RESOLUTION 2020-09

CITY OF PETALUMA PLANNING COMMISSION

RECOMMENDING CITY COUNCIL APPROVAL OF A VESTING TENTATIVE SUBDIVISION MAP FOR THE RIVERBEND PROJECT LOCATED AT 529 MADISON STREET APN: 007-041-006 File No.: PLMA-19-0003

WHEREAS, Steven J. Lafranchi of Steven J. Lafranchi Associates submitted an application for the Riverbend Project, including a Zoning Map Amendment, Zoning Text Amendment, Vesting Tentative Subdivision Map, and Site Plan and Architectural Review for a 30- unit residential project within the Residential 3 (R3) and Floodway zones, located on a 3.36-acre site at 529 Madison Street (APN 007-041-006) (the "Project"); and

WHEREAS, a duly noticed public hearing to consider the Project was advertised for June 23, 2020, but was continued to a date-certain Planning Commission agenda of July 14, 2020; and

WHEREAS, the Planning Commission held a duly noticed public hearing to consider the Project, on July 14, 2020, at which time all interested parties had the opportunity to be heard; and

WHEREAS, at said hearing, the Planning Commission considered the staff report dated June 23, 2020, and the staff memo dated July 14, 2020, including the Mitigated Negative Declaration; and

WHEREAS, at said hearing the Planning Commission approved Resolution No. 2020-06 adopting the Mitigated Negative Declaration (MND) for the Project and prepared pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the Riverbend Vesting Tentative Subdivision Map is subject to Title 20 (Subdivisions) of the Municipal Code (Subdivision Ordinance) and the State Subdivision Map Act, which regulate the design and improvement of the proposed subdivision. As described in the staff report, the Riverbend vesting tentative subdivision map proposes to subdivide the project site into 30 single family lots, two common interest parcel; and

WHEREAS, the proposed vesting tentative map illustrates the overall site layout, proposed roadway improvements, utility plans (water, sewer, and wastewater), grading plans, and stormwater treatment plans, among other improvements; and

WHEREAS, as discussed in the June 23, 2020 Planning Commission staff report, and the July 14, 2020 staff memo, the proposed vesting tentative subdivision map is consistent with the Petaluma General Plan 2025 and applicable provisions in the Implementing Zoning Ordinance.

NOW THEREFORE, BE IT RESOLVED that the Petaluma Planning Commission hereby recommends that the City Council approve the Vesting Tentative Subdivision Map for the Project based on the findings made below and subject to the conditions of approval attached as Exhibit 1 hereto and incorporated herein by reference:

A. The proposed map is consistent with the General Plan in that it provides a residential project on a property designated for residential uses with a density range of 6.1 to 12.0 dwelling units per net acre.

B. The proposed tentative map as designed and conditioned, together with provisions for its design and improvements, is consistent with the General Plan in that the project has a density of 11.32 dwelling units per net acre. The map will not be detrimental to the public health, safety, or welfare in that adequate public facilities exist or will be installed, including roads, sidewalks, water, sewer, storm drains, and other infrastructure.

C. The site is physically suitable for the density and the type of development proposed in that it is a relatively flat, undeveloped lot within the Urban Growth Boundary. The site is also adjacent to multiple bicycle and pedestrian facilities and is in close vicinity to multiple modes of public transit and goods and services that will serve to use land efficiently.

D. The site is physically suitable for the proposed density with the implementation of the proposed mitigation measures recommended in the project's Initial Study/Mitigated Negative Declaration. At 3.36 gross acres, the site has adequate area to support the proposed density.

E. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat in that the Mitigated Negative Declaration provided mitigation measures to reduce identified potential impacts on environmental resources to less than significant levels. All identified mitigation measures are included as conditions of approval to ensure implementation through the project.

F. With implementation of the project's mitigation measures associated with the project's Mitigated Negative Declaration, no serious public health problems would be caused – particularly, related to the land use conflicts with new residences located immediately adjacent to the Clover facility that could result in health problems with exposure air pollutants and noise.

G. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision in that the project is proposing a new private street that will connect to the City's existing street network, including provisions for emergency vehicle access. Existing easements will be preserved or realigned to mesh with the subdivision design.

