

RESOLUTION 2022-14

CITY OF PETALUMA PLANNING COMMISSION

**RECOMMENDING THE CITY COUNCIL APPROVE A ZONING TEXT AMENDMENT OF THE
IMPLEMENTING ZONING ORDINANCE, ORDINANCE 2300 N.C.S., TO ADOPT THE SCOTT RANCH
PLANNED UNIT DEVELOPMENT LAND USE CONSTROLS AND DEVELOPMENT STANDARDS FOR THE
PROPERTY LOCATED AT 1860 D STREET (APN 019-120-140 and 019-120-141)
FILE NO. PLZA-2022-0002**

WHEREAS, in 2004 Davidon Homes submitted an application to the City of Petaluma for a 93-lot residential project located on two parcels (APN 019-120-040 and -041) and consisting of 58.66 acres at the corner of D Street and Windsor Drive and adjacent to the Helen Putnam Regional Park ("Prior Project"); and

WHEREAS, after initial review it was determined that an Environmental Impact Report (EIR) was required based on significant biological impacts associated with habitat for the red legged frog; and

WHEREAS, on August 11, 2004, and August 25, 2004, scoping meetings were held to initiate the environmental review process and solicit public comment regarding the environmental analysis to be undertaken; and

WHEREAS, the Draft EIR (DEIR) was released on February 14, 2013, for public comment; and

WHEREAS, on April 15, 2013, the City Council directed staff to proceed with preparation of a Final EIR (FEIR) and to provide additional information and clarification addressing comments on the DEIR and further analysis on the reduced project alternative; and

WHEREAS, in response to comments received on the 2013 DEIR, the applicant elected to submit a revised project with a reduced development proposal including 66-single family residential lots with associated private and public open space, a public park with multi-use trail, a Class I trail along D Street, trailhead parking lots, and other infrastructure such as sidewalks, a roundabout, and sewer, water, and storm drainage infrastructure; and

WHEREAS, the City initiated preparation of a revised DEIR (2017 RDEIR) for the 66-lot project scope and circulated for public comment; and

WHEREAS, the City Council considered the 2017 RDEIR on June 19, 2017 and determined that the 2017 RDEIR was inadequate and that additional analysis was needed prior to preparation of a Final EIR, and the Council, by motion directed staff to revised the 2017 RDEIR to include a more robust evaluation of the 28-lot "Environmentally Preferred" alternative that was included in the 2017 RDEIR; and

WHEREAS, in June 2018, the Kelly Creek Protection Project (KCPP) of Earth Island Institute announced that it had entered into an agreement with Davidon Homes in response to comments received on the 2017 RDEIR, and Davidon Homes and KCPP ("Applicants") submitted a revised application to the City of Petaluma for a 28-lot residential project on approximately 15 acres, along with proposed dedication of approximately 44 acres of the overall project site to Sonoma County Regional Parks as an extension to the Helen Putnam Regional Park; and

WHEREAS, current entitlement submitted by the Applicants include (1) a General Plan Amendment to modify General Plan Policy 2-P-68 and Figure 5-2, (2) a Zoning Map Amendment to rezone the project site from Residential 1 (R1) to a Planned Unit District (PUD), (3) a Zoning Text Amendment to adopt the Scott Ranch Planned Unit Development Plan and Guidelines, and (5) a

Vesting Tentative Subdivision Map (VTSM) to subdivide the project parcels into residential, open space, public access, and parking lot; and

WHEREAS, subsequent entitlements for the development of the Scott Ranch project include Site Plan and Architectural Review (SPAR) required for development of the single-family homes, associated landscaping, and lighting in the residential component, and for public improvements proposed as part of the Putnam Park Extension Project component, a Tentative Parcel Map¹ to divide Parcel B as shown in the VTSM for dedication to the Sonoma County Regional Parks, and for designation of a historic landmark to designate the barn complex as a local historic resource; and

WHEREAS, the applicant has proposed a Zoning Text Amendment to approve the Scott Ranch Planned Unit Development Guidelines and Unit Development Plan; and

WHEREAS, the proposed Zoning Text Amendment to create a new PUD was submitted and reviewed consistent with provisions outlined in Implementing Zoning Ordinance (IZO) Chapter 19; and

WHEREAS, the proposed establishment of the Scott Ranch PUD allows for clustering the minimum density for the 58.66 acre site designated as Very Low Density Residential in order to minimize disturbance of sensitive ecological habitat found on the project site and utilize existing access from Windsor Drive and D Street; and

WHEREAS, a Zoning Map Amendment to modify the being concurrently processed for adoption with the proposed Zoning Map Amendment to change the zoning on the project site to PUD; and

WHEREAS, IZO §25.010 provides for Zoning Text Amendments which in this case has been initiated by the project applicant.

