

**SPAR CONDITIONS OF APPROVAL**

**Home 2 Suites Hotel  
Located at 1205 Redwood Way  
APN: 007-411-034  
File No. PLSR-18-0025**

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 dated April 16, 2019, except as modified by these conditions of approval.
2. The colors and materials, including the lighting fixtures, shall be in substantial conformance with those noted on the plan set and the color board in the project file and date stamped April 16, 2019.
3. Prior to Building Permit issuance, the applicant shall provide the City with an electronic copy of final/approved plans in PDF format on either a CD or USB drive.
4. This approval is granted for and contingent upon construction of the project as a whole, in a single phase, with the construction and/or installation of all features approved and required herein. Modifications to the project, including but not limited to a change in construction phasing, shall require Site Plan and Architectural Review in accordance with IZO §24.010.
5. Prior to building permit issuance, all applicable development impact fees, including the public art in-lieu fee, shall be paid.
6. At all times the site shall be kept cleared of garbage and debris. No outdoor storage shall be permitted.
7. Prior to the issuance of any construction permits, these conditions of approval shall be included with the plan set. A copy of the approved plans shall be maintained on-site when construction activities are occurring.
8. Plans submitted for the building permit shall include solar installation on the roof of the building and/or in the parking lot.
9. Both construction and post-construction business operations shall comply with all performance standards of Implementing Zoning Ordinance Chapter 21.
10. 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.
11. Prior to building permit issuance, the permittee shall provide a photometric light plan confirming compliance with Implementing Zoning Ordinance §21.040(D)(Glare). If the light specifications accompanying this approval do not result in photometric light plan demonstrating conformance with Implementing Zoning Ordinance §21.040(D)(Glare), the permittee shall submit and obtain Planning Manager approval of revised lighting

specifications.

12. 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.
13. 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 insure 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 insure continued regular watering of landscape areas, and health and vitality of landscape materials.
14. 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 fully commit to Integrated Pest Management techniques for the protection of bicyclists and pedestrians.
15. 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.
16. 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.
17. No signage is approved by this permit. Separate sign permits in compliance with Chapter 20 of the Implementing Zoning Ordinance shall be obtained prior to the installation of signage.
18. To prevent impacts to nesting birds covered by State and federal law (California Department of Fish and Game Code and the Migratory Bird Treaty Act), the applicant shall avoid the removal of trees, shrubs, or weedy vegetation between September 1<sup>st</sup> and January 31<sup>st</sup>, during the bird nesting period. However, if vegetation removal or construction occurs during that time period, preconstruction surveys including call sounds shall be conducted within 14 days prior to such activities to determine absence or the presence and location of nesting bird species. If active nests are present, establishment of temporary protective breeding season buffers shall be established by a qualified biologist in order to avoid direct or indirect mortality or disruption of these nesting 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 survey(s) or when the young have fledged a nest or the nest is determined to be no longer active.
19. If, during the course of ground disturbing activities, including, but not limited to excavation, grading and construction, a potentially significant prehistoric or historic archeological 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.

20. In the event that paleontological resources, including individual fossils or assemblages of fossils, are encountered during construction activities, all ground disturbing activities shall halt and a qualified paleontologist shall be procured to evaluate the discovery and make treatment recommendations.
21. 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 to determine that no investigation of the cause of death is required.
  - 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.
22. The contractor(s) shall implement basic and additional air quality construction measures set forth by Bay Area Air Quality Management District (BAAQMD), including the following:
  - f. Water all active construction areas (staging, parking, soil piles, graded areas, unpaved driveways, etc.) at least twice daily.
  - g. Cover all haul trucks transporting soil, sand, or other loose materials offsite.
  - h. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas. Sweep streets daily (with water sweepers) if visible soil material is deposited onto adjacent roads.
  - i. Limit traffic speeds on any unpaved roads to 15 mph.
  - j. Suspend construction activities that cause visible dust plumes that extend beyond the construction site.
  - k. A certified mechanic shall verify that equipment used for construction purposes is

- properly tuned and maintained in accordance with manufacturer specifications.
- l. Idling times shall be limited to 5 minutes or less pursuant to the "no idling" rule for in-use off-road diesel-fueled vehicles. During construction, signage shall be posted at the construction site indicating the idle time limitation.
  - m. All diesel-powered off-road equipment larger than 50 horsepower and operating at the site for more than two days continuously shall meet U.S. EPA particulate matter emissions standards for Tier 2 engine or the equivalent.
  - n. Diesel-powered generators or air compressors shall not be used on-site for more than two days continuously, unless under emergency conditions.
  - o. Post a publicly visible sign with the telephone number of designated person and person to contact at the City of Petaluma regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.
23. 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.
24. The applicant shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action, or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul any of the approvals of the project, when such claim or action is brought within the time period provided for in applicable State and/or local statutes. The City shall promptly notify the applicants/developers of any such claim, action, or proceeding. The City shall coordinate in the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding and if the City chooses to do so appellant shall reimburse City for attorneys' fees by the City.

