

ATTACHMENT A
Conditions of Approval
Meridian at Corona Station
AB 2162 Streamlining Application
File No. PLSR 20-0018

PLANNING DIVISION

1. Plans submitted to the City of Petaluma for purposes of construction shall be in substantial conformance with plans on file with the Planning Division and date stamped July 16, 2021, except as modified by these conditions of approval. A determination of substantial conformance shall be made by the Planning Manager during the plan check review process.
2. Consistent with the project's review under AB 2162, the project shall include the following:
 - One hundred and thirty-one multi-family units restricted affordable to households between 30 and 80 percent of Area Median Income for at least 55 years.
 - At least 33 studio apartments restricted to residents in supportive housing.
 - On-site case management services for the 33 supportive housing units consistent with the memorandum of understanding between Danco and LifeSteps.
 - Approximately 3,135 square feet of floor area on the ground floor of Building #5 for onsite support services including a community room, community kitchen, computer room, fitness room, laundry facilities, case management offices, and treatment offices.
3. The approved density bonus allows for development concessions to exceed the 30 foot maximum building height in the MU1B zoning district and a reduction in onsite parking requirements.
4. Plans submitted for building permit shall demonstrate that the project has been designed consistent with all requirements of the Floodplain Combining District as specified in Chapter 6 of the Implementing Zoning Ordinance.
5. Consistent with the provision of AB 2162, the project was processed by right without the requirement of a Conditional User Permit for multi-family residential use in the MU1B zoning district.
6. The Conditions of Approval shall be listed on the first sheet of the office and job site copies for all building permit plans prior to issuance.
7. The applicant shall be subject to all applicable development impact fees in affect at time of building permit issuance. Said fees are due prior to final inspection or certificate of occupancy.
8. The applicant shall defend, indemnify and hold harmless the City and its officials, boards, commissions, agents, officers and employees ("Indemnitees") from any claim, action or proceeding against Indemnitees to attack, set aside, void or annul any of the approvals of the project to the

maximum extent permitted by Government Code section 66477.9. To the extent permitted by Government Code section 66477.9, the applicant's duty to defend, indemnify and hold harmless in accordance with this condition shall apply to any and all claims, actions or proceedings brought concerning the project, not just such claims, actions or proceedings brought within the time period provided for in applicable State and/or local statutes. The City shall promptly notify the subdivider of any such claim, action or proceeding concerning the subdivision. The City shall cooperate fully in the defense. Nothing contained in this condition shall prohibit the City from participating in the defense of any claim, action, or proceeding, and if the City chooses to do so, applicant shall reimburse City for attorneys' fees and costs incurred by the City to the maximum extent permitted by Government Code section 66477.9.

9. At all times the site shall be kept cleared of garbage and debris. No outdoor storage shall be permitted.
10. Except as modified by the conditions herein, construction activities shall comply with performance standards specified in IZO Chapter 21.
11. All plantings shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to ensure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to ensure continued regular watering of landscape areas, and health and vitality of landscape materials.
12. Herbicides/pesticides shall not be applied in areas used by pedestrians/bicyclists within the project without first providing appropriate signs warning of the use of chemicals. The project shall utilize Best Management Practices (BMPs) regarding pesticide/herbicide use and as well as Integrated Pest Management techniques for the protection of bicyclists and pedestrians.
13. All tree stakes and ties shall be removed within one year following installation or as soon as trees are able to stand erect without support.
14. No signage is approved by this permit. Separate sign permits in compliance with IZO Section 7.050 shall be obtained for any home occupation.
15. Prior to commencing construction activities, a sign shall be posted on the site regarding the allowable hours of construction and contact information for complaints. Proof of sign installation shall be provided to the Planning Manager prior to construction commencing.
16. All lighting shall be glare-free, hooded, and downcast in order to prevent glare into bicyclists' and pedestrians' eyes and/or light pollution onto adjacent properties and must be consistent with all performance standards of the Implementing Zoning Ordinance.

