

**Scott Ranch
Vesting Tentative Subdivision Map**

Exhibit A - Conditions of Approval

Planning Division

1. Approval of the Vesting Tentative 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 Final Environmental Impact Report/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 Scott Ranch Vesting Tentative Map dated July 16, 2021, Planned Unit District dated July 16, 2021, Conceptual Landscape Plan dated August 2, 2021 and the Putnam Park Extension Plan dated June 2, 2022, except as modified by these Conditions of Approval.
5. Plan submitted for final map and public improvement plans shall include the following modifications:
 - a. Consistent with the recommendation from the Planning Commission, the footprint of Street A and Street B shall be further reduced to the extent possible while ensuring that the final configuration shall be reviewed by the Fire Marshal and City Engineer for compliance with all applicable requirements.
 - b. A gateway monument sign consistent with the concept schematic shall be incorporated into the design of the round-about.
6. No work shall begin on the project site until final approvals have been issued for the Final Map, Public Improvement Plans, and all applicable permitting from the regulatory agencies.
7. The project approval is for all-electric construction, no natural gas infrastructure shall be installed with any component of this project.
8. Plans submitted for building permit shall include solar facilities on each residential structure.
9. Prior to Final Map approval, the applicant shall obtain Site Plan and Architectural Approval for the residential component of the project including the following:
 - a. Incorporation of WUIE material requirements
 - b. JADUs in at least 9 of the single-family homes.
 - c. Incorporation of all applicable mitigation measures from FEIR

- d. At least one electrical vehicle charger in each garage
 - e. At least two bicycle parking spaces in each garage
10. As a condition of approval of a Tentative Parcel Map or any other division of land to separate Parcel B for transfer of ownership to Earth Island Institute or Sonoma County Regional Parks, the applicant shall submit an application and receive the City Council's determination on designation of Local Landmark Designation of the red barn complex, as required by General Policy 2-P-68.
11. Prior to Final Map approval, the applicant shall obtain Site Plan and Architectural Review approval for Phase 1 improvements of the park component and including the following:
- a. Restroom facilities
 - b. Stabilization of red barn complex, as needed, to protect structural integrity
 - c. D Street parking lot with at least 27 stalls and including at least 2 electric vehicle charging stations
 - d. North trail connection along Kelly Creek
 - e. Incorporation of E-bike parking and charging facilities
12. The applicant shall be subject to any fees in affect at the time the Vesting Tentative Subdivision Map was deemed complete and including annual increases as outlined in the fee resolutions approved by the City Council. Said fees are due prior to final inspection and certificate of occupancy of the residential units.
13. The project application was deemed complete prior to January 2019 and therefore is not subject to the City's onsite inclusionary housing requirements. The applicant shall pay housing in-lieu fees for each market rate unit at the rate in place on September 1, 2018.
14. The June 30, 2022 Letter of Intent between the Earth Island Institute and Sonoma County Regional Parks shall be complied with including those provisions regarding the following:
- a. Completion of the Phase 1 improvements and transfer of the 47-acre Putnam Park Extension to Regional Parks
 - b. Completion of the Phase 1 restoration and enhancement of the eroded gully, stock pond, and riparian area prior to construction of the southern portion of the loop trail
 - c. Management and monitoring plan for red legged frogs for the portion of the property south of Kelly Creek
 - d. Playground that incorporates natural materials
 - e. Preservation of the red barns
15. 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).
16. Davidon Homes 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 Davidon Homes shall reimburse City for attorneys' fees by the City.

17. 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.
18. All earthwork, grading, trenching, backfilling, and compaction operations shall be conducted in accordance with the City of Petaluma Subdivision Ordinance (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.
19. Prior to Final Map approval, recordation of conservation easement(s) or deed restriction(s) on Parcel B shall be in place to protect habitat and provide public access in perpetuity as required by resource agencies and Sonoma County Agricultural and Open Space District.

Mitigation Measures

20. **Mitigation Measure AES-1a:** The following restrictions shall be placed on the design of the proposed project:
 - Elements such as design, height, contouring, and massing of proposed single-family development shall comply with Hillside Protection and Tree Protection ordinances. Homes shall be designed to step with the hillside and avoid solid walls or overhangs that run against the natural slope of the site.
 - Construction of Lots 1 through 10 shall be carefully evaluated during the Site Plan and Architectural Review process. These lots shall only be subdivided or developed with structures that would incorporate appropriate hillside design elements and would not substantially block or obscure views.
 - The design, height, and massing of retaining walls shall be specifically reviewed during the Site Plan and Architectural Review process. Retaining walls shall not exceed 5 feet in height unless incorporating terracing with landscaping and minimum width of 3 feet. Retaining walls should conform to the slope where feasible. Treatment of retaining walls that are visible from a public street shall incorporate a veneer of natural stone, stained concrete, earth toned textured surface, or as otherwise accepted through the Site Plan and Architectural Review process such that walls blend in with the natural hillside environment and promote a rural character.
 - Review during the Site Plan and Architectural Review shall include project landscape. Vegetation, including woodland cover shall be reestablished on graded slopes and

between existing abutting residential structures (See also Mitigation Measure BIO-2a). Reestablishment of vegetation near the project's residences shall conform to the requirement of the project's Fuel Management Program.

21. **Mitigation Measure AES-1b:** The architectural elevations and materials used on the exterior of the residences (including roofing materials, exterior finishing, and trim palette) shall include natural, terrain-neutral colors and prohibit the use of brightly colored terra cotta or red clay roof tiles in order to limit potential visual contrast between the proposed development and the adjacent hillsides, as determined acceptable by the Planning Commission through the Site Plan and Architectural Review process required by Petaluma Municipal Code Section 24.010. The developer shall include Codes, Covenants, and Restrictions (CC&R) that prohibit or limit roofing color changes by future owners, in accordance with the Planning Commission Site Plan and Architectural Review approval.
22. **Mitigation Measure AES-3a:** All construction staging shall occur within the project boundaries and on authorized road encroachment. Construction staging areas shall use appropriate screening (i.e., temporary fencing with opaque material) to screen views of construction equipment and material.
23. **Mitigation Measure AES-3b:** Project landscaping and recreational features shall be designed and located in a manner to preserve the visual character of the project site and promote the view of the barn complex. As part of the SPAR, the Applicants shall submit to the City of Petaluma detailed landscape plans showing the location of the new trees and visual simulations demonstrating the preservation of the existing scenic view of the barn complex.
24. **Mitigation Measure AIR-2:** The construction contractor(s) shall implement the following measures during construction:
 - a) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c) 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.
 - d) All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - e) 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.
 - f) 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.
 - g) 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.

- h) Post a publicly visible sign 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.

25. Mitigation Measure BIO-1a: Mitigation for impacts on regulated waters shall be provided at a minimum 2:1 ratio as detailed in Mitigation Measure BIO-3. Mitigation for impacts on habitat for California reg-legged frog (CRLF) shall be provided at a minimum 3:1 ratio for permanent impacts and 1:1 ratio for temporary impacts, as detailed in Mitigation Measure BIO-1b. In addition, the project Applicants shall obtain all required permits from the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), California Regional Water Quality Control Board (RWQCB), and the U.S. Army Corps of Engineers (USACE) (e.g., 1600 series permits, 404 and 401 permits), incidental take permits and any others. The project Applicants will submit with the permit application a Wetland Mitigation Program for review and approval by the regulatory agencies. The project Applicants shall implement mitigation measures, as required by federal and State law and included in the permits, to avoid, minimize, or offset impacts to any species listed under either the state or Federal Endangered Species Acts or protected under any other state or federal law. Evidence that the project Applicants have secured all required authorization from these agencies shall be submitted to the Community Development Department of the City of Petaluma prior to issuance of any grading or building permits for the project.

