

# **EXHIBIT 1**

## **SPAR CONDITIONS OF APPROVAL** **HAYSTACK PACIFICA MIXED-USE PROJECT** **APNs 007-143-003, 004, 007, 014, and 015** **File No. PLMA-16-0001**

### **Planning Division: Standard Conditions of Approval**

1. Plans submitted to the City of Petaluma for purposes of construction shall be in substantial conformance with plans on file with the Planning Division and date stamped May 9, 2019, except as modified by these conditions of approval. A determination of substantial conformance shall be made by the Planning Manager in writing during the plan check review process. Nothing shall preclude the Planning Manager from referring a substantial conformance determination to the Planning Commission for review at a publicly noticed meeting.
2. The colors, materials, and light fixtures shall be in substantial conformance with those noted on the plan set and the color board in the plan set.
3. Prior to the issuance of any development permit, the applicant shall revise the site plan or other first sheet of the office and job site copies of the Building Permit plans to list these Conditions of Approval as notes. A copy of the approved plans shall be maintained on-site when construction activities are occurring.
4. At Building Permit issuance, the applicant shall provide an electronic copy of final/approved plans in PDF format on either a CD or USB drive.
5. This approval is granted for and contingent upon construction of the project as a whole, in a single phase, with the construction and/or installation of all features approved and required herein. Phasing of one block ahead of the other may be authorized by staff subject to a Construction Agreement (see also Condition 54). Modifications to the project, including but not limited to a major change in construction phasing, may require an amendment to this condition by the Planning Commission through the Site Plan and Architectural Review provided at IZO §24.010.
6. This approval is, as provided for at IZO §24.010(I), effective for a twelve (12) month period unless the permit has been exercised or unless an extension of time is approved in compliance with IZO §24.010(J).
7. Prior to building permit issuance, all development impact fees for the commercial component of the project (including the public art in-lieu fee if public art has not yet been approved), shall be paid. Fees for the residential component of the project are due prior to final inspection or certificate of occupancy.
8. The day following approval, the applicant shall provide the Planning Manager a check made payable to the Sonoma County Clerk, in the amount required and published by the

Sonoma County Clerk to file the CEQA exemption.

9. At all times the site shall be kept cleared of garbage and debris.
10. Except as modified by the conditions herein, construction activities shall comply with performance standards specified in IZO Chapter 21.
11. All plantings shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to ensure continued regular watering of landscape areas, and health and vitality of landscape materials.
12. Herbicides/pesticides shall not be applied in areas used by pedestrians/bicyclists within the project without first providing appropriate signs warning of the use of chemicals. The project shall utilize Best Management Practices (BMPs) regarding pesticide/herbicide use and as well as Integrated Pest Management techniques for the protection of bicyclists and pedestrians.
13. All tree stakes and ties shall be removed within one year following installation or as soon as trees are able to stand erect without support.
14. No signage is approved by this permit. Separate sign permits in compliance with SmartCode §4.90 and shall be obtained prior to the installation of signage.
15. Prior to commencing construction activities, a sign shall be posted on the site regarding the allowable hours of construction and contact information for complaints. Proof of sign installation shall be provided to the Planning Manager prior to construction commencing.
16. The applicant shall defend, indemnify, and hold harmless the City and any of its boards, commissions, agents, officials, officers, and employees from any claim, action, or proceeding against the City, its boards, commissions, agents, officials, 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 applicant of any such claim, action, or proceeding. The City shall coordinate and cooperate with applicants 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 applicant shall reimburse City for reasonable attorneys' fees incurred by the City.