H. The proposed Riverbend Project vesting tentative subdivision map complies with the requirements of Chapter 20.16, Tentative Subdivision Map, of the Subdivision Ordinance and with the Subdivision Map Act as further described in the staff report.

ADOPTED this 14th day of July, 2020, by the following vote:

Commission Member	Aye	No	Absent	Abstain
Councilmember McDonnell				X
Chair Alonso	X			
Vice Chair Bauer	X			
Hooper	X			
Marzo	X			
Potter	X			
Streeter	X			

Scott Alonso, Chair

ATTEST:

Heather Hines, Commission Secretary

APPROVED AS TO FORM:

Eric Danly, City Attorney

EXHIBIT 1

SPAR CONDITIONS OF APPROVAL
Riverbend Project
Located at 529 Madison Street
APN: 007-041-006
File No. PLMA-19-0003

Planning Division

1. Approval of the Vesting Tentative Subdivision Map is contingent upon the City Council's approval of the associated Zoning Map Amendment and Zoning Text Amendment.

2. The Conditions of Approval and Mitigation Measures shall be listed on the first sheet of the office and job site copies for all building permit plans prior to issuance.

3. The plans submitted for final map review shall be in substantial compliance with the plans date stamped October 24, 2020, except as modified by these Conditions of Approval.

4. The applicant shall pay the Notice of Determination ("NOD") Clerk's fee to the Planning Division. The applicant shall provide a $50.00 check made payable to the Sonoma County Clerk. Planning staff will file the Notice of Determination with the County Clerk's office.

5. No building permits shall be issued for any buildings on the site until a Final Map has been approved and recorded.

6. 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.

7. 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.

8. All earthwork, grading, trenching, backfilling, and compaction operations shall be conducted in accordance with the City of Petaluma's Subdivision Ordinance (#1046, Title 20, Chapter 20.04 of the Petaluma Municipal Code). An erosion and sediment control plan will be required for the subdivision grading plans. The proposed subdivision grading and subsequent development phases that are over one acre in size will be required to prepare a SWPPP in accordance with City and State regulations, and all future development will be subject to City grading and erosion control regulations.

9. Consistent with IZO Section 3.040 and Program 4.3 of the 2015-2023 Housing Element the applicant shall develop no less than five on-site dwelling units affordable for at least 99 years to low- and moderate-income households. The affordable units shall be constructed and occupied either prior to or concurrently with the market-rate units.

10. 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.

11. This approval is, as provided for at IZO §24.010(I), effective for a twelve (12) month period unless the permit has been exercised or unless an extension of time is approved in compliance with IZO §24.010(J).

12. 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.

Mitigation Measures

13. **AQ1:** Latest BAAQMD recommended Best Management Practices (BMPs) to control for fugitive dust and exhaust during all construction activities shall be incorporated into all demolition and construction plans to require implementation of the following:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two 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 five 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 working condition prior to operation.

A publicly visible sign shall be posted with the telephone number 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.

14. **BIO-1:** For the protection of special-status birds, and native nesting birds protected by the MBTA and the CDFW, project development activities shall occur outside of the bird nesting season, to the extent feasible. If development activities must occur during the nesting season (February 1 – August 31), a qualified biologist shall conduct a nesting bird survey no more than 14 days prior to the commencing the Project activities. The nesting survey shall include an examination of all trees onsite and within 200 feet of the development footprint (i.e., within a zone of influence of nesting birds), not just trees slated for removal. The zone of influence includes those areas outside the project site where birds could be disturbed by earth- moving vibrations and/or other construction-related noise.

If the biologist does not identify active bird nests during the surveys, no impacts will occur to birds and work may progress without restriction.