17. Bicycle racks shall comply with size dimensions and location/installation requirements outlined in the Bicycle and Pedestrian Master Plan. Applicant shall ensure adequate access to each bicycle rack from all sides and avoid placing racks too close to any wall or structure.
18. In the event that human remains are uncovered during earthmoving activities, all construction excavation activities shall be suspended, and the following measures shall be undertaken:
 - a. The Sonoma County Coroner shall be contacted.
 - b. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.
 - c. The project sponsor shall retain a City-approved qualified archaeologist to provide adequate inspection, recommendations and retrieval, if appropriate.
 - d. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American and shall contact such descendant in accordance with state law.
 - e. The project sponsor shall be responsible for ensuring that human remains and associated grave goods are reburied with appropriate dignity at a place and process suitable to the most likely descendent.
 - f. All residential units include at least one bathroom and kitchen with a stovetop, sink, and refrigerator.
19. The project shall incorporate a half-acre commercial parcel at the intersection of McDowell Blvd and Corona Rd for future development of neighborhood commercial uses such as a small grocery store, deli, or similar type uses as well as a proposed food truck court which shall be designed and oriented to the future SMART station to provide commercial opportunity for a coffee cart or similar food service to serve the neighborhood and support SMART ridership in the short term as the area develops.
20. In addition to Danco's partnership with LifeSteps to provide onsite supportive housing services, the applicant is encouraged to seek a robust mix of onsite services to support residents, including but not limited to childcare, after school care, medical clinic, and adult education.
21. The applicant is encouraged to seek creative partnerships and funding sources to expand infrastructure, transit, and connectivity resources to the project and surrounding neighborhood beyond those items proposed in December 2020 when the AB 2162 policy was approved by the City Council.
22. The colors, materials, and light fixtures shall be in substantial conformance with those noted on the plan set and the color board in the plan set.

23. All standpipes, check valves, and other utilities shall be placed underground or fully screened from view by decorative screening structures or landscaping to be reviewed and approved by the Planning Manager.
24. Prior to building permit and Public Improvement Plan approval, locate gas meter assemblies on plans in manner least visually obstructing, location, and screening subject to review and approval of the Planning Manager, City Engineer, and PG&E.
25. Any interior street lights shall match the Station Area Master Plan design standards. Light poles shall not exceed 16 feet in height.
26. The project shall be all-electric with no natural gas infrastructure to the site, shall be designed as a net zero project, and incorporate solar.
27. The project shall include installation of at least 14 electric vehicle charging stations and EV ready infrastructure to facilitate additional chargers/parking spaces.
28. As agreed to, prior to the issuance of a building permit, Danco Communities shall dedicate the approximately 1.38 acre Parcel as shown on the approved plans to SMART for parking associated with the future North Petaluma SMART Station.
29. The applicant shall incorporate the Best Management Practices (BMPs) for construction into the construction and improvement plans and clearly indicate these provisions in the specifications. In addition, an erosion control program shall be prepared and submitted to the City of Petaluma prior to any construction activity. BMPs shall include but not be limited to the BAAQMD Basic Construction Mitigation Measures as modified below:
 - All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered three times per day.
 - All haul trucks transporting soil, sand, or other loose material shall be covered.
 - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