#### Building Division

25. The project shall comply with current codes and Cal Green Tier 1 requirements. The project requires complete review with building permit applications.

#### Public Works & Utilities Department

26. Prior to final inspection the applicant shall complete and submit an elevation certificate demonstrating any finished floor elevation that is located inside Flood Zone AE was constructed at least one foot above the 100-year flood surface elevation per City General Plan and Zoning Ordinance.
27. With the Building Permit submittal, applicant shall provide a construction level storm water quality report that demonstrates compliance with "BASMAA Post-Construction Manual: Design Guidance for Stormwater Treatment and Control for Projects in Marin, Sonoma, Napa, and Solano Counties", January 2019. (Provision E.12 of the City's storm water permit)

28. The project shall comply with E.10 Construction Erosion and Sediment Control requirements: with the building permit application, applicant shall provide Notice of Intent documentation as well as the Storm Water Pollution Prevention Plan (SWPPP) and erosion and sediment control plan.
29. The project is responsible for paying water, sewer, and storm drain impact/capacity fees prior to issuance of a building permit.
30. Locate any proposed trash enclosures on the project plans. All existing and proposed trash enclosures shall be covered and plumbed to the sanitary sewer, with a hose bib located nearby for wash down purposes.

#### Fire Department

31. 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
32. 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.
33. 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
34. 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 within 150 feet (45 720 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
  - a. It appears the applicant is pursuing an alternate means of protection. A wharf hydrant is located on the north east corner, approximately 130 from the access road. Access to the backside of the building along the freeway, exceeds the 150 feet distance from where the fire engine can be placed. With the addition of the wharf hydrant, the plans indicate that it would be 175 from either side to the furthest point on the backside of the building. Additionally, the life safety plan is not clear on the walking surface along the backside of the building. The civil plans appears to indicate a walkway of some type.

- b. A request for an “alternate means and methods” must be proposed in writing. See Condition No. 46 for further information.
- 35. Plans indicate a fire lane on the south of the building, toward the freeway side, but it does not appear to be a paved road, and no indication on how this “fire road” will be able to sustain the weight of fire apparatus. Notations indicate “turf cell” but provide no information on “turf cell” specifications to meet fire apparatus access requirements.
  - a. This condition also requires an “alternate means and methods” proposal. See item 16 for further information
- 36. Developments of one- and two-family dwellings where the number of dwelling units exceeds fifty (50) shall be provided with two (2) separate and approved fire apparatus access roads and shall meet the requirements of section D104.3. PMC 17.20 D107.1
- 37. Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official. CFC 503.2.4
- 38. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), 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
- 39. 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
- 40. An approved automatic fire sprinkler system shall be installed and maintained in all 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, cuts sheets and calculations. This system shall comply with NFPA-13D (single family dwellings).
- 41. New and existing buildings shall be provided with approved illuminated address numbers or letters. They shall be contrasting with the background and be plainly visible from the street or road fronting the property. Address numbers shall be Arabic numerals or alphabetic letters. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other approved sign or means shall be used to identify the structure. Address identification shall comply with Fire Department Standards. PMC 17.20 505.1
- 42. Numbers for one and two-family dwellings shall be a minimum of four inches (4") (101.6 mm) high with a minimum stroke width of 0.5 inches (12.7 mm). PMC 17.20 505

43. At least one elevator shall be provided and noted on plans to be constructed and provided with signage for a “medical emergency service elevator.”
44. Emergency access appears to be only available on one side with no allowance for fire engine or truck operations staging, thus these operations would block and further access of emergency equipment.
  - a. Staging areas were not properly addressed. Staging areas shall be required, and identified on Building Department plans.
45. Fire department and emergency vehicle access is not adequately noted on this plan. It appears that access is over Redwood Way but does not indicate widths of emergency access. Roadway widths have been added to indicate that at least 26 feet clear is provided throughout the road. We recommend that a shaded background be included on the life safety site plan for the complete fire department access road. This may be completed at the Building Department plan submittal.
46. The above-mentioned conditions of approval that the applicant wishes to seek an “alternate means and methods” shall be proposed in accordance with CFC 104.9. Each item shall have the following items outlined: The code section and requirement and the proposed alternate. The official alternate means and methods proposal will then be reviewed and accepted by the Fire Department.