26. Mitigation Measure BIO-1b: A Final California Red-Legged Frog Mitigation Plan (CRLFMP) shall be prepared by a qualified wildlife biologist to minimize and mitigate potential impacts of the project on CRLF. The Final CRLFMP shall be prepared in consultation with and be approved by the USFWS, CDFW, USACE, and City, and shall provide for the protection, replacement, and management of habitat for CRLF affected by proposed development and public open space use on the project site. The Final CRLFMP shall be required as a condition of approval for the project Tentative Map, and shall include the following components and meet the following standards:

Preconstruction and Construction Avoidance Provisions

- a) Preconstruction surveys shall be conducted by a Service-approved biologist prior to any grading or major vegetation clearance to ensure that no individual CRLF are lost during construction. These preconstruction surveys shall also verify the presence or absence of occupied dens of American badger, burrows of western burrowing owl, and individuals of western pond turtle and foothill yellow-legged frog in the remote instance individuals were to disperse onto the site in advance of construction-related disturbance. The Final CRLFMP shall: 1) describe in detail the survey approach and methodology, and 2) specify that grading or vegetation clearance may not occur in any area where individual CRLF, American badger, western burrowing owl, western pond turtle, and/or foothill yellow-legged frog are located until such time as the individual has either moved out of the disturbance zone or has

been physically relocated by a Service-approved biologist legally authorized to handle the species. Any relocation effort for CRLF, American badger, western burrowing owl, western pond turtle and/or foothill yellow-legged frog shall be formulated in consultation with and approved by CDFW and USFWS and shall be implemented by a qualified biologist.

- b) All project-related vegetation clearing and grading activities within potential habitat for CRLF shall be monitored by a Service-approved biologist. The Final CRLFMP shall specify the duties of the Service-approved biologist.
- c) All construction personnel shall be trained in CRLF identification, habitat description, legal protective status, construction restrictions, and procedures to avoid unnecessary disturbance to potential habitat or incidental take of these species. The Final CRLFMP shall describe this training program.
- d) Exclusionary fencing shall be installed prior to grading or major vegetation clearance where appropriate to keep CRLF out of construction areas. The Final CRLFMP shall identify where such fencing is to be installed and provide procedures for fence installation, monitoring, and maintenance. The Final CRLFMP shall require that the exclusionary fencing be installed under the direct supervision of a Service-approved biologist and shall be maintained during the course of construction activities on the site.
- e) If necessary, identify the locations for use of permanent exclusionary fencing or other barriers to prevent and minimize dispersal of CRLF into areas with concentrated human activity, based on input from the USFWS and CDFW. This may be particularly important at locations along segments of the multi-use trail to the south of Kelly Creek or parking lot and staging area on the east side of the D Street tributary, to prevent the movement of individual frogs into areas, of intensive bike, pedestrian and vehicle activity. If used, the permanent exclusionary fencing/barriers shall be designed and installed during project construction under the supervision of a Service-approved biologist.
- f) Appropriate signage shall be designed and installed to restrict unauthorized human access into essential habitat areas for CRLF during construction.

Habitat Avoidance and Mitigation Provisions

- g) Avoid development and associated direct and indirect impacts on CRLF in accordance with project revisions required as part of the consultation review and approval process with CDFW and USFWS. Compensatory mitigation shall be provided at a minimum of 3:1 for permanent impacts and 1:1 for temporary impacts to CRLF habitat. This may be accomplished through permanent protection and establishment of two conservation easements or other mechanisms of suitable habitat on-site and off-site, where necessary to achieve the minimum compensatory mitigation requirements or as otherwise required by the CDFW and USFWS.
- h) Control unauthorized access to the on-site stock pond and open space in the southwestern portion of the project site to protect these essential habitat features for CRLF. Install fencing and interpretive displays and restrictive signage along all trail systems as necessary to control access from the proposed multi-use trails and other locations where unauthorized access is likely.

- i) Where disturbance and improvements within essential habitat and movement corridors cannot be completely avoided and on-site mitigation is considered insufficient by the CDFW and USFWS, the loss shall be mitigated by permanently preserving similar quality habitat known to support CRLF at off-site locations preferably in the Petaluma vicinity of Sonoma County, as negotiated with the regulatory agencies. It is possible that the mitigation location, whether on-site or possibly off-site as well, could be used to achieve mitigation for other biological and wetland impacts, depending on its habitat characteristics, provisions for habitat creation and/or enhancement defined as part of the Final CRLFMP, and negotiations with the CDFW and USFWS.
- j) Identify methods to minimize the potential for harassment or take of listed and non-listed species as a result of increased human activity associated with development and open space use of the site. This shall include an educational program for future residents and visitors, fencing and interpretive signage at access points into natural open space, use of sensitive grade changes, culverted under-crossings, and bridged overcrossings in uplands where roadways or trails bisect movement corridors, and possible use of permanent exclusionary fencing.

Habitat Connectivity and On-Site Management Provisions

- k) Define methods to provide connectivity for CRLF between open space areas on site and to the surrounding undeveloped lands to the west, south, and east.
- l) Provide for permanent protection and adaptive management of open space lands (both on-site and possibly off-site) intended to function as potential habitat for CRLF

27. Mitigation Measure BIO-1c: Any active nests of raptors or other birds protected under federal and state regulations in the vicinity of construction shall be avoided until young birds are able to leave the nest (i.e., fledged) and forage on their own. Avoidance may be accomplished either by scheduling grading, vegetation removal and demolition activities during the non-nesting period (September 1 through January 31), or if this is not feasible, by conducting a pre-construction survey for raptor and other bird nests. Provisions of the pre-construction survey and nest avoidance, if necessary, shall include the following:

- a. To avoid “take” of barn owls in the large barn, any relocation or restoration work shall be initiated in the non-nesting period or shall be performed in conformance with the pre-construction survey procedures detailed below.
- b. If grading is scheduled during the active nesting period (February 15 through August 31), a qualified wildlife biologist shall conduct a pre-construction nest survey no more than 15 days prior to initiation of grading to provide confirmation on presence or absence of active nests in the vicinity.
- c. If active nests are encountered, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading and vegetation removal in the vicinity of the nest shall be deferred until the young birds have fledged or are no longer dependent on the nest. A nest-setback zone shall be established within which all construction-related disturbances shall be prohibited. These are typically at least 300 feet for all raptors and 100 feet for other birds protected under the Migratory Bird Treaty Act and State Fish and Game Code, unless site-specific

conditions allow for some variation from these distances as determined by the qualified wildlife biologist in coordination with CDFW. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel restricted from the area.

- d. If permanent avoidance of the nest is not feasible, impacts shall be minimized by prohibiting disturbance within the nest-setback zone until a qualified biologist verifies that the birds have either a) not begun egg-laying and incubation, or b) that the juveniles from the nest are foraging independently and capable of independent survival.
- e. Demolition of any existing buildings and removal of any trees shall also consider possible bat use of the site, as defined below in Mitigation Measure BIO-1d.
- f. A survey report by the qualified biologist verifying that the young birds have fledged shall be submitted to the Community Development Department of the City of Petaluma prior to initiation of grading and vegetation removal in the nest-setback zone.