- Construction equipment staging shall occur as far as possible from existing sensitive receptors.
 - The Developer shall designate a person with authority to require increased watering to monitor the dust and erosion control program and provide name and phone number to the City prior to issuance of grading permits. Post a publicly visible sign with the telephone number of designated person and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
30. To reduce potential impacts to air quality during construction, the project shall develop and implement a plan demonstrating that off-road equipment used on-site to construct the project would achieve a fleet-wide average 45 percent reduction, or more, in diesel particulate matter exhaust emissions. Examples of how to achieve this reduction may include but is not limited to a combination of the following:
- Diesel-powered off-road equipment larger than 25 horsepower operating on-site for more than two days continuously shall at a minimum meet U.S. EPA particulate matter emissions standards for Tier 2 engines that include CARB-certified Level 3 Diesel Particulate Filters or equivalent.¹ Equipment that meets U.S. EPA Tier 3 standards with DPF 3 filters for particulate matter or engines meeting Tier 4 particulate matter standards would meet this requirement.
 - All diesel-powered off-road equipment, larger than 25 horsepower, operating on the site for more than two days continuously shall, at a minimum, meet U.S. EPA particulate matter emissions standards for Tier 2 engines.
 - Line power would be provided to limit the use of any portable diesel-powered equipment to 20 hours (e.g., generators, compressors, welders, etc.).
 - Use of construction equipment that is alternatively-fueled (non-diesel).
 - The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.
 - Minimize the idling time of diesel powered construction equipment to two minutes.
 - All construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM.
 - Require all contractors use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines.
31. In order to avoid impacts to special-status avian species and other birds protected under the Migratory Bird Treaty Act, site preparation activities, including the removal of trees and building demolition, should occur outside of the bird-nesting season between September 1st and January 31st. If vegetation removal or construction begins between February 1st and August 31st, preconstruction surveys including call sounds shall be conducted by a qualified biologist within 7 days and up to 14 days prior to such activities to determine absence or the presence and location of nesting bird species. The nesting survey shall include the examination of all trees within 200 feet of the project site, or as

¹ <http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm>

otherwise determined by a qualified ornithologist, including those not identified for removal. If active nests are present, temporary protective breeding season buffers shall be established by a qualified biologist in order to avoid direct or indirect mortality or disruption of these birds, nests or young. The appropriate buffer distance is dependent on the species, surrounding vegetation and topography and will be determined by a qualified biologist to prevent nest abandonment and direct mortality during construction. Buffers may be larger for special-status species. Work may proceed if no active nests are found during surveys or when the young have fledged a nest or the nest is determined to be no longer active.

32. If during the course of ground disturbing activities, including, but not limited to excavation, grading and construction, a potentially significant prehistoric or historic resource is encountered, all work within a 100-foot radius of the find shall be suspended for a time deemed sufficient for a qualified and city-approved cultural resource specialist to adequately evaluate and determine significance of the discovered resource and provide treatment recommendations. Should a significant archeological resource be identified a qualified archaeologist shall prepare a resource mitigation plan and monitoring program to be carried out during all construction activities. Prehistoric archaeological site indicators include: obsidian and chert flakes and chipped stone tools; grinding and mashing implements (e.g., slabs and handstones, and mortars and pestles); bedrock outcrops and boulders with mortar cups; and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items with the possible addition of bone and shell remains, and fire affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).
33. Prior to issuance of a grading permit, an erosion control plan along with grading and drainage plans shall be submitted to the City Engineer for review. All earthwork, grading, trenching, backfilling, and compaction operations shall be conducted in accordance with the City of Petaluma's Grading and Erosion Control Ordinance #1576, Title 17, Chapter 17.31 of the Petaluma Municipal Code. These plans shall detail erosion control measures such as site watering, sediment capture, equipment staging and laydown pad, and other erosion control measures to be implemented during construction activity on the project site.
34. Prepare and implement a Risk Management Plan and Health and Safety Plan that protects construction workers and provides the procedures to properly manage contaminated soil and groundwater that may be encountered during construction activities. The Plan shall address procedures for discovery of any known or unknown features or environmental conditions that may be encountered during construction activities and proper disposal methods for contaminated materials. The Plan shall include, but not be limited to the following components:
 - **Verification of Compliance:** Prior to issuance of a grading permit, the applicant shall submit for review and approval by the City of Petaluma, written verification that the appropriate federal, state or county oversight authorities, including but not limited to the RWQCB and/or the Sonoma County Department of Health Services, have granted all required clearances and confirmed that all applicable standards, regulations and conditions for all previous contamination at the project site.
 - **Soil management:** Provide guidelines for identification and analysis of known (per Phase I ESA and Phase II ESA prepared by Pinnacle Environmental, Inc.) and unknown environmental

conditions and define responsibilities for management of discovery of known and unknown features or site conditions.