WHEREAS, the City prepared and distributed copies of a 2020 Revised Draft Environmental Impact Report (RDEIR) that analyzed the revised reduced 28-lot project and including the proposed Zoning Text Amendment; and

WHEREAS, the Planning Commission held a public hearing on February 9, 2021 to consider the 2020 RDEIR for the revised project with a reduced 28-lot residential component, the purpose of the hearing being to inform the public about the contents of the 2020 RDEIR and to receive oral comments about the adequacy and accuracy of the 2020 RDEIR; and

WHEREAS, the City Council held a public hearing on March 15, 2021 to consider the 2020 RDEIR, the purpose of the hearings being to inform the public about the contents of the 2020 RDEIR and to receive oral comments about the adequacy and accuracy of the 2020 RDEIR; and

WHEREAS, as a result of these hearings, the Planning Commission recommended, and City Council directed, that a Final EIR be prepared addressing comments and concerns raised during public comment on the 2020 RDEIR; and

WHEREAS, additional modifications to the project were made by the applicant to the proposed project in response to comments received during discussion of the 2020 RDEIR, most specifically to further reduce the footprint of the residential component of the project; and

WHEREAS, the revised "Environmentally Preferred" residential component includes a 28-lot single-family residential subdivision and the park component includes an increase to approximately 47 acres of open space/parkland, including multi-use trails north and south of Kelly creek connecting the existing barn complex on the east of the site to the existing Helen Putnam Regional Park to the west; and

¹ As the tentative parcel map proposes to create two parcels, its approval would be conducted administratively, anticipated to occur following approval of the Vesting Tentative Subdivision Map.

WHEREAS, offsite public improvements proposed as part of the project include a roundabout on City right-of-way at the intersection of D Street and Windsor Drive and an approximately 800-foot offsite sidewalk gap closure on the east side of D Street between Windsor Drive and Sunnyslope Avenue; and

WHEREAS, the Revised Project continues to provide for a planned future offsite trail segment connecting the Scott Ranch property with the existing trail within Helen Putnam Regional Park; and

WHEREAS, the Revised Project boundaries remain unchanged and refinements to the project are limited to reducing the building development footprint by further clustering lots, reducing setbacks, and building sizes; and

WHEREAS, the environmental effects of the Revised Project have been analyzed and compared to the environmental effects presented in the 2020 RDEIR, and that analysis has been included in the Final EIR; and

WHEREAS, on February 4, 2021, the Applicants held a neighborhood meeting to create dialogue with community members, provide information and updates on the Project, and address concerns; and

WHEREAS, on October 6, 2021, the Pedestrian and Bicycle Advisory Committee (PBAC) considered and provided feedback on the pedestrian and bicycle facilities proposed by the project including sidewalks and pedestrian crossings, bicycle rack location, access and connectivity to Helen Putnam Regional Park, trail alignments and features, and the proposed amendment to General Plan Figure 5-2, Bicycle Facilities; and

WHEREAS, on October 20, 2021, the Recreation Music and Park Commission (RMPC) considered and provided feedback on the Helen Putnam Regional Park expansion, Barn Center improvements, playground, amphitheater, picnic areas, multi-use trails, and other amenities proposed as part of the Putnam Park Extension component of the project; and

WHEREAS, on June 20, 2022, onsite signage was posted informing residents of the availability of the Final EIR, project entitlements and the Planning Commission hearing on the project; and

WHEREAS, City of Petaluma Implementing Zoning Ordinance (IZO) §25.010 provides in pertinent part that no amendment that regulates matters listed in Government Code §65850 shall be made to the IZO unless the Planning Commission and City Council find the amendment to be in conformity with the General Plan; and

