

RESOLUTION 2020-18

CITY OF PETALUMA PLANNING COMMISSION

**RECOMMENDING CITY COUNCIL APPROVAL OF A VESTING TENTATIVE SUBDIVISION MAP
FOR THE CASA GRANDE PROJECT
LOCATED AT 240 AND 250 CASA GRANDE ROAD
APN: 017-040-020 AND 017-040-059
File No.: PLMA-19-0006**

WHEREAS, Doyle Heaton of Falcon Point Associates, LLC submitted an application for the Casa Grande Project, including a Zoning Map Amendment, Zoning Text Amendment, Vesting Tentative Subdivision Map, and Site Plan and Architectural Review for a 36-unit residential project within the Residential 4 (R4) and Flood Plain Combining (FP-C) zones, located on a 45-acre site at 240 and 250 Casa Grande Road (APN 017-040-020 and 017-040-059) (the "Project"); and

WHEREAS, a duly noticed public hearing to consider the Project was advertised for October 27, 2020; and

WHEREAS, the Planning Commission held a duly noticed public hearing to consider the Project, on October 27, 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 October 27, 2020, including the Mitigated Negative Declaration; and

WHEREAS, at said hearing the Planning Commission approved Resolution No. 2020-15 recommending that the City Council adopt the Mitigated Negative Declaration (MND) for the Project and prepared pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the Casa Grande 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 Casa Grande vesting tentative subdivision map proposes to subdivide the project site into 36 single family lots and three common interest parcels; 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 October 27, 2020 Planning Commission staff report, the proposed vesting tentative subdivision map is consistent with the Petaluma General Plan 2025 subject to staff-recommended project changes 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 8.1 to 18.0 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 10.09 dwelling units per net acre. The project will also preserve the Adobe Creek riparian area and will implement development consistent with Implementing Zoning Ordinance Chapter 6 for development in the mapped floodplain. 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 4.5 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

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 subdivision in that the project is proposing a new public 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 Casa Grande 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 27th day of October, 2020, by the following vote:

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

DocuSigned by:

Patrick Streater

Patrick Streater, Chair
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ATTEST:

DocuSigned by:

Heather Hines

Heather Hines, Commission Secretary
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APPROVED AS TO FORM:

DocuSigned by:

Eric Danly

Eric Danly, City Attorney
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SPAR CONDITIONS OF APPROVAL
Casa Grande Project
LOCATED AT 240 AND 250 Casa Grande Road
APN: 017-040-020 AND 017-040-059
File No.: PLMA-19-0006

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. All mitigation measures contained in the associated Mitigated Negative Declaration/Mitigation Monitoring and Reporting Program are included by reference and shall be satisfied consistent with the approved Mitigation Monitoring and Reporting Program.
3. 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.
4. The plans submitted for final map review shall be in substantial compliance with the plans date stamped June 9, 2020 and August 28, 2020, except as modified by these Conditions of Approval.
5. 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. The applicant shall also provide a check for the State Department of Fish and Wildlife environmental filing fee (as required under Fish and Wildlife Code Section 711.4d) to the Sonoma County Clerk on or before the filing of the Notice of Determination (as of January 1, 2020, the fee is **\$2,406.75**; contact the Clerk's office at (707) 944-5500 to confirm).
6. No building permits shall be issued for any buildings on the site until a Final Map has been approved and recorded.
7. Consistent with Implementing Zoning Ordinance Section 3.040, the project shall provide at least 15 percent of the on-site dwelling units as inclusionary affordable units at the low- and moderate-income levels. Half of the required inclusionary must be low income units and the remaining half must be moderate income units. The ownership covenants must stipulate that the inclusionary affordable units must be affordable for a period of 45 years. Inclusionary units must be constructed and occupied prior to or concurrent with the market-rate units and must be distributed throughout the project site to the fullest extent practicable. The design, appearance and general quality must be comparable and compatible with the market-rate units.
8. Public access to the bioretention and Adobe Creek area on proposed Parcel A shall be allowed by the project. At a minimum, this area shall include a walking path, benches, and picnic tables. Final plan details shall be shown on the project's public improvement plans at the building permit stage. All improvements in the bioretention/creek area shall be installed prior to the project's first certificated of occupancy.
9. 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.
10. 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.

11. 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.
12. 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.
13. 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.
14. This approval is, as provided for in Municipal Code §20.18.050, effective for a twenty-four (24) month period unless the permit has been exercised or unless an extension of time is approved in compliance with Municipal Code §20.18.060(C).
15. 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

16. **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.