- **Groundwater management:** Groundwater encountered during construction shall be contained onsite in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies of the City of Petaluma, the RWQCB and/or Sonoma County Department of Health Services. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into buildings. Prohibit use of groundwater encountered during construction activities for dust control and allow discharge of groundwater to surface waters only pursuant to a permit issued from applicable regulatory agencies. All permit conditions must be satisfied prior to discharge.
- **Health and Safety plan:** Preparation and implementation of a site-specific Environmental Health and Safety Plan by the general contractor to ensure that appropriate worker health and safety measures are in place during construction activities. Elements of the plan must include all practices and procedures necessary to comply with all new and existing Federal, California, and local statutes, ordinances, or regulations regarding health and safety. Specific components of the Plan must include the following:
 - Identification of site hazards potential hazardous substances/materials that could be encountered, including potential odors associated with hazardous substances/materials;
 - Assignment of specific health and safety responsibilities for site work;
 - Establishment of appropriate general work practices;
 - Establishment of control zones and decontamination procedures;
 - Job hazard analysis / hazard mitigation procedures;
 - Required personal protective and related safety equipment; and
 - Contingency and emergency information.
- **Proper Removal of Buried Equipment:** Any buried holding tanks including septic systems shall be properly decommissioned in accordance with applicable regulations established by the County of Sonoma. Removal of underground tanks shall be immediately followed by backfill in accordance with Engineering recommendations. Materials shall be properly disposed of at permitted facilities.

35. Following construction of the residential buildings within the FP-C (Flood Plain – Combining District), and prior to occupancy, the elevation of the lowest floor, including basement, shall be certified by a registered professional engineer or surveyor, to be properly elevated. Such certification or verification shall be provided to the Floodplain Administrator. As determined to be appropriate by the Floodplain Administered, the following standards may also be required:

- All new improvements shall be anchored to prevent flotation, collapse, or lateral movement.
- All new improvements shall be constructed with materials and utility equipment resistant to flood damage and using methods and practices to minimize flood damage.
- All electrical, heating, air conditioning, ventilation, and plumbing shall be designed and located to prevent water from entering or accumulating within components during flooding.
- All new construction and improvements shall insure that fully enclosed areas below the

lowest floor that are subject to flooding be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. A minimum of two opening not less than one square inch for every square foot of enclosed area shall be provided.

36. The following Best Construction Management Practices shall be implemented to reduce construction noise levels emanating from the site, limit construction hours, and minimize disruption and annoyance:

- Limit construction hours to between 7:00 a.m. and 7:00 p.m., Monday through Friday and between 9:00 a.m. and 7:00 p.m. on Saturday, Sunday and State, Federal and Local Holidays.
- Delivery of materials and equipment to the site and truck traffic coming to and from the site is restricted to the same construction hours specified above.
- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Unnecessary idling of internal combustion engines shall be strictly prohibited.
- Locate stationary noise-generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors.
- Acoustically shield stationary equipment located near residential receivers with temporary noise barriers.
- Utilize "quiet" air compressors and other stationary noise sources where technology exists.
- Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities.
- Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from existing residences.
- Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.
- The contractor shall prepare a detailed construction schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.
- Notify all adjacent residences (within 500 feet of the project site) of the construction schedule, in writing, and provide a written schedule of "noisy" construction activities to the adjacent land uses.
- Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.