Planning Division: Special Conditions of Approval

17. Prior to issuance of any relevant building permit plan, subject to review and approval by Planning staff:

- a. Composition shingle roofing at sloped (visible) accent roofs shall be replaced with metal roofing. The use of standing seam metal is encouraged.
- b. Product specifications and installation details shall be provided for the stone veneer (shown to match the color of stone visible on a number of early Petaluma buildings, including the Great Petaluma Mill) including corner detailing, grout, and interfacing with abutting siding material as well as ground surface. Detailing shall emphasize application in an authentic looking manner.
- c. Windows shall be thoroughly detailed. Where divided lights are proposed, they shall be true or simulated divided lights (not with the divider between the panes of glass), pursuant to §4.70.040. C. The color of the aluminum shopfront and the vinyl windows shall match in color and not be white. Exterior doors shall also be thoroughly detailed.
- d. At least 11 of the 15 ground-floor units facing the residential courtyard off the transverse street shall have direct and convenient primary access from the courtyard (lockable from the outside). Additionally, final courtyard design and detailing shall include amenities to encourage front porch type use of the courtyard and include both seating and table-side seating, orientated generally toward the street, to attract use by both the abutting residential units and interior units.
- e. Plans shall be further detailed to depict the Copeland-facing stoops as engaging from the sidewalk perspective. The entry doors shall be at least half semi-transparent or transparent glass and some pedestrian-scaled feature shall occur at the wall opposite the entry door (no blank walls within the stoop; this pedestrian-scaled feature might be a decorative panel or piece attached to the wall with some variation from stoop to stoop, a sturdy hook to encourage tenants to personalize their stoop, a low mounted eye-hook to enable a decorative item to be secured, and/or plantings).
- f. Plans shall show at least one space designed with cafe/restaurant infrastructure (including depressed slab at back of house, exhaust shaft to roof, grease trap location), as noted on Sheets A2.0A and A2.0B of the project plan set.
- g. The Aquatic Recreation Facility, the Bike Shop, and the Bike Storage room shall be detailed to show a highly functional layout and quality materials/amenities.
- h. The first-floor ceiling height of all commercial spaces and the live/work flex spaces facing D Street shall be clearly detailed to be 14 feet (ground floor residential spaces facing the courtyard and mid-block of Copeland street shall be raised above grade and have less ceiling height).
- i. Final design of the bioretention/LID areas along East Washington and East D Streets shall be urban in design, raised, and contribute to building's appearance of an urban structure meeting the sidewalk realm (as sheet L1.5 storm water images show), rather than a suburban or "setback" in appearance.
- j. Prior to issuance of any development permit for work within 100 feet of the off-site warehouse property (APN 007-149-008), a fence permit shall be filed and approved and the fence constructed. The fence permit shall be detailed to depict the material, height, and location of the fence around the north and west property lines, subject to staff review and approval. (A fence on the shared property line must be signed by both property owners.) An alternative found preferable to both parties may be considered if consistent with the Project.

18. Prior to building permit issuance of the 3 live/work units (facing East D Street), interior plans shall demonstrate that the units are designed to accommodate commercial or industrial uses as evidenced by the provision of ventilation, interior storage, flooring, and other physical improvement of the type commonly found in exclusively commercial or industrial facilities used for the same work activity, and shall be compliant with applicable building and life safety/fire policies for such occupancies, pursuant to §4.70.020.D.2 and 3.
19. Naming of the transverse street (a two block public street through this and the SMART parcel to the east) shall be determine by the City and provided to the developer.
20. Prior to building permit and Public Improvement Plan approval, street, bollard, and building lighting fixtures notes on the SPAR set shall be fully detailed and subject to staff review and approval. All light fixtures shall be hooded and downward cast or be an approved City street light.
21. Prior to building permit and Public Improvement Plan approval, locate gas meter assemblies on plans in manner least visually obstructing, location and screening subject to review and approval of the Planning Manager, City Engineer, and PG&E.
22. Prior to Public Improvement Plan approval, to the satisfaction of the City Engineer and the Planning Manager:
  - a. The 18 two-bike racks shall be better spread around the site, with the intent of locating at least a single bike rack within 100' of each commercial entry. (Not more than 4 additional racks may be necessary to accomplish this.)
  - b. The 9-bike Velodome bike shelter shall be substituted with a covered, but open-sided bike shelter with horizontal bike orientation (such as the arched-top bus shelter used at the Copeland Street transit center); if the substitute shelter is unable to accommodate 9 bikes, the remainder may be provided as bike racks around the site, so long as each of the two shelters accommodate at least 6 bicycles.
  - c. A total of at least 54 bike spaces shall be provided within the public right-of-way and common areas.
  - d. Exterior bicycle racks shall comply with size dimensions and location requirements of the Bicycle and Pedestrian Master Plan. Access to all bicycle racks shall be adequate from all sides and racks will not be placed too close to any wall, curb or structure.
  - e. Interior bicycle parking spaces shall have hardware enabling the use of locks and/or be located in a secured room.
23. Prior to Public Improvement Plan approval and building permit approval, soils testing of landscape areas should occur and the landscape architect shall add notes to the plan set to ensure that the street trees and site landscaping are planted in the most appropriate soils. Final landscape plans shall be subject to staff review and approval.
24. Prior to Public Improvement Plan approval, the three public pocket plazas shall be reviewed by the Music, Recreation, and Parks Commission and their recommendation

provided to the Parks Manager, City Engineer, and Planning Manager. Anti-skateboarding measures shall be implemented on the concrete walls and benches.