17. **AQ-2:** The Applicant and contractor(s) shall implement additional construction mitigation measures recommended by BAAQMD, when activities occur within 100 feet of nearby sensitive receptors, including the following:

- Activities shall be phased to reduce the amount of disturbed surfaces at any one time. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time should be avoided.
- Idling time of diesel-powered construction equipment shall be limited to two minutes.
- All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOx and PM.
- Require all contractors to use equipment that meets California Air Resource Board's (CARB) most recent certification standard for off-road heavy-duty diesel engines.

18. **BIO-1:** To minimize potential impacts to the Adobe Creek habitat area, a 50-foot setback shall be established from the edges of the riparian corridor. The established setback shall be confirmed by a qualified biologist prior to approval of grading permits. The setback shall be demarcated by silt fencing and shall remain onsite until all grading and groundwork is complete. Staging of vehicles, construction equipment, and other materials within the 50-foot setback area shall be prohibited.

19. **BIO-2:** To increase the quality of the riparian habitat, non-native Himalayan blackberry shall be removed by hand along the edge of the Adobe Creek corridor. Bare ground in areas cleared of invasive vegetation shall be replanted with native vegetation, as recommended by a qualified biologist. Following construction of the project, control of Himalayan blackberry populations along the riparian corridor shall occur annually through hand-clearing for a period of no less than three years.

20. **BIO-3:** Rare plant bloom surveys shall be conducted by a qualified biologist yearly throughout the project planning stages and prior to commencement of ground disturbing activities to determine if special-status plant species with the potential to occur onsite are present. Surveys shall be conducted within the bloom period of the identified plant species and results shall be submitted in writing to the City of Petaluma. Should special-status plant species be observed onsite, a 25-foot no disturbance buffer, demarcated with high visibility fencing, shall be installed around the population. In the event that special-status plants are located within areas proposed for development, the applicant shall consult with the U.S. Fish and Wildlife Service and/or the California Department of Fish and Wildlife to identify further mitigation required.

In the event that the special-status survey identifies presence of rare plants, then areas onsite where special status species are present shall be avoided through site design modifications that preclude development into sensitive habitat areas. In the event that avoidance cannot be achieved then a mitigation plan shall be developed in consultation with USFWS and CDFW. If the plant is state listed

(CESA) then an incidental take permits (ITP, 2081 agreement) shall be acquired from the CDFW prior to any grading activity. All provisions of the ITP shall be verified by the City prior to the issuance of grading permits. Alternatively, at the discretion of CDFW for state listed species, compensatory credits at an approved mitigation bank or the preservation of offsite habitat may be determined to be an acceptable means of mitigation. Proof of the purchase of mitigation credits shall be provided to the City prior to issuance of grading permits.

In the event that the special-status survey identifies presence of a CNPS Rank 1B or 2 plant species and removal cannot be avoided, then a qualified botanist shall collect the seeds, propagules, and top soils, or other part of the plant that would ensure successful replanting of the population elsewhere. The seeds, propagules, or other plantable portion of all plants shall be collected at the appropriate time of the year. Half of the seeds and top soils collected shall be appropriately stored in long-term storage at a botanic garden or museum (for example, Luther Burbank Home & Gardens).

21. **BIO-4:** No more than five days prior to commencement of ground disturbing activities, a qualified biologist shall conduct a pre-construction survey for Foothill yellow-legged frog, California red-legged frog, and Western pond turtle, results shall be submitted in writing to the City of Petaluma. To minimize the potential of these species entering areas of ground disturbance, exclusionary fencing shall be installed. A qualified biologist shall be onsite during installation of fencing to ensure species do not become entrapped within areas of disturbance.

Prior to commencement of ground disturbing activities, a qualified biologist shall conduct an Environmental Awareness Training to construction personnel for Foothill yellow-legged frog, California red-legged frog, and Western pond turtle. The training shall include presentation and distribution of materials that contain, at a minimum, information related to habitat requirements, life history, and actions to be taken for each species in the event that they are observed onsite. Proof of the training shall be kept on the project site throughout the course of ground disturbing construction activities and shall be provided to the City upon request.

22. **BIO-5:** Should construction activities commence during the bird nesting season (February 15 to September 15), a preconstruction nesting bird survey shall be conducted by a qualified biologist no more than 14 days prior to the start of ground disturbing activities. Areas within 500 feet of construction shall be surveyed for active nests. Should active nests be identified, a disturbance-free buffer shall be established based on the needs of the species identified and shall be maintained until a qualified biologist verifies that the nestlings have fledged, or the nest has failed. Should construction activities cease for 14 consecutive days or more within the nesting season, an additional nesting bird survey shall be required prior to resuming ground disturbing activities. Results of the nesting bird survey shall be submitted in writing to the City of Petaluma.