If active nests are identified, an appropriately sized temporary buffer around the nest shall be installed under the oversight of a qualified ornithologist/biologist to avoid impacts to nesting birds. The buffer size will be determined by the qualified biologist depending on the bird species, and typically range from 50 feet for small birds and up to 300 feet for raptors. A qualified ornithologist/biologist that frequently works with nesting birds shall prescribe adequate nesting buffers to protect the nesting birds from harm while the project is constructed. No construction or earth-moving activity shall occur within any established nest protection buffer prior to September 1 unless it is determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. In the region of the project site, most species complete nesting by mid-July. This date can be significantly earlier or later and will be determined by the qualified biologist. At the end of the nesting cycle, and fledging from the nest by its occupants, as determined by a qualified biologist, temporary nesting buffers may be removed, and construction may commence in established nesting buffers without restriction.

15. **BIO-2:** To avoid impacts to pallid bats, a "species of special concern" in the state, a qualified biologist shall conduct a bat survey 15 days prior to the commencement of ground work. If no special-status bats are found during the survey, then construction may begin without restriction.

    If special-status bat species are found roosting on the project site, the biologist shall determine if there are young present (i.e., the biologist should determine if there are maternal roosts). If young are found roosting in any tree that will be impacted by the project, such impacts shall be avoided until the young are flying and feeding on their own. A non-disturbance buffer installed with orange construction fencing will be established around the maternity site. The size of the buffer zone will be determined by a qualified bat biologist at the time of the surveys. If adults are found roosting in a tree on the project site but no maternal sites are found, then the adult bats can be flushed or a one-way eviction door can be placed over the tree cavity for a 48-hour period prior to the tree removal.

16. **BIO-3:** To offset fill to 0.04 acres of Waters of the United States and the State, the applicant shall purchase mitigation credits at a 1:1 mitigation ratio or as otherwise required by the Army Corps of Engineers and the Regional Water Quality Board. Wetland mitigation credits shall be purchased from a Corps and RWQCB-approved mitigation bank. The Burdell Ranch Wetland Conservation Bank Service Area covers this project site and purchase from this bank or other acceptable bank as determined by the Corps and RWQCB could satisfy this mitigation requirement.

    In lieu of purchasing wetland mitigation credits, a Wetland Mitigation and Monitoring Plan (WMMP) at a 2:1 mitigation ratio shall be prepared by a qualified restoration ecologist and presented to the City/Corps/RWQCB prior to placement of fill in the wetland. The WMMP shall include a description of the impacted wetland, a map of the mitigation site with existing conditions, a description of the new wetland, wetland construction approach, landscape plan, monitoring methods and successful WMMP criteria, contingency measures if success measures are not met, and short-term and long-term management and monitoring plans. A conservation easement, as defined by Section 81.5.3 of the California Civil Code, preserving the created wetland in perpetuity and establishing an endowment to fund long-term management, maintenance and monitoring, shall be granted to a qualified entity.

17. **BIO-4:** Prior to any tree removal or alteration, the applicant shall obtain approval from the City of Petaluma to implement a plan for tree preservation and replacement in accordance with the City's Tree Preservation Ordinance. Replacement of the five protected trees onsite, shall be replaced at a one-to-one trunk diameter basis. Replacement trees shall be at the minimum a 24-inch box size. Replacement trees shall be planted within the Project boundaries to the extent feasible, and the applicant shall pay in lieu fees to cover the cost of labor and materials for offsite replacement.

18. **BIO-5:** To protect existing trees that will be preserved, the project applicant shall implement the following measures as set forth in Zoning Ordinance 17.050, Preservation of Existing Trees in Development Proposals:
    - Plastic or chain link tree protection fencing shall be installed at the driplines of trees to be preserved
    - A pre-construction meeting shall occur with the tree service to perform pruning in consultation with the arborist to agree on the extent of pruning as warranted
    - Pruning shall be to the minimum extent necessary for hazard reduction and access, vertical clearance and crown restoration and shall be conducted in accordance with ISA pruning guidelines and SNASI 300 standards
    - The Project arborist shall be notified 48 hours in advance to be present when grading or trenching will occur within the driplines of trees to be preserved
    - No parking, storage of materials, disposal of waste, operation of equipment, or other construction activity shall occur within the dripline of trees to be preserved.
    - Four inches of arbormulch shall be applied to the soil surface within the dripline of trees to be preserved. No arbormulch shall be introduced within the riparian corridor.
    - The arborist shall take the necessary measures to ensure that Coast live oak (#11), possibly infected with Sudden Oak Death is properly treated and managed to preclude spread of Sudden Oak Death.