28. Mitigation Measure BIO-1d: Measures shall be taken to avoid possible loss of bats during project construction. Any buildings that are approved for demolition, rehabilitation, or relocation shall be done using the following provisions:

- a. Any buildings approved for removal shall be demolished between March 1 (or after evening temperatures rise above 45 degrees F and/or no more than ½” of rainfall within 24 hours occurs) to April 15 or from August 31 to October 15 (or before evening temperatures fall below 45 degrees F and/or more than ½” of rainfall within 24 hours occurs) to minimize the likelihood of removal during the winter roosting period when individuals are less active and more difficult to detect, and the critical pupping period (April 16 to August 30) when young cannot disperse.
- b. Buildings shall be surveyed by a qualified bat biologist possessing a Memorandum of Understanding with the CDFW no more than 2 weeks before demolition and/or relocation work is undertaken to avoid “take” of any bats that may have begun to use the structures for roosting subsequent to the assessments by Wildlife Research Associates (2004 and 2014). The buildings in which roosting would be most likely to occur are the large two-story barn, hay barn, and garage building.
- c. If the pre-demolition survey reveals bats or bat roosting activity, all doors and windows shall be opened and left open continually until demolition, relocation and/or rehabilitation work is to begin. Additional recommendations may be made by the qualified bat specialist following the pre-construction survey, including monitoring of demolition and/or relocation and other measures to avoid take of individual bats.
- d. A tree roost habitat assessment shall be conducted by a qualified bat biologist possessing a Memorandum of Understanding with the CDFW of any trees that will be removed as part of the project. The habitat assessment shall be conducted no more than 2 weeks prior to tree removal and vegetation clearing. Additional detailed measures may be required based on the results of the habitat assessment if evidence of bat roosting is observed. This may include supervision of tree removal by the qualified bat biologist, and systematic removal of selected trees and major limbs to encourage dispersal and avoid “take” of individual bats.

29. **Mitigation Measure BIO-2a:** A detailed Landscape and Vegetation Management Plan (Plan) shall be prepared by a qualified landscape architect in consultation with CDFW and a plant ecologist experienced with native species. The Plan shall: 1) provide for re-establishment of grassland, riparian, and oak woodland cover on graded slopes in open space areas; 2) incorporate mitigation requirements to replace and enhance wetland habitat and provide for replacement of native trees removed as part of the project; 3) provide for replacement of native grasslands lost as a result of development and trail improvements; 4) identify unsuitable species which should not be used in landscaping; 5) prevent the establishment and spread of introduced broom; and 6) specify long-term management provisions to ensure re-establishment of native and ornamental landscape improvements. Aspects of the plan shall include, but will not be limited to, the following:
- a. Graded slopes in open space areas shall be reseeded with a mixture of native perennial and annual grassland species to increase the diversity of the grassland cover. Suitable species to be used in the seed mix include: California brome (*Bromus carinatus*), purple needlegrass (*Stipa pulchra*), creeping wildrye (*Elymus tritichoides*), California poppy (*Eschscholtzia californica*), among others. Highly invasive non-native annuals, typically used for erosion control alone, should not be used.
 - b. Landscaping and revegetation shall emphasize the use of native plant species along the fringe of proposed development, and plantings in open space areas should be restricted to native species. Suitable plant species for use in open space areas include: valley oak (*Quercus lobata*), coast live oak (*Quercus agrifolia*), California buckeye (*Aesculus californica*), toyon (*Heteromeles arbutifolia*), California rose (*Rosa californica*), creeping wildrye, and purple needlegrass, among other species.
 - c. Use of non-native, invasive species which may spread into adjacent undeveloped open space areas shall be prohibited in landscaping plans. Unsuitable species include: blue gum eucalyptus (*Eucalyptus globulus*), acacia (*Acacia* spp.), pampas grass (*Cortaderia selloana*), broom (*Cytisus* spp.), gorse (*Ulex europaeus*), bamboo (*Bambusa* spp.), giant reed (*Arundo donax*), periwinkle (*Vinca* spp.), English ivy (*Hedera helix*), and German ivy (*Senecio milanioides*). This prohibition shall be included in the CC&R for the proposed residential subdivision, as well as undeveloped areas to be retained as permanent open space.
 - d. Graded slopes and areas disturbed as part of the project shall be monitored to prevent establishment and spread of introduced broom species (*Cytisus* spp and *Genista monspesullana*). This should apply to the lands on the project site that are placed under a conservation easement as well as common open space areas. The removal and monitoring program shall include annual late winter removal of any rooted plants when soils are saturated and cutting back of any remaining flowering plants in the spring before seed begins to set in late April.
 - e. Provisions for maintenance of landscaping and revegetation of graded slopes shall be specified as part of the plan, with replacement plantings and seeding provided as necessary to ensure re-establishment of cover. Tree replacement shall be at ratios consistent with Mitigation Measure BIO-2d below and meet with the intent of Petaluma Municipal Code Section 20.32.320. Maintenance and monitoring of mitigation and habitat enhancement plantings in open space areas shall be provided for a minimum of five years.

- f. Vehicles and motorcycles shall not be allowed to travel off designated roadways and limits of grading to minimize future disturbance to grassland cover and other vegetation, and unauthorized access to the surrounding undeveloped lands and open space.
30. **Mitigation Measure BIO-2b:** The Tree Preservation Plans shall be updated and refined to comply with the requirements of IZO Chapter 17. The Grading Plan and Landscape Plan shall include the mapped location of tree trunks, including those which will be preserved or removed, show the recommended tree protection zones, and identify locations of construction-restriction fencing.
31. **Mitigation Measure BIO-2c:** A Tree Replacement Program shall be prepared as part of the Landscape and Vegetation Management Plan to provide for replacement of individual native trees removed by proposed development. The Tree Replacement Program shall provide for replacement of impacted individual native trees consistent with Petaluma Municipal Code Section 20.32.320 and Implementing Zoning Ordinance Section 17.065, and shall be accomplished on-site in designated open space areas. Tree plantings shall be monitored and maintained for a minimum of 5 years by a qualified biologist or landscape specialist. All water used for temporary irrigation shall be from wells and/or municipal supplies and not diverted out of Kelly Creek, the stock pond or tributary drainages to prevent any potential secondary adverse impacts to existing aquatic habitats. Any plantings lost within this monitoring period shall be replaced at a 1:1 ratio on an annual basis to maintain the replacement values specified in the Municipal Code and Implementing Ordinance.
32. **Mitigation Measure BIO-2d:** To avoid creation of informal trails through native grasslands on Helen Putnam Regional Park adjacent to the project site, the existing fence between the project site and the regional park to the north of Kelly Creek shall be maintained and strengthened to control unauthorized entry into the regional park from the terminus of the Kelly Creek multi-use trail. As and when the regional park trail project is constructed, the fence may be removed.
33. **Mitigation Measure BIO-2e:** A Native Grassland Avoidance and Replacement Program (Program) shall be developed by a qualified biologist in consultation with CDFW to address the loss of native grasslands on the site and provide for adequate replacement. The Program shall define short-term construction controls and long-term maintenance requirements necessary to ensure grasslands are successfully reestablished and existing and restored native grasslands remain viable. The maintenance and management requirements shall include provisions for annual invasive species removal, and control on the establishment of both native and non-native trees and shrubs that could eventually shade out the grassland to be protected. The Final Program shall be subject to review and approval by the City and CDFW. The Program shall contain the following provisions and performance standards:
- a. The proposed limits of grading and enhancement tree plantings shall be modified to avoid additional areas of the stands of native grassland on the site and a compensatory mitigation component prepared and implemented to provide a minimum 1:1 replacement ratio for grasslands lost as a result of the project.