23. **BIO-6:** To avoid impacts to special-status bats, a qualified biologist shall conduct a pre-construction survey of the structures and trees that would be impacted by the project no more than 14 days prior to demolition or commencement of ground disturbing activities. Results of the survey shall be documented and provided in writing to the City of Petaluma. To avoid hibernation and rearing periods, ground disturbance occurring within 50 feet of areas identified as pallid bat habitat shall be restricted to between August 31st and October 15th, or between March 1st and April 15th. If bats, or evidence of bat roosting, is observed within structures proposed for demolition, CDFW shall be notified and an appropriate exclusionary method shall be implemented. Exclusion methods may include one-way exits from roost habitat. All exclusion methods shall be facilitated by a qualified biologist and shall not occur outside of the date ranges listed above to avoid exclusion of habitat during hibernation or rearing.

24. **CUL-1:** 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 archaeologist 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).

25. **GEO-1:** 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.
26. **GEO-2:** Prior to issuance of a grading permit, a 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 and design criteria as appropriate. Techniques used to correct expansive soils include controlled pre-watering prior to the placement of foundations, removal of expansive material and replacement with non-expansive fill, and/or the use of soil stabilizers.
27. **HAZ-1:** In order to avoid potential impacts related to the release of asbestos-containing materials or lead-based paint, an asbestos survey adhering to sampling protocols outlined by the Asbestos Hazard Emergency Response Act (AHERA) and lead-based paint screening shall be conducted prior to demolition of the existing structures. In the event that such substances are found, the applicant shall be subject to requirements set forth by the Occupational Safety and Health Administration (OSHA) AHERA requirements, lead standard contained in 29 CFR 1910.1025 and 1926.62, and any other local, state, or federal regulations. Treatment, handling, and disposal of these materials shall adhere to all requirements established by OSHA and other agencies.
28. **HAZ-2:** Excavation and proper disposal of contaminated material shall occur in the area surrounding sample point 1, as identified in the Phase II Report, as well as beyond the extent of observable contamination. Contaminated material shall be disposed of consistent with federal, state, and local regulations at a facility licensed to receive such materials. Following excavation, additional soil sampling shall be conducted at sample point 1 to assess whether concentrations exceeding residential environmental screening levels remain present. Should contamination exceeding ESL be detected, further excavation and remediation shall be conducted under the supervision of a qualified professional until sampling confirms that concentrations fall below residential ESL. Documentation demonstrating remediation activities, disposal, and resulting concentrations below residential ESL shall be made available to the City of Petaluma prior to the issuance of occupancy.
29. **HYDRO-1:** 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. The Floodplain Administrator shall require standards in accordance with the FP-C, such as the following:

- 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.

30. **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:

- a. 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.
- b. 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.
- c. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- d. Unnecessary idling of internal combustion engines shall be strictly prohibited.
- e. 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.
- f. Acoustically shield stationary equipment located near residential receivers with temporary noise barriers.
- g. Utilize "quiet" air compressors and other stationary noise sources where technology exists.
- h. 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.
- i. Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from existing residences.
- j. Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.
- k. 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.
- l. 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.
- m. 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.

31. **TCR-1:** To protect buried tribal cultural resources that may be encountered during ground disturbing activities, the project shall implement Mitigation Measure CUL-1.

Public Works & Utilities Department

32. The sewer mains shall be connected to the main in Casa Grande Road. All sewer mains shall be eight inches
33. Provide cleanouts on sewer laterals behind sidewalk.
34. Install a Fire hydrant on end of the line.
35. Provide maintenance access to private detention/retention area on creek and to the private portion of Adobe Creek.
36. All storm drains serving the development shall be privately maintained.
37. The half street removal and replacement of Casa Grande Road at property frontage shall be included in the geotechnical recommendation and repaved per peer review recommendations. This work shall be coordinated with City Engineer and could be provided as a fair share contribution towards a future city reconstruction project at the discretion of the City Engineer.
38. Lot-to-lot drainage is prohibited without appropriate storm drain easements.
39. Concentrated drainage over sidewalks shall not be allowed.
40. The final map shall be approved by the City and shall be filed with the County Recorder's Office prior to issuance of Grading/Site Improvement permit and/or Building Permit.
41. Prepare the final map per the latest City policies, standards, codes, resolutions and ordinances. Final map fees and technical review deposits shall be required at the time of the application submittal.
42. Public utility access and easement locations and widths shall be subject to the approval of PG&E, Pacific Bell, the Sonoma County Water Agency, all other applicable utility and service companies, as well as the City Engineer, and shall be shown on the final map.
43. A construction-level geotechnical report is required with the subdivision improvement plan and building permit submittals.
44. 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 subdivision improvements.
45. 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 Final Map recordation.
46. Submit final, construction level hydrology calculations with the subdivision improvement plans and final map applications per Sonoma County Water Agency standards.
47. 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.
48. 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. The existing six-inch line may be preserved if fire flow and pressure calculations meet City requirements, subject to approval by the Fire Marshal and Public Works and Utilities Department.