WHEREAS, pursuant to IZO Section 25.050, the Planning Commission held a duly noticed public meeting on July 12, 2022, at which time it continued the item to a date certain of August 9, 2022; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 9, 2022 at which time it considered the Final EIR and project entitlements and accepted public testimony;

NOW THEREFORE BE IT RESOLVED by the Petaluma Planning Commission as follows:

1. The above recitals are hereby declared to be true and correct and are incorporated into the resolution as findings of the Petaluma Planning Commission.
2. The potential environmental impacts of the Scott Ranch Project, including the proposed General Plan Amendments, were fully analyzed in the Scott Ranch Final EIR (SCH# 2004072137) containing all the requirements of CEQA Guidelines Section 1532, inclusive of the 2020 RDEIR, references, appendices, and all attachments thereto.

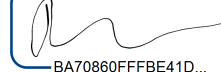
3. Approval of the proposed Zoning Text Amendment as outlined in Exhibit 1 is contingent upon the City Council's certification of the FEIR and including adoption of the Mitigation Monitoring and Reporting Program.
4. The proposed Zoning Text Amendment to adopt the Scott Ranch Planned Unit Development (PUD) Guidelines and Unit Development Plan is in general conformity with the Petaluma General Plan 2025 in that it is consistent with the Very Low Density Residential land use designation and provides for a more sensitive development pattern on the project site as described in the August 9, 2022 Planning Commission staff report.
5. The public necessity, convenience, and general welfare permit the adoption of the proposed Zoning Map Amendment in that the amendment will allow the project to cluster residential development that meets minimum density requirements on a small portion of the property that will, in-turn, minimize disturbance to a greater portion of the overall site, allow access in large part from existing roadways, and will allow for preservation of open space in perpetuity. The clustering of the residential component of the project on approximately 11 acres along Windsor Drive provides for preservation and dedication of the remaining approximately 47 acres to Sonoma County Regional Park for an expansion of Helen Putnam Regional Park to increase park and open space resources for Petaluma residents.
6. The proposed Zoning Text Amendment and PUD Guidelines and Unit Development Plan at Exhibit 1 are hereby referred to the Petaluma City Council for consideration and findings in accordance with IZO §25.010 and 25.050.
7. The PUD is proposed on property with a suitable relationship to Windsor Drive and D Street which are adequate to carry the additional traffic generated by the development and as analyzed in the Final Environmental Impact Report for the overall Scott Ranch project.
8. The Zoning Text Amendment to adopt the Scott Ranch PUD Guidelines and Unit Development Plan presents an organized arrangement of buildings and service facilities to provide new residential consistent with minimum density called for in the Very Low Density Residential Land Use Designation and provides for amenities and resources to support and supplement the proposed Helen Putnam Regional Park expansion.
9. The natural and scenic qualities of the site are protected in that the designation for the PUD, including both the Zoning Map Amendment and associated Zoning Text Amendment, minimize the development footprint and provide for a 47-acre regional park expansion. As discussed in the FEIR the proposed project minimizes disturbances to sensitive habitat on the project site and provides for conservation easement to protect the open space in perpetuity. Additionally, the proposed PUD provides for local landmark designation of the barn complex to continue to preserve the scenic quality of the viewshed of the property from D Street as called for in General Plan policy 2-P-68.
10. The proposed development of the Scott Ranch project has been significantly reduced since the original 93-lot project was originally submitted in order to respond to community input while meeting the minimum residential density requirements of the General Plan. The limited development of 28 single family lots clustered on 11 acres along Windsor Drive and the protection and dedication of the remaining 47 acres as expansion of Helen Putnam Regional Park will not be detrimental to the public welfare and will expand and enhance the community's access to open space and parkland while ensuring that the appropriate conservation easements are in place to protect the natural systems on the property in perpetuity.
11. The proposed Zoning Text Amendment to adopt the Scott Ranch PUD Guidelines and Unit Development Plan is in keeping with the general intent and spirit of the zoning regulations and

Petaluma General Plan as discussed above and in greater detail in the August 9, 2022, Planning Commission staff report.