- b. Areas retained or restored as native grassland shall be permanently protected as open space and managed as native grassland by deed restriction or conservation easement.
 - c. To prevent inadvertent disturbance of native grassland to be preserved, these areas shall be flagged in the field prior to any vegetation removal or grading for habitat restoration, and temporary orange construction fencing installed under supervision of the qualified biologist around all areas to be retained within 50 feet of proposed disturbance.
 - d. Areas of native grassland within the limits of proposed grading and construction shall be salvaged and used in revegetation efforts implemented as part of the Program. Salvage material may include mature seed and intact stem and root material, which shall be stored and maintained until ready for reinstallation in the late fall/early winter when conditions are optimal for successful reestablishment.
 - e. Personnel involved in habitat restoration activities shall be trained by the qualified biologist over the sensitivity of the native grasslands, purpose of the temporary orange construction fencing, and that all construction-related disturbance should be restricted outside of the fence.
 - f. A monitoring program shall be implemented by the qualified biologist to oversee successful establishment of any native grasslands to be restored, and shall define both short-term and long-term requirements. Permanent monitoring transects shall be established as part of the program and vegetation data collected in the spring and summer months when plant identification is possible. Photo stations shall be established along each monitoring transect, and photographs taken every year during the required monitoring period. Performance standards, success criteria, and contingency measures shall be defined as part of the Program. Monitoring transects shall be established over each location to be vegetated as native grassland, and monitored on an annual basis. Within a five-year period, native grass shall be successfully established over all treatment areas and shall comprise a minimum 50 percent of the relative cover. Monitoring shall be extended where the success criteria are not met, and the minimum 1:1 replacement ratio is not reached. The Program and its requirements may be modified to require further measures if monitoring shows that performance standards are not being met.
 - g. Annual monitoring reports shall be prepared by the qualified biologist and submitted to the CDFW and Community Development Department of the City of Petaluma by December 31 of each monitoring year, for a minimum of five years or until the defined success criteria are met. The annual report shall summarize the results of the monitoring effort, performance standards, and any required contingency measures, and shall include photographs of the monitoring transects and program success. Maps shall be included in the monitoring report to show the location of monitoring transects and photo stations.
34. **Mitigation Measure BIO-3:** A Final Wetland Replacement and Enhancement Program (WREP) shall be prepared and implemented to compensate for the loss of jurisdictional waters on the project site. The Final WREP shall be prepared by a qualified wetland consultant in consultation with and for review and approval by the City, the RWQCB, the USACE, and the CDFW. The Final WREP shall clearly identify the total wetlands and other jurisdictional areas affected by the project, shall identify compensatory mitigation to replace wetland habitat lost as a result of development, and provide for re-establishment,

enhancement, and/or replacement of wetlands. The Final WREP shall include the following performance standards:

- a. Identify the location(s) of mitigation sites and provide for replacement of wetland habitat loss at a minimum replacement ratio of 2:1. Create or restore wetlands with high functions and values in accordance with USACE and RWQCB standards. Compensatory mitigation can be achieved through on- or off-site habitat creation or through the use of an approved mitigation bank, or a combination thereof.
- b. Specify performance criteria, maintenance and long-term management responsibilities, monitoring requirements, and contingency measures. This shall include expanding the compensatory mitigation to achieve a replacement ratio of at least 2:1 (or as otherwise required by regulatory agencies). Monitoring shall be conducted by the project applicant's consulting wetland specialist for a minimum of five years and continue until the success criteria are met.
- c. Define site grading, preparation and revegetation procedures, an implementation schedule, and funding sources to ensure long-term management of the Final WREP.
- d. The mitigation (habitat restoration or enhancement) effort shall be considered successful when the performance standards are met. Performance standards would be met when the habitat has sustained itself for a minimum of two years in the absence of significant maintenance measures.

Subsequent permitting processes with resource agencies could result in additional mitigation beyond that required by the City in the CEQA process. Any additional mitigation required by the agencies (the RWQCB, the USACE, and the CDFW) would be incorporated as conditions of their permit authorization.

35. **Mitigation Measure BIO-4a:** An interpretive program shall be developed by a qualified biologist in cooperation with the project landscape architect which serves to educate park visitors and trail users of the sensitivity of Kelly Creek and D Street tributary as wildlife movement corridors, and the importance of remaining outside the southern portion of the site to protect the stock pond and surrounding uplands to CRLF and other wildlife that are sensitive to human disturbance. The interpretive program shall be integrated into the final Landscape Plan for the project. Interpretive elements of the program shall include use of permanent signage at the trail heads, all pedestrian bridge crossings, and other critical locations. The signage shall explain the sensitivity of the open space for wildlife and the importance of staying on the improved trails and out of restricted areas. Dogs, cats, and other pets shall be leashed at all times in the open space areas on the site, and signage shall be provided at the trail heads at D Street and Windsor Drive explaining this restriction and need to prevent harassment of wildlife by unleashed pets.
36. **Mitigation Measure BIO-4b:** The existing plywood barrier fence on the east side of the D Street concrete box culvert undercrossing shall be removed as part of initial construction activities to improve opportunities for wildlife movement along the Kelly Creek corridor. Replacement fencing at this undercrossing shall be prohibited to prevent future obstruction of wildlife movement along Kelly Creek.

- 37. Mitigation Measure BIO-4c:** Fencing, signage, dense native vegetation, and other deterrents shall be used as part of the interpretive program to adequately contain livestock, equestrians and other visitors with their pets from sensitive wildlife areas, including Kelly Creek, the D Street tributary, and stock pond. Exclusionary fencing used to contain livestock and control access by visitors and their pets shall be wildlife-friendly in design, such as barbed wire with a smooth bottom wire. Signs shall be posted along the trails limiting access of equestrian to designated trails at all times.
- 38. Mitigation Measure BIO-4d:** The existing fencing between the western boundary of the project site and Helen Putnam Regional Park south of Kelly Creek shall be removed where it borders lands to be dedicated as permanent open space on the project site, and replaced with wildlife-friendly fencing, such as barbed wire with smooth bottom wire, if fencing is necessary. This would improve opportunities for wildlife movement between the existing parklands and the future open space lands on the project site.
- a. Exclusionary fencing shall be installed prior to grading or major vegetation clearance where appropriate to keep CRLF out of construction areas, if required by the USFWS and/or CDFW. The Final CRLFMP shall identify where such fencing is to be installed and provide procedures for fence installation, monitoring, and maintenance, if required. The exclusionary fencing be installed under the direct supervision of a Service-approved biologist and shall be maintained during the course of construction activities on the site.
 - b. Sonoma County Regional Parks shall prohibit access by unleashed dogs and require that dogs be leashed, and that access be limited to designated trails at all times to minimize the potential for inadvertent take of CRLF.
 - c. Sonoma County Regional Parks shall post signs along the trails limiting access of equestrian to designated trails at all times.
 - d. Sonoma County Regional Parks shall implement measures to minimize the potential for harassment or take of listed and non-listed species as a result of increased human activity associated with the proposed trail. This shall include an educational program for future part visitors, signage at access points into open space and other key locations, and possible use of permanent exclusionary fencing, if required by the USFWS. Appropriate interpretive signage shall be provided instructing park users on access rules to prevent inadvertent take of CRLF.
- 39. Mitigation Measure CUL-1a:** Prior to the relocation of the barn structures, a qualified historic preservation architect shall be selected by the City of Petaluma to review the relocation plans and verify that the relocation is not affecting the building structures and character defining features. To ensure the barn structures would retain their eligibility for the local designation, the barn structures shall be relocated within the same general area and the new location shall be compatible with their original character and use.
- 40. Mitigation Measure CUL-1b:** The Applicants shall retain a qualified preservation architect to oversee the relocation process and ensure that all the relocation activities are implemented in compliance with the relocation plans reviewed under Mitigation Measure CUL-1a.

41. **Mitigation Measure CUL-2a:** Prior to excavation and construction on the proposed project site, the prime construction contractor and any subcontractor(s) shall be informed by a qualified archaeologist retained by the project Applicants, on the legal and/or regulatory implications of knowingly destroying cultural resources or removing historic or prehistoric artifacts, human remains, and other cultural materials from the project site as outlined in Mitigation Measure CUL-2b below.