49. New water services shall be 1.5-inches in diameter with a one-inch meter.
50. All utility distribution facilities, including but not limited to, electrical, communication and television shall be placed underground.
51. Submit joint trench plans with the subdivision improvement plan and final map applications.
52. All easements and maintenance agreements for private utilities, surface drainage and access, as well as ROW dedication shall be recorded concurrently with the final map and prior to approval of public improvement plans. Submit documents for review and approval as part of the final map application.
53. Subdivision improvement plans and the final map shall be prepared per the latest polices, standards, codes, resolutions and ordinances. Subdivision improvement plan and final map application and fees, including technical review deposits shall be required.
54. A subdivision improvement agreement package is required prior to approval of the final 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.
55. 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/>
56. 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.
57. 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/>.
58. Bicycle lanes on Casa Grande Road shall be re-stripped from Sartori Road to Ely Boulevard consistent with Safe Routes to Schools (SRTS) recommendations to remark for visibility. A proportional share contribution for the cost of improvements shall be determined by City Engineer.
59. Two new bus shelters shall be added to existing bus stops. Locations are on Casa Grande Road near the Casa Grande Senior Apartments and on Ely Boulevard adjacent to Casa Grande High School. Shelters and accessories, including bike racks, shall be as directed by Transit Manager. (Specifications to be provided by Transit Manager.)
60. To ensure consistency with recommended speed-reduction measures contained in the Casa Grande High School Safe Routes to School Engineering Evaluation, the project shall be required to install a radar speed feedback sign for eastbound traveling vehicles on Casa Grande Road adjacent to the project frontage.
61. Project signage and landscaping shall be designed outside of the driver's vision triangle to maintain adequate sight lines.
62. A pedestrian crossing on Casa Grande Road, with rectangular rapid flashing beacon warning lights system, raised median pedestrian refuge, and curb extensions (bulb-outs) shall be installed as

recommended in the -project's focused traffic impact study (TIS) and SRTS for improvements near Casa Grande High School and as supported by the Pedestrian and Bicycle Advisory Committee (PBAC).

63. The planned crosswalk on Casa Grande Road shall be constructed on the western side of the high school campus, as recommended in the focused traffic impact study.
64. The pedestrian path at the retention basin shall include amenities (see Planning Division condition of approval number 8) and be constructed as a naturalized path. An alternative to chain link fencing in this bioretention basin area shall be proposed per the recommendation from PBAC.
65. Per California Code of Regulations Title 23. Waters Division 2. Department of Water Resources Chapter 2.7. Model Water Efficient Landscape Ordinance § 492.3, the applicant must submit a Landscape Document Package with the building permit application including a soil management report, irrigation design plan, and applicant signature and date with statement, "I agree to comply with the requirements of the water efficiency landscape ordinance and submit a complete Landscape Document Package" in accordance with the following municipal code requirements.
 - a. PMC Section 15.17.050(C)(1)(e): Applicant shall include total landscape area (square feet) for all 36 lots, not just "typical lots". Please include square footage of the stormwater basin separately.
 - b. 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."
 - c. PMC Section 15.17.050(C)(2)(a): When calculating the MAWA/ETWU in the water efficient landscape worksheet please use the city of Petaluma's annual ETO of 39.6 and annual rainfall of 26.65.
 - d. PMC Section 15.17.050(C)(4)(d)(14): If irrigation will be utilized to establish the stormwater basin, include a proposed irrigation schedule, an irrigation design plan, and MAWA and ETWU calculations for the area.
 - e. PMC Section 15.17.050(C)(4)(d)(17-18): The landscape design plan at a minimum, shall include:
 - 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.
 - f. 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.
 - g. PMC Section 15.17.050(C)(5)(c)(9-10): 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,
 - Provide the signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system.
 - h. 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:
 - PMC Section 15.17.050 (C)(3): Soil Management Report.
 - 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).

Fire Department

66. 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
67. 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.
68. 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
69. 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
70. 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
71. Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official. CFC 503.2.4
72. 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
73. 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
74. 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).
75. 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
76. 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
77. A fire flow analysis 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.