:**

1. The applicant is advised that in the event that the existing water service/meter is not adequate to support fire sprinklers as may be required by the City Fire Department and a new/larger water service is installed, the Applicant will be required to abandon the existing service by severing the line at the water main and removing the abandoned service line from within the public right of way. If the project requires a reduced pressure backflow prevention device on a water service line, the contractor shall confirm the reduced pressure backflow device meets the current University of Southern California list of approved devices and shall contact the fire sprinkler designer to confirm the proposed device works with the project fire sprinkler system design.
2. The applicant/contractor is responsible for repairing or replacing all public infrastructure damaged as a result of this project, subject to City of Healdsburg approval.
3. If your project requires both a gas and electric meter set, all Public Works conditions of approval and requirements shall be completed and signed off by the Public Works Department prior to the Building Department approving meter set for both gas and electric services. If your project only has an electric meter, all Public Works conditions of approval and requirements shall be completed and signed off by the Public Works Department prior to the Building Department approving the meter set electric services.
4. It is required that the Applicant contact the Public Works Department at (707) 547-0556 to schedule a pre-construction meeting to review in detail the project specific Public Works conditions of approval and timing requirements, and to not delay completing Public Works conditions of approval and project specific requirements to the end of the project to prevent delaying issuance of the final inspection and/or certificate of occupancy.
5. As a part of the Public Works final inspection, the Public Works Inspector will confirm the monthly utility accounts for the library facility are up to date and active.
6. All staging, demolition work and loading/unloading shall take place within private property and shall not be permitted to extend into public right of way, including the public sidewalk or street unless otherwise approved in writing by the City Engineer.
7. The applicant is advised that prior to working within the Public Right of Way (i.e., construction of the new driveway approach and pedestrian ramp, repairing curb, gutter and sidewalk, inspecting sanitary sewer lateral, installing sewer cleanout, etc.), the project contractor is required to secure a City Encroachment Permit. Applications may be obtained at [www.cityofhealdsburg.org/index.aspx?page=188](http://www.cityofhealdsburg.org/index.aspx?page=188) or at this office.
8. The applicant is advised that pursuant to the City's franchise agreement, Redwood Empire Disposal is the only debris bin operator authorized within the Healdsburg City limits. Redwood Empire Disposal can be contacted at 707-585-5222.

*The above requirement(s) are required to be completed under Public Works inspection and in accordance with the latest Public Works Standards ([www.cityofhealdsburg.org/index.aspx?page=188](http://www.cityofhealdsburg.org/index.aspx?page=188)). Any work within the City right of way also requires a City Encroachment Permit. Please call (707) 547-0556 a minimum of 24 hours in advance to schedule inspection of Public Works related work.*

***I have read, understand and agree to all terms and conditions listed above.***

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05/15/2024

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Signed   
Project Applicant, Property Owner or Authorized Representative

Date 5.20.2024

Print Name \_\_\_\_\_

Phone # \_\_\_\_\_