42. **Mitigation Measure CUL-2b:** Prior to commencing any demolition, excavation or other ground-disturbing activities, the project Applicants shall retain a qualified archaeologist to monitor construction activity. The City shall approve the selected project archaeologist prior to issuance of the grading and/or demolition permit. The selected project archaeologist shall be present at the preconstruction meeting to discuss what protocols should be followed with respect to the potential discovery of prehistoric or historic artifacts of possible significance. The selected project archaeologist shall have the authority to perform full time or spot check monitoring of subsurface construction and watch for and evaluate artifacts or resources that may be uncovered.

The selected project archaeologist shall have the authority to halt excavation and construction activities in the immediate vicinity (distance to be determined by the project archaeologist) of a find if significant or potentially significant cultural resources are exposed and could be adversely affected by construction operations. Construction activities could continue in other areas of the project site where no cultural resources have been identified.

43. **Mitigation Measure CUL-2c:** Should archaeological resources be encountered during ground-disturbing activities (i.e., grading and excavation), the project archaeologist shall initiate sampling, identification, and evaluation of the resources. If the archaeological resources are found to be significant, the archaeologist shall take appropriate actions in conjunction with the City for preservation and/or data recovery, including recordation with the California Historic Resources Information System (CHRIS) and professional museum curation as appropriate. Following the completion of evaluation and data recovery, the archaeologist shall prepare a professional report detailing the results of the find and submit it to the City of Petaluma Community Development Department and to CHRIS along with a DPR form to ensure that resource inventories are accurately updated.

44. **Mitigation Measure CUL-3:** Procedures to be implemented following the discovery of human remains have been mandated by Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98 and the California Code of Regulations Section 15064.5(e) (CEQA). According to the provisions in CEQA, if human remains are discovered at the project site during construction, work at the specific construction area at which the remains have been uncovered shall be suspended, and the City of Petaluma and County of Sonoma coroner shall be immediately notified. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, who will, in turn, notify the person the NAHC identifies as the most likely descendent (“MLD”) of any human remains. The guidelines of the NAHC shall be adhered to in the treatment and subsequent disposition of the remains. Further actions shall be determined, in part, by the desires of the MLD. The MLD has 48 hours to make recommendations regarding the disposition of the remains following notification from the

NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, re-inter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendent may request mediation by the NAHC.

45. **Mitigation Measure GEO-1a:** The project Applicants shall submit for City's approval a preconstruction design-level geotechnical report for the Davidon (28-Lot) Residential Project component and the Putnam Park Extension Project component. The report shall include all applicable geologic report standards, reconnaissance and subsurface exploration data, laboratory test results, and conclusions and recommendations, including, but not limited to, those pertaining to: 1) site preparation, excavation, fill placement and compaction, temporary and permanent cut and fill slope inclinations (including whether slopes steeper than 3:1 can be used at the site), slope stability, slope erosion mitigation, and landslide movement mitigation; 2) surface and subsurface drainage systems, including drainage associated with grading for landslide movement mitigation and new cut and fill slopes; 3) foundations and floors for planned residential structures; 4) foundations for planned site improvements, including, but not limited to restrooms, barn, pedestrian bridges, and other structures; 5) settlement and swell estimates for planned residential structures and site improvements, including those bearing of engineered fill; 6) foundations, back-drains, and lateral earth pressures for site retaining walls; 7) seismic design parameters for the planned residential structures, site improvements, and site retaining walls; 8) pavement design for driveways, parking lots, pathways and trails, where applicable; 9) utility trench backfill, including check dams and trench drainage, if appropriate; 10) geologic/geotechnical construction monitoring, testing, and certification requirements; and 11) loop trail construction and long-term maintenance requirements, including criteria for inspecting and maintaining pedestrian bridges, culverts, and pathway surfaces, as appropriate.

The geotechnical report shall include measures, as necessary, to reduce the potential for static and earthquake-induced slope movements that may adversely impact the Davidon (28-Lot) Residential Project component and the Putnam Park Extension Project component including areas currently underlain by mapped landslides. Engineering analyses shall estimate the factors of safety against slope movements within the planned development area and estimates of the magnitude and location of earthquake-induced slope deformation.

46. **Mitigation Measure GEO-1b:** As determined by the City Engineer and/or Chief Building Official, all recommendations outlined in the preconstruction design-level geotechnical report for the Davidon (28-Lot) Residential Project component and the Putnam Park Extension Project component, as described under Mitigation Measure GEO-1a, are herein incorporated by reference and shall be adhered to in order to ensure that appropriate measures are incorporated into the design and construction of the project. Nothing in this mitigation measure shall preclude the City Engineer and/or Chief Building Official from requiring additional information be provided to determine compliance with applicable standards. The project geotechnical engineer shall review the project plans and specifications and submit a letter certifying to the City that the project plans and specifications have been prepared in accordance with the geotechnical recommendations for the project. The project geotechnical engineer or personnel under their direct supervision shall inspect the construction of geotechnical and/or geologic aspects of the project and shall submit a letter

certifying to the City that prior to issuance of a certificate of occupancy, the geotechnical and geologic aspects of the project plans and specifications have been appropriately constructed at the site and are acceptable to the project geotechnical engineer.

47. **Mitigation Measure GEO-2a:** The preconstruction design level geotechnical report, identified in **Mitigation Measure GEO-1**, shall include specific recommendations to mitigate surface erosion. The project geotechnical engineer or personnel under their direct supervision shall inspect the construction of geotechnical and/or geologic aspects of fill placement and compaction and surface drainage systems of cut and fill slopes to ensure that the geotechnical recommendations associated with mitigating surface soil erosion are properly implemented during construction. At a minimum, 1) slope inclinations shall be no steeper than 3:1 (horizontal to vertical), unless the project engineering geologist specifically indicates that a steeper slope would perform satisfactorily over the long term, 2) fill slope requirements shall include a process of overbuilding the fill on the slope and shaving it back to expose a well compacted fill surface that is less susceptible to surface erosion, and 3) the project civil engineer shall check the final grading of the site and the elevations of the surface drainage systems to confirm that the grading contractor graded the site and constructed surface improvement in accordance with the approved grading plans.
48. **Mitigation Measure GEO-2b:** The project geotechnical engineer shall review the geotechnical aspects of the SWPPP and, where applicable, shall provide comments to the Qualified SWPPP Developer (QSD) to ensure that the geotechnical recommendations associated with mitigating surface soil erosion through BMPs and a long-term monitoring and maintenance program of the planned cut and fill slopes are properly incorporated into the SWPPP and/or a project specific operations and maintenance plan. As a minimum, the geotechnical aspects of the SWPPP shall include a requirement to check the condition of the slope at the beginning of the first rainy season after the completion of grading and periodic inspections until surface vegetation has been fully established on the exposed slopes.
49. **Mitigation Measure GEO-3a:** Where landslide mitigation is required under **Mitigation Measure GEO-1a**, the project geotechnical engineer or personnel under their direct supervision shall inspect the excavation and grading associated with the landslide removal and/or stabilization work to ensure that the geotechnical recommendations associated with mitigating landslide hazards are properly implemented during construction.
- The project geotechnical engineer shall evaluate Landslides B, G, H, L, N, O, and R, which have a potential to adversely impact the foundations of footbridges and/or the loop trail pavement. As a minimum, the project geotechnical engineer shall establish an inspection and maintenance program to ensure that any damage to the planned footbridge foundations and loop trail improvements due to landslide movements are identified and repaired.
50. **Mitigation Measure GEO-3b:** The project geotechnical engineer, project engineering geologist, or personnel under their direct supervision shall inspect all cut slopes focusing on evidence of potential instability. If areas of adverse bedrock structure are encountered, then the project geotechnical engineer and/or project engineering geologist shall develop remedial measures for these slopes and the grading contractor shall implement the remedial activity,

under the direction and supervision of project geotechnical engineer and/or engineering geologist, and acceptable by the City engineer.