ADOPTED this 9th day of August 2022, by the following vote:

Commission Member	Aye	No	Absent	Abstain
Councilmember McDonnell	X			
Chair Bauer	X			
Vice Chair Hooper		X		
McErlane	X			
Potter	X			
Racusen		X		
Whisman	X			

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Heidi Bauer, Chair

ATTEST:

APPROVED AS TO FORM:

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Andrew Trippel, Planning Manager

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Dylan Brady, Assistant City Attorney

Scott Ranch

Planned Unit District (PUD) Development Standards

August 2022

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Scott Ranch Planned Unit District

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Exhibit A: District Boundary Map

Exhibit B: Scott Ranch PUD plan set, July 16, 2021

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1.0 Scott Ranch PUD

- 1.1 Location.** The Scott Ranch PUD is located at the southwest corner of the intersection of D Street and Windsor Drive. The site is largely vacant with the exception of a barn complex accessed from D Street on the north side of Kelly Creek. The site is bordered to the south by the boundary of the City of Petaluma limits and the Urban Growth Boundary. The site is bordered to the west by Helen Putnam Regional Park.
- 1.2 Purpose.** The purpose of the Scott Ranch Planned Unit District (“Scott Ranch PUD”) is to provide project-specific development standards for limited residential development and to preserve and protect open space on the project site. The PUD provides flexibility on lot geometry in order to cluster the single-family homes in two limited areas of the 58.6 acre project site in order to avoid construction on prominent ridgelines, to maximize open space preservation and minimize disturbance to unique biological resources, to facilitate regional park expansion, and to prohibit additional development on the site in perpetuity.

The Scott Ranch PUD includes two distinct districts as identified in Exhibit A to these guidelines. The Residential District is an approximately 11-acre area on either side of Windsor Drive and made up of 28 single family residential lots and four parcels designated for private open space. The remaining 47.43 acres make up the Park/Open Space District, which is to be retained in perpetuity for public recreation and open space as an extension of Helen Putnam Regional Park.

All activity and development within the boundaries of the Scott Ranch PUD are governed by the analysis and mitigation measures of the Final Environmental Impact Report which is incorporated by reference in its entirety and particularly including the approved Fuel Management Plan.

2.0 Definitions.

- 2.1 Purpose.** To establish the definitions of terms and phrases that are technical, specialized or that may not reflect common usage.
- 2.2 Definitions of Specialized Terms and Phrases.** All specialized terms and phrases used in the Scott Ranch PUD are defined at City of Petaluma Implementing Zoning Ordinance (“IZO”) Chapter 28 (Glossary), except as noted herein or as described differently in the Final Environmental Impact Report.

3.0 Applicability.

- 3.1 Terms.** These regulations apply to all land uses, subdivisions, and development on property within the boundaries of the Scott Ranch PUD as illustrated in Exhibit A and in the same manner provided at IZO §1.040 (Applicability of the Zoning Ordinance).
- 3.2 Location.** These regulations are applicable to the property within the PUD as shown on Exhibit A.
- 3.3 Relationship to IZO.** Except as noted herein, when the Scott Ranch PUD

(including the Final Environmental Impact Report) is silent on a matter, the IZO shall apply.

4.0 Land Use District Maps and PUD Unit Plan.

- 4.1 Purpose.** To precisely indicate the areas to be used for each land use within the Scott Ranch PUD.
- 4.2 Land Use Districts Established.** The Scott Ranch PUD is divided into two land use districts:
- a) Residential
 - b) Park/Open Space
- 4.3 Land Use District Maps.** The location and boundary of each land use district in the PUD is shown on Exhibit A.
- 4.4 PUD Unit Plan.** The unit types for the 28 residential units are shown on Exhibit B and further described in the Final Environmental Impact Report.

5.0 Allowed Land Uses and Permit Requirements.

- 5.1 Residential District.** Table 5.1 below outlines allowable land uses in the Residential District.

Table 5.1 Land Uses, Residential District	
Use	Land Use Control
Lodging - Short Term Vacation Rentals	Permitted*
Dwelling, Single House	Permitted
Dwelling, Accessory	Accessory
Dwelling, Junior Accessory	Accessory
Home Occupation	Accessory
Residential Care, Six or Fewer Clients in a Home	Permitted**
Day Care - Small Family	Accessory**
Private Open Space	Permitted

* Consistent with applicable local regulations

** Consistent with applicable state regulations

- 5.2 Park/Open Space District.** Table 5.2 below outlines allowable land uses in the Park/Open Space District.