37. In order to comply with noise compatibility standards, the project shall incorporate the following:

- Provide forced air mechanical ventilation, satisfactory to the local building official, in all residences with partial or full line of sight to North McDowell Blvd. traffic.
 - To maintain interior noise levels at or below 45 dBA CNEL, provide sound-rated windows and doors at Type I and Type II residences facing or perpendicular to North McDowell Boulevard. The degree of sound mitigation needed to achieve an interior CNEL of 45 dBA or less would vary depending on the final design of the building (relative window area to wall area) and the design of the exterior wall assemblies. However, based on the future exterior noise levels and typical residential construction, it is anticipated that windows and doors facing or with a view of North McDowell Boulevard may require STC ratings of between 28 and 30.
 - The specific determination of exterior wall assemblies and window/door STC ratings should be conducted on a unit-by-unit basis during the project design. The results of the analysis, including the description of the necessary noise control treatments, shall be submitted to the City along with the building plans and approved prior to issuance of a building permit.
38. Existing landscaping on the median island within the North McDowell Boulevard and within the line sight of the eastern driveway, shall be modified to achieve adequate sight lines where left-turn egress would be allowed. Landscaping modification would include removal of bushes and shrubs between the trees as well as a reduction in the height of the berm on the median. Additionally, any new landscaping and signage introduced by the project shall be installed in locations and maintained in a manner that does not further introduce sight line conflicts at project driveways.
39. Prior to issuance of a grading permit, a Final Hydrology and Hydraulic Study shall be prepared to confirm that the proposed combination of site grading, routing of onsite storm water pipe facilities and storm water treatment systems continue to mitigate increases in calculated peak flows to the individual points of concentration around the site, to at or below pre-project conditions.

BUILDING DIVISION

40. The proposed project will require building permit application and construction plan approval in compliance with current California Building Standards Code in CCR Title 24 as adopted by the City of Petaluma. The Building Division reviews applications and plans in accordance with this code. The applicant shall demonstrate compliance with the construction documents.
41. Effective June 16, 2021, new buildings are required to have all electric construction as defined in Petaluma Municipal Code 17.36 and permanent supply of electricity as the source of energy for all space heating, water heating (including pools and spas), cooking appliances, and clothes drying appliances, and has no natural gas or propane plumbing installed in the building.
42. For the 2019 Building Standards Code cycle effective June 16, 2021, the City of Petaluma has adopted CalGreen at the Tier 1 level for wholly new buildings, with the exception Energy Efficiency, which is adopted at the mandatory level only. All building permit submittals shall be in compliance with the City's adopted CalGreen requirements.
43. Accessibility of Covered Multi-family Dwellings and Public Housing may have requirements under one or more regulations and agencies both State and Federal. Provide a clear statement of applicability of these regulations and CBC Chapter 11A and 11B for this project on construction

documents submitted for permit. Include details applicable to housing units, leasing offices, common use areas, pool or spa, mailboxes, trash and recycling facilities, parking facilities, etc.

FIRE PREVENTION DEPARTMENT

44. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles in accordance with Section 505.2. CFC 501.4.
45. Pursuant to California Fire Code Appendix D105.3, plans submitted for purposes of construction shall relocate street lights and obstructive landscaping adjacent to aerial apparatus access areas identified on the proposed plans, subject to Fire Marshal review and approval.
46. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders. CFC D103.1
47. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to 150 feet (45720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. CFC 503.1.1
48. Multiple family residential projects having more than 50 dwelling units shall be provided with two (2) separate and approved fire apparatus access roads. PMC 17.20 D106.1
49. The required turning radius of a fire apparatus access road shall be determined by the fire code official. CFC 503.2.4
50. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. CFC D105.1
51. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. CFC C105.2
52. An approved automatic fire sprinkler system shall be installed and maintained in a newly constructed buildings. PMC 17.20 903.2.20.1
 - a. The fire sprinkler system requires approved plans and permit from the Fire Prevention Bureau prior to work commencing. The owner/contractor shall submit a permit application