51. Mitigation Measure GEO-4a: A preconstruction geotechnical report shall be prepared for the Davidon (28-Lot) Residential Project component and the Putnam Park Extension Project component, as previously discussed in **Mitigation Measure GEO-1a**. Specific to site geology, bedrock shear, settlement, and expansive soil, the project geotechnical engineer shall confirm that the conclusions and all applicable recommendations previously presented in the 2015 design-level geotechnical report are still applicable for the design and construction of the Davidon (28-Lot) Residential Project component and the Putnam Park Extension Project component.

52. Mitigation Measure GEO-4b: As a minimum, cut lots that have subgrades exposing bedrock shall be over-excavated and recompact to a minimum depth of three feet, and backfilled as described below, unless the project geotechnical engineer provides project specific alternative recommendations to mitigate the potential for differential settlement associated with variable settlement and swell behavior between bedrock and compacted engineered fill. The exposed surface shall be scarified to a depth of about 12 inches, moisture-conditioned to not less than three percent over optimum moisture content and compacted to at least 90 percent relative compaction.

Excavation deeper than the above recommendations may be required to expose competent material under conditions where soft or saturated soil is encountered. The excavation depth will be determined in the field as part of the geotechnical analysis required under **Mitigation Measure GEO-1a**.

Project site grades shall be designed to slope away from the proposed structures, and water from roof drains shall be directed to suitable outlets. Fill slopes comprised of low to moderately expansive soil shall be evaluated for stability (see **Mitigation Measures GEO-1a and GEO-3a**). Additional mitigations to reduce the impact of expansive soils on the proposed residences shall include:

- a. Moisture conditioning and re-compacting low to moderately expansive soil.
- b. Placing non-expansive fill beneath the homes and rigid surface improvements.
- c. Designing foundations to resist or tolerate differential movement of moderately expansive soil.

53. Mitigation Measure GEO-6a: The project Applicants shall identify a qualified paleontologist prior to any demolition, excavation, or construction. The City shall approve the selected project paleontologist prior to issuance of the demolition permit. The paleontologist shall attend the pre-grading meeting to inform the contractor(s) how to recognize paleontological resources in the soil during grading activities. The prime construction contractor and any subcontractor(s) shall be informed on the legal and/or regulatory implications of knowingly destroying paleontological resources or removing paleontological resources from the project site.

54. **Mitigation Measure GEO-6b:** If paleontological resources are encountered during the course of site development activities, work in that area shall be halted and the selected project paleontologist, as outlined in **Mitigation Measure GEO-6a** above, shall be notified of the find to determine the significance of the find and to recommend appropriate mitigation measures. Recommendations shall be presented for City approval in a Treatment and Recovery Plan. The selected project paleontologist shall have the authority to temporarily divert or redirect grading to allow time to evaluate any exposed fossil material.

55. **Mitigation Measure GEO-6c:** If the selected project paleontologist determines that the resource is significant, then any scientifically significant specimens shall be properly collected by the project paleontologist. During collecting activities, contextual stratigraphic data shall also be collected. The data will include lithologic descriptions, photographs, measured stratigraphic sections, and field notes.

Scientifically significant specimens shall be prepared to the point of identification (not exhibition), stabilized, identified, and offered for curation to a suitable repository that has a retrievable storage system, such as the University of California, Berkeley, Museum of Paleontology.

The selected project paleontologist shall prepare a final report at the end of the earth-moving activities. The report shall include an itemized inventory of recovered fossils and appropriate stratigraphic and locality data. The project paleontologist shall send one copy of the report to the City of Petaluma Community Development Department; another copy should accompany any fossils, along with field logs and photographs, to the designated repository.

56. **Mitigation Measure HYD-1a:** Prior to issuance of grading permits for the proposed project, the City of Petaluma shall verify that the Applicants have prepared a SWPPP in accordance with the requirements of the statewide Construction General Permit. The SWPPP shall be designed to address the following objectives: (1) all pollutants and their sources, including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity are controlled; (2) where not otherwise required to be under a Regional Water Quality Control Board permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated; (3) site BMPs are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity; and (4) stabilization BMPs are installed to reduce or eliminate pollutants after construction is completed. The SWPPP shall be prepared by a qualified SWPPP developer. The SWPPP shall include the minimum BMPs required for the identified Risk Level. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or the Caltrans Stormwater Quality Handbook Construction Site BMPs Manual.

57. **Mitigation Measure HYD-1b:** In areas within 50 feet of sensitive habitat areas, construction activities should be planned to avoid disturbance of riparian vegetation, including trees and their root systems. The SWPPP shall specifically address special considerations for controlling sediment and other pollutants within these areas, through additional erosion control measures (such as berms and temporary retention/settling basins that divert runoff away from the creek banks, limiting the use of heavy construction vehicles within the

riparian zone, or conserving and replacing topsoil during grading near the riparian zone to speed up the re-establishment of stabilizing vegetation), to limit grading near riparian areas to occur only during the dry-season. Erosion control measures shall also include staged grading to reduce the area of exposed soil at any one period of time, and/or other measures specifically tailored to riparian and sensitive areas.

58. **Mitigation Measure HYD-1c:** The project shall implement appropriate post-construction stormwater treatment measures to reduce water quality and hydromodification impacts to downstream reaches, as required by the current post construction controls requirements of the Small MS4 General Permit. Upon completion of the final project design, the Applicants shall provide documentation to the City of stormwater management measures that show compliance with the Small MS4 General Permit. The report shall delineate individual drainage management areas (DMAs) within the project site and provide analysis to show compliance with the volumetric or flow-based treatment criteria as described in the Small MS4 General Permit and outlined in the 2019 BASMAA (2019) guidance document. The report shall also include design calculations that show post-project runoff for the 2-year, 24-hour storm event does not exceed pre-project flow for each DMA, and that each DMA has appropriate stormwater quality treatment based on flow- or volumetric-based calculation, as outlined in the Small MS4 General Permit and in compliance with the 2019 BASMAA guidance document (2019). The final documentation shall be submitted to the City for approval before the beginning of grading.
59. **Mitigation Measure HYD-1d:** The proposed multi-use trails shall be designed to direct stormwater runoff away from Kelly Creek and D-Street tributary and/or to vegetated pervious areas not susceptible to erosion. The path shall be designed to limit the amount of runoff concentrated from any one portion of the path in order to prevent gulying. In areas close to Kelly Creek or otherwise not suitable for distributed discharge of runoff, stormwater treatment measures such as swales shall be implemented to protect the creek.
60. **Mitigation Measure HYD-3:** Stormwater outfalls to Kelly Creek and the D Street tributary shall be designed to reduce the potential to cause bank instability. Outfall locations near (or especially across from) existing or potential bank instabilities shall be avoided so that outflows do not exacerbate erosion. Appropriate energy dissipation, such as boulder aprons, biostabilization, or directing outfalls in a downstream rather than cross-channel direction, shall be incorporated to reduce the potential to cause erosion
61. **Mitigation Measure HYD-4a:** Prior to final map approval, the Applicants shall submit final detention design that shows that appropriate controls have been included to ensure that the post-project 10- and 100-year peak flows will not exceed pre-project peaks. Hydrologic analyses and final detention designs shall be consistent with the standards outlined in Sonoma Water's Flood Management Design Manual, adopted May 19, 2020. Total detention volume may be less than the volume projected in the preliminary hydrologic analysis if final analysis shows appropriate compliance through integrated LID/water quality treatment/detention features. Final hydrologic analysis and detention sizing shall include potential increases in peak flow due to all new impervious surfaces associated with the proposed project, including the parking areas.