Table 5.2 Land Uses, Park/Open Space District	
Use	Land Use Control
Park	Permitted*
Crop Production, Horticulture, Orchard, Vineyard	Permitted
Farm Animal Keeping	Permitted
Zero Emission Vehicles (Battery Charging Station)	Accessory**

* Park may include ancillary structures and uses, including but not limited to visitor center, restroom facilities, parking lot, etc.

** No discretionary permit required

5.3 Prohibited Uses and Structures. The following are prohibited in the Scott Ranch PUD:

- a) Swimming Pools

6.0 Single Lot Residential Development and Park District Development.

- 6.1** All single lot development shall be in substantial compliance with the attached Exhibits B and C and with the Final Environmental Impact Report, including the Fuel Management Plan. As to topics not addressed by these documents, Site Plan and Architectural Review shall ensure consistency with IZO Section 16.060 (Hillside Protection).
- 6.2** Site Plan and Architectural Review (SPAR) is required for initial development of the residential component, including associated landscaping and lighting.
- 6.3** Site Plan and Architectural Review is also required for Phase 1 of the Park component of the project, including trails and landscaping, restroom facilities, D Street parking lot, and any exterior visual modifications to the red barn complex.
- 6.4** Any subsequent modifications to the barn complex shall be reviewed consistent with the requirements of the local landmark designation ordinance approved by the City Council.
- 6.5** Site Plan and Architectural Review is not required for subsequent exterior modifications or additions to individual lots within the residential component if consistent with the requirements of applicable PUD guidelines. Any such modifications shall meet all requirements of the building code, including all local modifications.

7.0 Residential District Development Standards

DEVELOPMENT FEATURE	RESIDENTIAL STRUCTURES	PRIVATE OPEN SPACE
LOT SIZE		
Minimum Area	5,818 sf	NA
Minimum Width (Interior Lot)	50 ft	NA
Minimum Width (Corner Lot)	55 ft	NA
Minimum Depth	83 ft	NA
SETBACKS Primary structure		
Front	14 ft	Not Permitted
Side (Interior)	5 ft	
Side (Street side)	5 ft	
Aggregate of Side Yard	10 ft	
Rear	9 ft	
Garage front	20 ft	
Kelly Creek and Tributaries	100 ft from centerline	
SETBACKS Accessory structure		
Front	Not permitted	Not Permitted
Side – Interior	5 ft	
Side – Street	5 ft	
Rear	5 ft	
BUILDING HEIGHT Maximum Height		
Principal Building	30 ft as measures from building pad to highest ridge	NA
Accessory Structure	15 ft	NA
FENCING, LANDSCAPING and TREE PRESERVATION	See Section 9.0	
PARKING	See Section 7.0	Not Permitted

7.0 Access & Parking.

7.1 Purpose. To provide minimum standards for off-street parking within the Scott Ranch PUD.

7.2 Vehicle Parking Spaces. Minimum required off-street parking within the Scott Ranch PUD shall be:

- a) Single Family Residential. One covered space plus two additional covered or uncovered spaces are required, for a total of 84 spaces; PUD includes two garage spaces per primary residence plus two uncovered spaces per residential driveway, for a total of 112 spaces. Off street parking may be reduced for creation of JADU or ADU on individual lots.
- b) JADU. None required.
- c) Regional Park. Twenty-seven (27) spaces

7.3 Bicycle Parking. Minimum required bicycle parking within the Scott Ranch PUD shall be:

- a) Single Family Residential. At least two bicycle parking spaces shall be provided inside garages of primary residences.
- b) Regional Park. Bicycle parking shall be provided in both parking lots

7.4 Electrical Vehicle Charging. Minimum required electrical vehicle charging spaces shall be:

- a) Single Family Residential. Each single family home shall include at least one electrical vehicle charger in the garage for personal use and to facilitate use of electrical vehicles.
- b) Regional Park. Two electrical vehicle chargers shall be provided in each parking lot.