19. **CUL-1:** To ensure protection and appropriate treatment of archeological resources in the event of inadvertent discovery the following procedures shall be complied with:
    - Prior to the start of construction activities, a schedule and process to carry out tribal monitoring to be performed by a qualified archeological monitor meeting the Secretary of the Interior's Professional Qualifications for Archeology and/or a Federated Indians of Graton Rancheria (FIGR) representative shall be established. Monitoring shall be performed during project-related earth-disturbing activities and may be adjusted based on inspection of subsurface soils and observed potential to contain intact cultural deposits or materials at the recommendation of a qualified archeological monitor, working in collaboration with FIGR's Tribal Historic Preservation Officer, and in consultation with the City.
    - The monitor and/or tribal representative shall be permitted to access the construction site, observe activities, and shall be granted authority to issue a stop work order in the event that a potential tribal cultural resource is identified.
    - A professional archaeologist meeting the Secretary of the Interior's Professional Qualifications for Archeology shall conduct a preconstruction meeting with the site superintendent and contractor(s), equipment operator(s) and others prior to commencement of ground-disturbing activities to familiarize the team with the types of archaeological material that could be encountered and procedures to follow in the event that archaeological deposits are uncovered. 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).
    - If archeological deposits are encountered during ground-disturbing activities including, but not limited to excavation, grading and construction, all work within 100 feet of the discovery shall be halted until a qualified archaeologist, who meets the Secretary of the Interior's Standards, is able to inspect the material and provide recommendations for appropriate

treatment of the resource including, but not limited to, data recovery excavation, artifact curation, report preparation, and information dissemination to the public. 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. Where such resources are Native American, Tribal representatives shall be notified and appropriate treatment shall be determined in consultation with Native American tribes.

- Upon completion of an assessment and/or evaluation of a potential artifact, the archaeologist shall prepare a report documenting the methods and results of the archaeological assessment/evaluation and provide recommendations for the treatment of the find. The report shall document compliance with mitigation, monitoring efforts, and include daily monitoring log. The report shall be submitted to the City of Petaluma, the Northwest Information Center, and Native American Tribe(s), as appropriate, within 60 days following completion of construction activities.

20. **GEO-1:** Prior to issuance of a grading permit, a project level soils and geological report shall be submitted to the City Engineer for review pursuant to the City of Petaluma's Ordinance #1576, Title 17, Chapter 17.31.180. The soils report shall detail the strength and characteristics of the soils onsite and provide conclusions and recommendations for grading procedures, foundations, and design criteria as appropriate.

    As determined by the City Engineer and/or Chief Building Official, all applicable recommendations set forth in the in soils report prepared for the subject property, including, but not limited to grading, excavation, foundations systems, and compaction specifications shall be incorporated. Final grading plan, construction plans, and building plans shall demonstrate that recommendations set forth in the geotechnical reports have been incorporated into the design of the project.

    Nothing in this mitigation measure shall preclude the City Engineer and/or Chief Building Official from requiring additional information to determine compliance with applicable standards. The geotechnical engineer shall inspect the construction work and shall certify to the City, prior to issuance of a certificate of occupancy that the improvements have been constructed in accordance with the geotechnical specifications.

21. **GEO-2:** 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. 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 all construction activity.

22. **LU-1:** High-efficiency particulate filtration systems shall be installed in residential heating, ventilation and air-conditioning (HVAC) systems for residences within 100 feet of the Clover Stornetta facility. The project shall implement the following measures to minimize long-term annual Diesel Particulate Matter exposure for incoming residential occupants:

    1. Install forced air mechanical ventilation devices in new residences. Air filtration devices shall be rated MERV13 or higher for residential portions within 100-feet of the site. To ensure adequate health protection to sensitive receptors (i.e., residents), this mechanical ventilation system will circulate fresh filtered air into the dwelling units.
    2. In order to effectively implement this measure, an ongoing maintenance plan for the buildings' HVAC air filtration system shall be required.
    3. Ensure that the use agreement and other property documents: (1) require cleaning, maintenance, and monitoring of the affected buildings for air flow leaks, (2) include assurance

that new owners or tenants are provided information on the ventilation system, and (3) include provisions that fees associated with owning or leasing a unit(s) in the building include funds for cleaning, maintenance, monitoring, and replacements of the filters, as needed.

