

## Oyster Cove Grading Permit Project Description

The Oyster Cove project has received its Phase I entitlements including City of Petaluma approval of:

- o Project level (CEQA) Final Initial Study/Mitigation Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program for Oyster Cove Mixed Use Neighborhood
- o General Plan Amendment for a portion of parcel 007-700-006 from River Dependent Industrial (RDI) to Mixed Use (MU)
- o Ordinance Amending SmartCode/Regulating Plan on a portion of the site from River Dependent Industrial (RDI) to Urban Center (T5) to be consistent with the GPA
- o Tentative Map for Subdivision and Condominium purposes to subdivide the site into 22 lots with 132 airspace condominiums and 9,000 SF of adaptive reuse commercial space
- o Associated SmartCode Warrants

This submittal for the grading permit includes erosion and sediment control, site leveling, and site surcharge (essentially stockpiling of soil) required to enable future site development and construction. Due to the lengthy period of surcharge (10-12 months), the grading permit approval is being requested prior to Final Map approval to maintain the project viability which will allow surcharge to occur concurrently with the processing of improvement plans and final map so site development can commence immediately thereafter. Early grading permit approval and site surcharge is critical to the financial viability of this project as a 10-12 month project delay is not feasible.

The proposed project site is underlain by undocumented fill and soft clay deposits, both of which will undergo consolidation settlement under new fill material placement or new building loads. An effective and often used means to mitigate such settlement is to induce settlements of the undocumented fill and soft clay deposits prior to site development. This is achieved through the placement of a temporary stockpile of engineered soil to preload the site and induce settlement before a new building is placed. Based on geotechnical explorations and laboratory testing performed on the site material as well as the proposed site development, a temporary 9-foot-tall stockpile would be in place for approximately 10-12 months. While this mitigation measure has been tailored to the proposed project, future projects of similar type proposed at this site would likely utilize a similar mitigation measure.

The site will be cleared of existing shrubs, trees and paving surfaces within the property. The two sheds located on the southeast portion of the site will be removed-by way of a separate Demolition Permit. All existing private utilities on-site will be disconnected, capped, and removed and/or abandoned in place, except the existing storm water outfall to Petaluma River which will be preserved and protected.

Throughout the surcharge operation, the site will be proactively managed with erosion and sediment controls to manage any runoff within the site. All surfaces will be covered with erosion control measures with a tackifier to limit erosion. There will be perimeter controls, including straw wattles and silt fences

to control any runoff at the site perimeter. Along the Petaluma River frontage, a swale will be graded to direct any runoff into the existing stormwater outfall, which will also have inlet protection measures. The discharge will be monitored during rain events to confirm conformance with State Water Board requirements. Additional BMP measures will be ready to deploy in the case of large rain events. The SWPPP QSD / QSP will direct any necessary corrective or additional measures to be implemented to ensure stormwater is managed in accordance with the project SWPPP.