8.0 PUD Modifications

8.1 Modification Procedures: From time to time, it may be necessary and desirable to modify the PUD. Modification procedures shall be in accordance with IZO Chapter 19 (Planned Unit District and Planned Community District).

9.0 Landscaping and Fencing

9.1 Procedures and Methods

- a) All landscaping and fencing shall comply with the requirements of the Scott Ranch Fuel Management Plan, including its provisions for HOA maintenance responsibilities.
- b) All landscaping to be maintained by appointed HOA shall

maintain consistency with the approved landscape plan's design and intent.

- c) Other landscape areas not to be maintained by HOA shall be maintained by the homeowner. These areas include the front, side and back yards of each private lot.
- d) Owners of single-family residences can make alterations to their front yard landscapes so long as they follow the Fuel Management Plan and the PUD guidelines and receive approval by the appointed HOA.
- e) Landscaping within the common area shall be consistent with the approved improvement plans. Any future modifications to this area will be subject to HOA oversight and approval.
- f) All landscaping and irrigation shall comply with the City of Petaluma Water Conservation Ordinance or any other applicable landscape irrigation requirements like applicable Water Shortage Contingency Plan regulations, but in the event of any conflict the Fuel Management Plan shall control. that may be adopted in the future.
- g) Future replacement of plants may be allowed if plants used are from the proposed plant lists as shown on the approved landscape plan. The Planning Director must approve modifications to the approved plant list.
- h) All fencing and fence replacement must match design and detail shown in the approved landscape construction plans and remain consistent with the Fuel Management Plan. Modifications to the approved fence design may be approved in accordance with Section 19.040.E.4 of the Implementing Zoning Ordinance, the Fuel Management Plan and as well as the requirements of the CC&R's.
- i) Shared side yard access paths shall not be blocked and must be kept clear for accessibility. Homeowners shall be held responsible for keeping the pathways clear. HOA shall manage repairs and upkeep of side yard access pathways. Landscape areas that serve to filter storm water runoff shall be planted with plant material approved for bio-retention areas.
- j) Bark mulch must be kept at a minimum 3" depth in all landscape areas.
- k) Proposed street trees should be maintained in good health and be replaced if in poor health or condition and shall be replaced with species recommended in the approved landscape plans.

9.2 Preservation of Existing Landscape Elements

- a) Any existing protected native and heritage tree or any tree or plant located within the delineated riparian tree canopy drip line, shall be preserved, and maintained as recommended by a certified arborist

except as described in the Final Environmental Impact Report.

- b) Encroachment of landscaping, grading or any other form of intrusion into the tree root zone or canopy drip line is not allowed, unless for maintenance purposes approved and overseen by a certified arborist.
- c) Tree mitigation requirements shall follow the City of Petaluma's Tree Preservation Chapter, IZO Chapter 17, (or as amended) as necessary to mitigate future removal of any trees shown on the approved landscape construction plans.

10.0 Exterior Lighting

10.1 Procedures and Methods: The exterior lighting standards shall be consistent with the performance standards as stipulated in IZO Chapter 21 or other applicable code section as subsequently adopted by the City of Petaluma.

10.2 Single Lot Lighting. All exterior lighting shall be downward facing and shielded to minimize light impacts across property lines and maximize dark sky in the area.

11.0 Consistency with local code

11.1 Applicability. All development as part of the Scott Ranch project shall be designed and constructed in compliance with local code provisions adopted by the City of Petaluma as of the dates of completeness of project applications, as well as the following provisions later adopted by the City.

11.2 All Electric. The Scott Ranch development, including both the residential and park/open space districts shall be all electric. No natural gas infrastructure shall be allowed or subsequently installed.

11.3 Accessory Dwelling Units. The internal conversion of units to accommodate Accessory Dwelling Units and/or Junior Accessory Dwelling Units is encouraged to provide alternative housing options and increase units within the existing footprint of development approved as part of the Scott Ranch project.

11.4 California Building Code and Local Amendments. Construction of the residential district of the Scott Ranch shall comply with the 2022 California Building Code and local amendments thereto.

12.0 Publicly Accessible Open Space

12.1 Applicability: Parcel "B," the approximately 47 acres to be retained for public recreation and as open space and protected habitat, shall be an accessible public open space.