23. **LU-2:** To reduce exterior noise levels at or below 65 dBA in the rear yards along the project's shared property line with Clover Stornetta facility, a noise barrier with a minimum height of eight feet above the finish grade level shall be designed and installed pursuant to the recommendations presented in the Environmental Noise Assessment. The noise barrier shall be built primarily without gaps except at the base of the structure to allow drainage but shall not be composed of more than 0.5% of the total area. The noise barrier shall be constructed with a minimum surface weight of 3.0 lbs. per square foot to be verified by a qualified acoustical engineer. The noise barrier shall be maintained on an ongoing basis to ensure that it continues to meet its design performance standard. One possible design of the noise barrier would be a double-sided wood fence with butted vertical fence boards on each side with a continuous layer of ½ inch plywood. Other acceptable materials to achieve sufficient noise reduction may include masonry block, or pre-cast concrete panels.

24. **LU-3:** To reduce interior noise levels to at or below 45 dBA, two story residences on lots 20 through 27 and lot 29 (along the shared property line with the Clover Stornetta facility) shall be designed as follows to ensure that the noise control treatments achieve the required noise reduction standards consistent with the Petaluma General Plan:

    1. Equipped with some form of forced air mechanical ventilation system, satisfactory to the City's building official.
    2. As necessary provide sound-rated windows and doors to maintain interior noise levels at or below 45 dBA CNEL. The degree of sound rating will vary depending on the final design of the building (relative window area to wall area) and the design of the exterior wall assemblies. Based on the exterior noise level and typical residential construction, second-floor windows and doors facing or with a view of the Clover Stornetta facility may require sound transmission class (STC) rating between 28 and 32.

    Specific determination of exterior wall assembles and window/door SCT rating shall be conducted on a unit by unit basis during the project design. Results of the determination shall be prepared by a qualified acoustical engineer and shall be submitted to the City along with building plans and approved prior to issuance of a building permit.

25. **NOI-1:** 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:

    1. Limit construction hours to between 8 a.m. and 5:30 p.m., Monday through Friday and between 9:00 a.m. and 5:00 p.m. on Saturday. Construction activities shall be prohibited on Sundays and State, Federal and Local Holidays.
    2. 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.
    3. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
    4. Unnecessary idling of internal combustion engines shall be strictly prohibited.
    5. 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.
    6. Acoustically shield stationary equipment located near residential receivers with temporary noise barriers.

7. Utilize "quiet" air compressors and other stationary noise sources where technology exists.
8. 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.
9. Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from existing residences.
10. Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.
11. 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.
12. Notify all adjacent residences within a 500-foot radius of the site, in writing, and provide a written schedule of "noisy" construction activities to the adjacent land uses.
13. 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.

26. **TCR-1:** Implement CUL-1

Public Works & Utilities Department

27. An exclusive utility easement for the public water main under the new private street shall be recorded prior to approval of public improvement plans.

28. Dedications to City for Parcel A park/open space and Parcel B right of way shall be recorded prior to acceptance of public improvements.

29. Multi-use path improvements along river trail shall be a 10-foot concrete path with two-foot "soft" shoulders on each side where possible and narrowing to an eight-foot concrete path with two-foot shoulders where space is limited.

30. Amenities to be provided at the MUP river trail entrances shall include water fountain, table/benches, bike repair station, bike racks, garbage and recycle receptacles/enclosure, and solar LED path light bollards.

31. Bicycle, pedestrian, and trail wayfinding signage shall be provided at the trail connection points and at Edith/Madison intersection.

32. Frontage improvements shall be constructed including but not limited to proposed Madison Street improvements as shown on the tentative subdivision map: sidewalk, curb & gutter, curb ramps, landscape areas, paving, and intersection improvements. Pavement conform locations and sections are subject to the approval by the City Engineer.