62. **Mitigation Measure HYD-4b:** The project Applicants shall prepare and execute, in coordination with the City Engineer or other privately funded and operated maintenance mechanism which ensures that maintenance of all detention facilities will be provided as necessary to continuously provide the required volume storage in a 10-year storm and in a 100-year storm, throughout the life of the project, and shall include a financing mechanism acceptable to the City Engineer to ensure that the required maintenance will be performed.
63. **Mitigation Measure HYD-4c:** The project Applicants shall design, in coordination with the City Engineer, on-site detention facilities sufficient to detain on-site and release runoff from storm events such that any runoff temporarily detained on-site is released either before or after the expected peak flood flow of the Petaluma River and that any release of runoff temporarily detained on-site does not contribute to an increase in peak flood periods on the Petaluma River. Prior to final map approval, the project Applicants' final stormwater detention design calculations shall be subject to review by the City's stormwater consultant and City Engineer. The project Applicants shall be responsible for funding all costs and providing the required technical information to the City.
64. **Mitigation Measure HYD-6:** Pedestrian bridges across Kelly Creek shall be designed to fully span the channel in order to reduce the potential to impede streamflow. If full-span lengths are not feasible, bridge supports shall be designed to maximize the natural channel cross-section area in order to reduce the potential obstruction to in-stream flow.
65. **Mitigation Measure NOISE-1:** The proposed project shall implement the following control measures during construction.
- a. Noise-generating construction activities shall be limited to daytime, weekday hours (7 AM to 6 PM) and 9 AM to 5 PM on weekends and holidays. When construction is occurring within 100 feet of existing residences, then construction shall occur between 9 AM and 5 PM and shall be prohibited on Sundays and Holidays.
 - b. High noise-producing activities, such as excavation and grading and construction finishing, shall be scheduled between the hours of 8 AM and 5 PM to minimize disruption on sensitive uses.
 - c. All stationary noise generating equipment that generates noise levels in excess of 65 dBA Leq shall be located as far as possible from sensitive receptors. If re-locating stationary equipment is not feasible, the equipment shall be shielded from noise sensitive receptors by using temporary walls, sound curtains, or other similar devices to reduce noise levels at nearby sensitive receptors to less than 65 dBA Leq.
 - d. The construction contractor shall implement feasible noise controls to minimize equipment noise impacts on nearby sensitive receptors. Feasible noise controls include improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds.
 - e. Equipment used for project construction shall be hydraulically or electrically powered impact tools (e.g., jack hammers) wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. Where use of pneumatically-

powered tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used. A muffler could lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible; this could achieve a reduction of five dBA. Quieter procedures shall be used (such as drilling rather than impact equipment) wherever feasible.

- f. The construction contractor shall implement appropriate additional noise reduction measures that include shutting off idling equipment after 5 minutes (as feasible) and notifying adjacent residences (at least one time) in advance of construction work.
 - g. The construction contractor shall not stage equipment within 200 feet of the existing residences adjacent to the project site.
 - h. The contractor shall minimize use of vehicle backup alarms. A common approach to minimizing the use of backup alarms is to design the construction site with a circular flow pattern that minimizes backing up of trucks and other heavy equipment. Another approach to reducing the intrusion of backup alarms is to require all equipment on the site to be equipped with ambient sensitive alarms. With this type of alarm, the alarm sound is automatically adjusted based on the ambient noise.
 - i. Construction worker's radios shall be controlled so as to be inaudible beyond the limits of the project site boundaries.
 - j. Heavy equipment, such as paving and grading equipment, shall be stored on-site whenever possible to minimize the need for extra heavy truck trips on local streets.
 - k. Two weeks prior to the commencement of construction, notification in writing must be provided to residents within 300 feet of the project site, disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period.
 - l. The construction contractor shall designate a city-approved "disturbance coordinator" who shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall require that reasonable measures warranted to correct the problem be implemented. The construction contractor shall conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.
66. **Mitigation Measure NOISE-2a:** Heavy construction equipment shall be prohibited from operating within 100 feet of an existing residence between the hours of 5:00 PM and 9:00 AM and on holidays.
67. **Mitigation Measure NOISE-2b:** Operation of heavy equipment shall be prohibited within 20 feet of the barn complex. Temporary reinforcements/stabilization measures shall be installed at the barn structures, as needed, to minimize vibration damage.
68. **Mitigation Measure TRANS-5:** A construction management plan shall be prepared for review and approval by the City of Petaluma Public Works Department. The plan shall include at least the following items:

- a) Development of a construction truck route that would appear on all construction plans to limit truck and auto traffic on nearby streets.
- b) Comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures if required, sidewalk closure procedures if required, cones for drivers, and designated construction access routes.
- c) Evaluation of the need to provide flaggers or temporary traffic control at key intersections along the truck route(s).
- d) Notification procedures for adjacent property owners and public safety personnel regarding schedules when major deliveries, detours, and lane closures would occur.
- e) Location of construction staging areas for materials, equipment, and vehicles if there is insufficient staging area within the work zone of the proposed project.
- f) Identification of truck routes for movement of construction vehicles that would minimize impacts on vehicular and pedestrian traffic, circulation and safety; provision for monitoring surface streets used for truck movement so that any damage and debris attributable to the proposed project's construction trucks can be identified and corrected by the proposed project applicant.
- g) A process for responding to and tracking complaints pertaining to construction activity, including identification of an on-site complaint manager.
- h) Documentation of road pavement conditions for all routes that would be used by construction vehicles both before and after proposed project construction. Roads found to have been damaged by construction vehicles shall be repaired to the level at which they existed prior to construction of the proposed project.

69. Mitigation Measure UTL-3a: Prior to issuance of building permits, the project shall be required to upsize the D Street sewer between Grossland Way to the manhole west of 10th Street, subject to the review and approval by the City Public Works and Utilities Department.

70. Mitigation Measure UTL-3b: Mitigation Measure AIR-2, Mitigation Measures CUL-2a through 2c, Mitigation Measure CUL-3, and Mitigation Measure NOISE-1 and NOISE-2a shall be implemented in conjunction with the sewer main upgrade project.

Department of Public Works and Utilities

- 71. A pad certification is required prior to issuance of a certificate of occupancy.
- 72. Please refer to the City's website for current drought mandates www.cityofpetaluma.org/drought. The applicant shall be responsible to follow all drought mandates in effect during construction.
- 73. All frontage improvements shall be installed and accepted, or a bond securing completion of any frontage improvements delayed by drought mandates shall be provided, prior to issuance of the 24th (85%) certificate of occupancy.

74. A construction management plan shall be prepared for review and approval by the City of Petaluma Public Works Department as described in the environmental impact report.
75. In lieu of ½ street paving along property frontage, the applicant shall be responsible for full road paving within the limits of the roundabout as well as the limits of the new intersection of Windsor Drive and Street A/Street B that is within City right-of-way. All paving shall be consistent with the geotechnical recommendations for the project.
76. The final map shall be prepared per the City policies, standards, codes, resolutions and ordinances in effect as of the completeness of the vesting tentative map application. Final map fees and technical review deposits shall be required at the time of the application submittal.
77. Prior to issuance of a building permit, a public improvement plan application is required to be submitted and approved for all frontage work and all on-site work within public easements. Public improvement plan shall include all offsite improvements including roundabout, public access to park, and sidewalk gap closure along D Street. A public improvement agreement package including necessary bonds and insurance is required. 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 frontage improvements shall be installed and accepted prior to the issuance of the 24th certificate of occupancy.
78. 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. The executed Stormwater Facilities Maintenance Agreement shall be recorded prior to issuance of first certificate of occupancy.
79. All improvements shall be accessible. New directional ADA ramps shall be installed at all new intersections.
80. 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.
81. Submit final, SCWA approved construction level hydrology calculations with the subdivision improvement plans and final parcel map applications per Sonoma County Water Agency standards. Sonoma County Water Agency review and approval is required prior to the start of construction.
82. The project shall comply with E.10 Construction Erosion and Sediment Control requirements: with the building permit application, applicant shall provide Notice of Intent documentation as well as the Storm Water Pollution Prevention Plan (SWPPP) and erosion and sediment control plan.