- with three (3) sets of plans, cut sheets and calculations. This system shall comply with NFPA-13R.
- b. The fire sprinkler system shall be monitored by a central station fire alarm system. Approved plans and permit must be obtained from the Fire Prevention Bureau prior to work commencing. The fire alarm submittal shall include a permit application with three (3) sets of plans, cut sheets, and calculations for review. The system must comply with NFPA 72.
 - c. Installation of the fire service underground requires a separate permit and plans obtained from the Fire Prevention Bureau prior to work commencing. The owner/contractor shall submit a permit application with three (3) sets of plans, cut sheets, and calculations. This system must comply with NFPA 24 and NFPA 13.
53. New and existing buildings shall be provided with approved illuminated or other approved means of address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with Section 505.1.1 through 505.1.2 Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response in accordance with this code and Section 505.1.3 Where access is by means of a private road and the building cannot be viewed from the public way or when determined by the fire code official, a monument, pole, or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.
54. Each address identification character shall not be less than twelve inches (12") high with a minimum stroke width of one inch (1"). Suite and unit directional numbers shall be not less than six inches (6") in height with a minimum stroke width of three-quarter inch (0.75"). Individual unit numbers shall not be less than four inches (4") in height with a minimum stroke width of one-half inch (1/2").
55. Where two (2) or more buildings cannot be viewed from the public way or when determined by the Fire Code Official, an approved illuminated complex directory, monument pole, or other approved sign or means shall be used to identify the structures at the main entrances to the property.
56. An updated fire flow analysis, current with in one year, is required to be submitted for review and approval at time of Building Permit application. Fire Department approval will not be granted without a fire flow analysis.
57. Solar photovoltaic Power Systems shall be installed in accordance with Section 1204.2 through 1204.5 of the California Fire Code and the California Building Code. PMC 17.20 1204.

DEPARTMENT OF PUBLIC WORKS AND UTILITIES

58. Provide a concrete pad and bus shelter adjacent to the turnout with location and size to be approved by Transit Manager and City Engineer. Install a signpost to be installed near north end of bus stop area, for a bus stop sign and no parking sign. Bus shelter to be Tolar Mfg. – city standard shelter, with two shelter benches two full-size Tolar refuse cans (one recycle, one trash), and two inverted-U bike

racks (galvanized and powder coated steel). All items are to be placed on concrete passenger wait pad adjacent to the bus pull-out. Hardwired electrical facilities shall be installed for the stop.

59. Prior to the issuance of the first building permit for a residential structure, the applicant shall pay a fair share contribution to the City towards pedestrian crossing improvements at the Corona Road railroad grade crossing. The city shall coordinate design requirements with Sonoma Marin Area Rail Transit and provide a preliminary cost estimate of the improvements. The fair share shall be based on the number of residential units within the project area and within a ½ mile radius of the future train station site, east of the railroad tracks.
60. The existing sidewalk along the Corona frontage shall be extended to and aligned with the existing sidewalk on the eastern side of the railroad tracks. The City is to coordinate with SMART and the applicant to assure accommodations for SMART & CPUC grade crossing safety standards and compliance.
61. All portions of existing broken, displaced, cracked and/or settled City sidewalk, curb and gutter along the Corona Road frontage shall be removed and replaced with City standard sidewalk, curb and gutter.
62. Surface drainage shall not be allowed to flow across the public sidewalk and shall be collected and directed to a storm drain system.
63. All improvement work shall be completed prior to issuance of a final inspection/certificate of occupancy for the last 20% percent of units.
64. Traffic control plans are required for all stages of construction and shall be per latest Manual on Uniform Traffic Control Devices (MUTCD) standards.
65. Bioretention or private storm water treatment facilities shall be outside of the public right of way and outside the exclusive public watermain easement.
66. Landscaping in public utility easements shall be limited to ground cover and shallow rooted, low-lying shrubs. Trees are not allowed.
67. Comply with E12 post construction storm water treatment requirements. Submit a construction level report and plans with the building permit application demonstrating compliance with the E12 requirements. The applicant is required to enter into the City's standard operation and maintenance agreement for treating storm water prior to acceptance of improvements.
68. The final hydrology and hydraulic plans and report shall be reviewed and approved by Sonoma Water per the March 2020 "Flood Management Design Manual" prior to building permit issuance.
69. The applicant shall submit the required storm water pollution prevention plan (SWPPP) and obtain a Notice of Intent (NOI) from the regional Water Quality Control Board prior to any construction.