33. A construction level geotechnical report is required with the subdivision improvement plan and building permit submittals. The applicant shall notify adjacent property owners at least one week in advance prior to starting any construction.

34. New curb ramps at Madison and Edith (three each) and Madison and Private Street (two each) shall be "Case A" standard or alternate as approved by City Traffic Engineer.

35. The Madison Street crosswalk at Edith shall include installation of a two-sided Tapco RRFB (Rectangular Rapid Flashing Beacon) for pedestrian safety. This intersection will include three new ladder style crosswalks.

36. As recommended in the Traffic Impact Study, right turn pockets with approximately 50 ft of red curb markings shall be installed on the northbound and southbound approaches of Wilson Street at East Washington Street.

37. The applicant shall notify adjacent property owners at least two weeks in advance prior to starting any construction.

38. Comply with E12 post construction storm water treatment requirements. Submit a construction level report and plans with the building permit applications for the future homes 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 subdivision improvements.

39. Submit final, construction level hydrology calculations with the subdivision improvement plans and final subdivision map applications per Sonoma County Water Agency standards.

40. 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.

41. The proposed water main system shall be public and have the capacity to deliver a continuous fire flow as designated by the Fire Marshal. Submit fire flow and pressure calculations for the existing and proposed extended water main with the subdivision improvement plans.

42. All new utility facilities for the proposed residences, including but not limited to, electrical, communication and television shall be located underground.

43. 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/.

44. Submit joint trench plans with the construction permit applications. Pavement restoration shall comply with the City's current trench detail standard.

45. Subdivision improvement plans and the final subdivision map shall be prepared per the latest polices, standards, codes, resolutions, and ordinances. Subdivision improvement plan and final subdivision map application and fees, including technical review deposits shall be required. A subdivision improvement agreement package is required prior to approval of the final subdivision map and subdivision improvement plans. A building permit is required for on-site grading, utility, and drainage improvement work. All subdivision improvements shall be completed and accepted by the City, including on-site improvements, prior to issuance of any certificates of occupancy for the proposed homes.

46. A scanned copy of the recorded final map shall be submitted in a format compatible with the City Graphic Information Systems. As-built drawings shall be submitted prior to acceptance of the improvements. The applicant shall submit 1:1 scale, electronic plans in .PDF format.

47. An encroachment permit is required for all work within the public right of way.

48. Prior to the issuance of a building permit, the applicant shall submit a complete landscape and irrigation documentation package consisting of all the required elements found in the Landscape Water Use Efficiency Standards located in Petaluma Municipal Code Section 15.17.050.

49. A landscape and irrigation documentation package consisting of all the required elements found in

the Landscape Water Use Efficiency Standards (Municipal Code Section 15.17.050) must be submitted prior to issuance of a building permit.

50. A water efficient landscape worksheet including ETWU and MAWA calculations shall be submitted with the project's first building permit application.

51. 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

52. A minimum three-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas and shall be demonstrated on the first building permit plans.

53. The landscape design plan submitted with the first building, at a minimum, shall include:

    a. Delineate and label each hydrozone by number, letter, or other method.
    b. Identify each hydrozone as very low, low, moderate, high water, or mixed water use. Temporarily irrigated areas of the landscape shall be included in the low water use hydrozone for the water budget calculation.
    c. Identify type of mulch and application depth.
    d. Identify plant sizes and quantities in all areas of landscape, including planters and containers.
    e. Identify plants by botanical name and common name in all areas of landscape, including planters and containers.
    f. 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,
    g. The signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape.

54. A complete irrigation design plan that meets all the design criteria shall be submitted at the time of first building permit application as a part of the landscape documentation package.

55. The irrigation design plan submitted with the first building permit application shall 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." The signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system shall also be included with the statement.

Fire Department

56. 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

57. Pursuant to California Fire Code Appendix D105.3, plans submitted for purposes of construction shall relocate streetlights and obstructive landscaping adjacent to aerial apparatus access areas identified on the proposed plans, subject to Fire Marshal review and approval.

58. 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

59. 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

60. 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

61. Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official. CFC 503.2.4

62. 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

63. 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

64. 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).

65. 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

66. 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 17.20 505.1.1