

**Public Works Department-City of**

**Calistoga**

414 Washington Street

Calistoga, CA 94515

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# MEMORANDUM

**Date: 6-30-2011**

**To: Erik Lundquist**

**From: Bill McBride**

**RE: Conditions of Approval for Olof Carmel 1329 Lincoln Ave.**

**Copy: Dan Takasugi, Derek Rayner, Louise Harrison**

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The following are items that need resolution before design review or conditions of approval are dealt with.

- 1) The applicant shall describe the constructability of the project with detail about how the public right of way will be encumbered, where/how will building materials be delivered, stored and moved, where and how will a pedestrian enclosure be built, how will utilities be run to property, what is the schedule for construction.
- 2) How and where will sprinkler equipment be positioned?

The following are known conditions of approval. These are not intended to be an all inclusive list.

- 1) A physical barrier is required to protect the pedestrian and motoring public during construction of this project. This barrier/enclosure shall be designed and constructed to the satisfaction of the Public Works director.
  - 2) An encroachment permit is required for all work or encumbrances within the public right of way. All architectural projections into the public right of way require a non routine encroachment permit which requires council action.
  - 3) A video survey of the Lincoln Ave. sewer main is required to determine the existence of a sewer lateral serving this parcel. If one is found and it is determined by public works to be structurally sound, it may be used to serve this project. If a lateral is found but not utilized, it shall be properly abandoned.
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- 4) Prior to the start of any construction activities, protective fencing shall be placed at the dripline of the off site Douglas Fir and 6 inches of mulch placed inside the fence as per the arborist report.
- 5) The project arborist shall be on site when the foundation piers are drilled. The arborist shall prepare a letter to the building department stating that the observations were made and that any unexpected root damage was mitigated.
- 6) Prior to building permit, the project applicant shall present to the city, a letter from the adjoining property owner confirming their agreement that the tree work proposed on their property is acceptable.