83. At the building phase, the applicant shall submit to the City 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 (PMC) Section 15.17.050.
84. Streets A and B shall be privately owned and maintained by an HOA. Draft CC&R shall be provided as part of the public improvement plan application.
85. New publicly owned and maintained street lights shall be installed at the intersection of Street A and Street B with Windsor Drive and at the new roundabout. Street lights along Street A and B shall be privately owned and maintained.
86. Consistent with the Pedestrian Bicycle Advisory Committee recommendations, Davidson Homes shall construct new 6 ft. wide sidewalk meeting all requirements of the City Standards to be located on the south side of Windsor Drive from the new intersection along Windsor Drive to D Street.
87. Consistent with the Pedestrian Bicycle Advisory Committee recommendations, both parking lots shall include adequate bike parking.
88. Frontage improvements shall include:
- a) 5' wide sidewalk on both sides of Windsor Drive along property frontage west of the new intersection, and a new 6' wide sidewalk on the south side of Windsor Drive between the new intersection and D Street,
 - b) Roundabout at Windsor and D. Street. Roundabout design shall be included in the Public Improvement Plan (PIP) and shall be designed to the current addition of Caltrans Highway Design Manual (HDM), Manual Uniform Traffic Control Device (MUTCD), and Caltrans standard plans and specifications. The roundabout shall include advancing warning beacon. Limits of paving for the roundabout shall be designed to a 20 year design life to the outer limits of the striping conforms for the roundabout construction. Roundabout shall include new street lighting.
 - c) Approximately 800 lineal feet of sidewalk gap closure along D Street from the existing concrete sidewalk terminus at approximately 200' north of Pinnacle Drive to approximately 500' south of Sunnyslope Ave.
 - d) New uncontrolled crosswalk at the new intersection shall have ADA compliant curb ramps with back to back solar powered rectangular rapid flashing beacons (RRFB) with yield markings and signage.
 - e) Class 2 bike lane along D Street from the roundabout thru the new parking lot and extended to the property limits.
 - f) The improvements along D Street shall include construction and striping of a new left turn pocket into the new Putnam Park Parking Lot Extension which shall be subject to approval by the City Engineer based on site constraints and design parameters.

89. The sewer and water main shall be public and within a public utility easement. Storm drain, and electrical for private streetlights shall be privately owned and maintained.
90. 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.
91. Applicant is responsible for paying all applicable wastewater connection and capacity fees for homes built as part of development.

Building Division

92. Proposed project will require building permit application and construction plan approval in compliance with current California Building Standards Code in CCR Title 24 as adopted by the City of Petaluma. The Building Division reviews applications and plans in accordance with this code. The applicant will need to demonstrate compliance with the construction documents.
93. Effective June 16, 2021, new buildings are required to have all electric construction as defined in Petaluma Municipal Code 17.36 and permanent supply of electricity as the source of energy for all space heating, water heating (including pools and spas), cooking appliances, and clothes drying appliances. No new natural gas or propane infrastructure shall be part of the Scott Ranch project and all buildings shall be designed as all-electric.
94. For the 2019 Building Standards Code cycle effective June 16, 2021, the City of Petaluma has adopted CalGreen at the Tier 1 level for wholly new buildings, with the exception Energy Efficiency, which is adopted at the mandatory level only.
95. The applicant is encouraged to incorporate visitability/universal design components into final architectural design to meet the intent of the City's newly adopted ordinance. However, the Vesting Tentative Subdivision Map was deemed complete prior to adoption of the City's local ordinance and therefore the project is not subject to the new code requirements.
96. CBC 1803.1.1 requires each subdivision have preliminary and lot specific soils investigations where soil hazards are identified in the preliminary analysis. Such investigation is to be prepared by a state licensed civil engineer. The investigation shall indicate preparations, recommendations, and corrective actions to prevent structural defects for each lot and dwelling.

Fire Prevention Department

97. This subdivision is within the boundaries of the Wildland-Urban Interface (WUI) Fire Area. Buildings constructed in this zone are subject to the conditions outlined in Section 17.20.040 of the Petaluma Municipal Code.

98. New residential structures built within the boundaries of the Wildland-Urban Interface (WUI) Fire Area are subject to the requirements of California Building Code Chapter 7A and Section 903.3, which must be verified during plan review and approved prior to issuance of the building permit.
- Roof materials and their application shall conform to a Class “A” rating.
 - Roof valleys (§705A.3) shall be reinforced and roof gutters (§705A.4) shall be provided with a means to prevent accumulation of leaves and debris.
 - Exposed roof eaves (§707A.4), exterior porch ceilings (§707A.6), floor projections (§707A.7), and underfloor areas (§707A.7), must be constructed to resist exposure to wildfires.
 - Exterior windows (§708A.2.1) must have at least one face tempered or have a 20-minute fire resistance rating, and exterior doors (§708A.3) must be minimum 1-1/4” solid core wood, clad with fire-resistant material, or 20-minute rated.
99. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet approved aerial fire apparatus access road shall be provided. For purpose 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 Appendix D105.1
100. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders in the immediate vicinity of the building or portion thereof. CFC D105.2
101. The required turning radius of a fire apparatus access road shall be determined by the fire code official.
102. The number of fire hydrants available to a building shall be no less than the minimum specification in Table C 105.1. Foot notes (f) and (g) are added to read as follows: For commercial, industrial and multifamily residential dwellings, average spacing shall be no greater than three hundred feet (300'). (g) A fire hydrant shall be located within fifty feet (50') of FDC, or as approved by the Fire Code Official. PMC 17.20 C105.1
103. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. CFC D130.1
104. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such 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
- Prior to bringing combustible building products onsite; fire hydrants will need to be fully functional and roads will need to be in good condition and able to support the weight of a fire engine in all weather conditions. Approval from the Fire Marshal and City Engineer will be required in advance of bringing combustibles onsite.

105. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designate shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. CFC 503.3
 - a. All fire lanes will require “No Parking Fire Lane” signs with locations to be determined prior to Final Map.
106. Approved fire apparatus access road 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 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
107. The Fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building. CFC B104.3
 - a. Minimum fire flow for buildings shall be calculated as specified in the 2016 California Fire Code Appendix B, “Fire Flow Requirements for Buildings,” as amended by Petaluma Municipal Code.
108. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.20. Approved automatic sprinkler systems in existing buildings and structures shall be provided in locations described in Section PMC 17.20 903.2.
109. Installation of the fire sprinkler system requires approved plans and permit from the Fire Prevention Bureau prior to work commencing. The owner/contractor shall submit a permit application with three (3) sets of plans, cut sheets, and calculations. These systems must comply with NFPA 13D.
110. New and existing buildings shall be provided with approved illuminated or other approved means of address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with Section 505.1.1 through 505.1.2. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response in accordance with this code and Section 505.1.3. Where access is by means of a private road and the building cannot be viewed from the public way or when determined by the fire code official, a monument, pole, or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.
111. Numbers for one- and two-family dwellings shall be not less than 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