Exhibit A

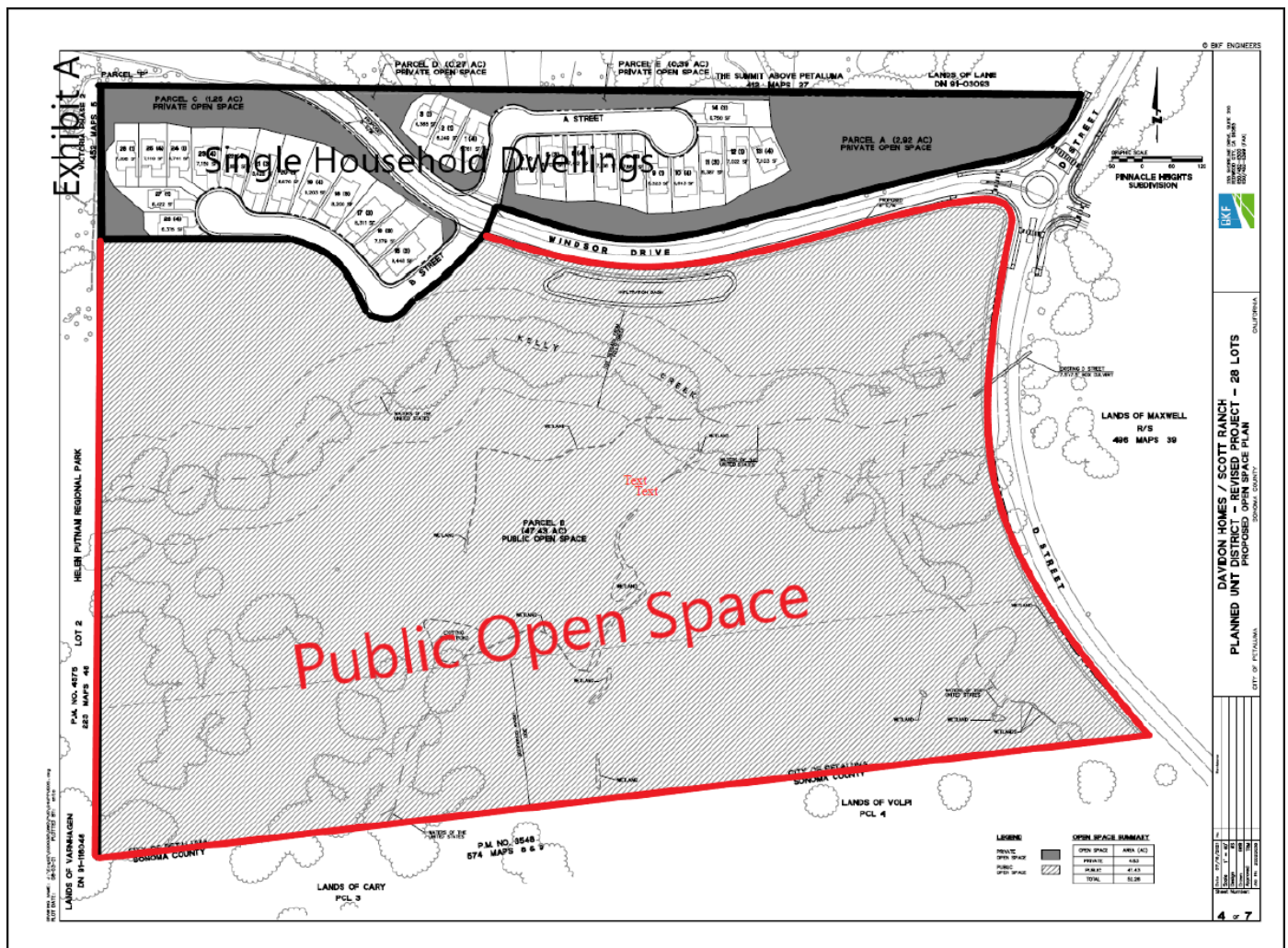


Exhibit B

Exhibit B: Scott Ranch PUD plan set, July 16, 2021

Exhibit C

Exhibit C: Preliminary Landscape Plan