70. A construction -level geotechnical report is required with the building permit submittals
71. Submit joint trench plans with building permit submittal.
72. Public Improvement plans shall be prepared per the latest policies standards and ordinances. Improvement plan application and shall be required.
73. A Public Improvement Agreement package is required prior to approval of the public improvement plans. A building permit is required for on-site grading, utility, and drainage improvement work. All improvements shall be completed and accepted by the City, including on-site improvements, prior to issuance of any certificates of occupancy.
74. Improvement plan preparation shall be per the latest City of Petaluma policies, standards, codes, resolutions, and ordinances. New water, sanitary sewer, landscape and irrigation, storm drain, and street improvements shall be designed and installed per City Standards.
<https://cityofpetaluma.org/city-standards>
75. As-built drawings shall be submitted prior to acceptance of the improvements. The applicant shall submit 1:1 scale, electronic plans in .PDF format.
76. All construction in the flood plain shall meet the applicable requirements of Chapter 6 of the Implementing Zoning Ordinance (IZO), "Floodway and Flood Plain Districts":
<https://cityofpetaluma.org/documents/implementing-zoning-ordinance>
77. The applicant is responsible for paying the necessary sewer, water and storm drain impact / capacity fees prior to issuance of a certificate of occupancy for residential construction.
78. All work within the public right of way shall be city of Petaluma and State MUTCD standards and requirements.
79. The below Landscape Water Use Efficiency Standards are to be completed in the Building Department submittal. The applicant shall submit the following in accordance with PMC Section 15.17.050:
 - a. PMC Section 15.17.050(C)(1)(j): Applicant signature and date with statement, "I agree to comply with the requirements of the Landscape Water Use Efficiency Standards and submit a complete Landscape Documentation Package."
 - b. PMC Section 15.17.050(C)(4)(a)(2): Plants with similar water needs shall be grouped together in distinct hydrozones and where irrigation is required the distinct hydrozones shall be irrigated with separate valves.
 - c. PMC Section 15.17.050(C)(4)(d)(1,11, 17-18):The landscape design plan at a minimum, shall include:
 - Delineate and label each hydrozone by number, letter, or other method.
 - Identify plant quantities.

- Contain the following statement : "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan"; and
 - The signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape.
- d. PMC Section 15.17.050(C)(5)(a,b,c): A complete irrigation design plan that meets all the design criteria shall be submitted as a part of the landscape documentation package.
- e. PMC Section 15.17.050(C)(5)(c)(9,10): In addition, the irrigation design plan shall also contain:
- The following statement: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan"; and
 - The signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system.
80. Prior to final inspection, the applicant shall submit the following in accordance with PMC Section 15.17.050. Please refer to the following sections of the PMC for detailed requirements of each item:
- a. PMC Section 15.17.050 (C)(3): Soil Management Report.
- b. PMC Section 15.17.050 (D)(1-3): Certificate of Completion to include the following attachments:
- Certification by either the signer of the landscape design plan, the signer of the irrigation design plan, or the licensed landscape contractor that the landscape project has been installed per the approved landscape water use efficiency standards.
 - Irrigation Schedule – shall be regulated by automatic irrigation controllers, applied water should be the ETWU.
 - Landscape and Irrigation Maintenance Schedule - including routine inspection, adjustment and repair of irrigation system, fertilizing, pruning, weeding, etc.
 - Landscape Irrigation Audit conducted by a certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape. Audit reports shall meet the criteria listed in Section 15.70.050 (D)(2)(c).
81. At the time of plan submittal to the Building Department a Wastewater Capacity Fee will be assessed for the 131 residential units and commercial space listed as Coffee Shop in Building 5 in the current plans. A grease removal device will need to be installed if food preparation is to take place on site. Please reference City of Petaluma Municipal Code section 15.38.130 for the City's requirements for grease removal devices.