25. Prior to Public Improvement Plan approval, regarding street trees, the plan sets shall:
  - a. Have been to the City of Petaluma's Tree Advisory Committee for review and recommendation (considering SmartCode §5.10.060.C & E's direction for a durable species tolerant of soil compaction and for trees in a regularly-spaced pattern with shade canopies of a height that, at maturity, clear at least one story and considering compatibility with Fire specifications that trees not exceed 25 feet at maturity).
  - b. Show tree wells inset 4 feet into the sidewalk (as shown) but for a linear distance of typically at least 6 and preferably 8 feet, with a decorative cast iron tree grate, subject to recommendation of the Tree Advisory Committee and the review and approval of the City Engineer and Planning Manager.
  - c. Note and depict structural soils under the sidewalks for a six-foot minimum distance inward from all tree wells, for a 24-inch minimum depth, and for a length of at least 8 feet centered on each street tree (§4.60.040.C). At least one of these dimensions shall be increased; a continual band of structural soils under sidewalks (via the connection of the 8 foot minimum lengths within 15 feet of a street tree) is strongly recommended to improve the street trees' likelihood of success.
  - d. Note irrigation, walk-on mulch, and root barriers where appropriate (as specified at §4.60.040).
26. Anticipated loss of three off-site trees related to the upsizing of the public storm drain line to the west of the Project, shall be replaced to the acceptance of the City and the property owner, and details shall be listed on the public improvement plan set.
27. Prior to Public Improvement Plan approval, the plans shall depict the reuse of the cobblestone curb now on a segment of D Street, to another project curb line, subject to staff review and approval. Weller Street, opposite Cavanaugh Landing or one of the older buildings, is the recommended location (see retention of cobblestone curb 1996 City Standards Series 200).
28. Prior to Public Improvement Plan approval, Copeland, Weller, and the transverse street shall each include two public benches/seating areas within the right-of-way. The location and design of seating areas shall be subject to Planning Manager and City Engineer approval. Furniture shall be durable, designed to prevent sleeping, and shall include anti-skateboarding measures. Low walls (18" to 32" in height) may be considered in-lieu of furniture.
29. Prior to Public Improvement Plan approval, the applicant shall coordinate with Petaluma Water Ways on an appropriate wayfinding sign and show placement of wayfinding sign at/near the Weller Street pocket plaza; this may be a metal sign with the PWW blue and white graphic with an arrow to Cavanaugh Landing or something more iconic or tied into the Project's provision of public art.

30. Prior to Public Improvement Plan approval, the Class IV protected bike described in Condition 72 shall be designed subject to review and approval by the City Engineer and Planning Manager. To accommodate the 5-foot protected lane and approximately 3-foot buffer, where necessary, the abutting sidewalk width may be reduced to generally not less than 12 feet.
31. At time of Final Map recordation, the developer/applicant shall record in the Official Records Notification of Sonoma County the notice stated at SmartCode §4.70.050(A).
32. Prior to final inspection and commencement of operations, a notice shall be submitted for review and approval by the City of Petaluma, complying with SmartCode §4.70.050 and §4.70.020.E.1, demonstrating that the owner shall provide written notice in all lease, rental, or sale agreements concerning any portion of the Project to all occupants and users that the surrounding area may be subject to noise, dust, fumes, or other effects associated with commercial and industrial uses at higher levels than would be expected in residential areas and of river-dependent and/or agricultural support industrial operations nearby which may cause effects.
33. Use by Project tenants of the public pocket plazas would require review and issuance of an encroachment permit by the City. Pocket plazas are intended to be formal open spaces available for civic purposes and subordinate commercial activities. An encroachment permit may be granted for commercial use of a portion of a courtyard if it will activate the plaza and create a space of community value.
34. Use of a Live/Work unit (in exceedance of the uses allowed via a home occupation permit) require a Minor or Conditional Use Permit, as described at §4.70.020.E.
35. Within the interior garages of each building, the Project shall install and maintain, as proposed, a minimum of 9 total electrical vehicle charging stations, divided between the two blocks. (See also CEQA compliance Greenhouse Gas Condition below.)
36. All externally visible scuppers, gutters and downspouts shall either be galvanized sheet metal as per plan, or complimentary to the building architecture.
37. No opaque film, covering, or decal shall be installed in front of or behind the windows of ground-floor tenant spaces facing any public street which would hinder or completely block visibility between the tenant space and the public right-of-way.
38. Pile-driven piers are prohibited from being used in any and all project construction activities (e.g., foundation). The Project-proposed drilled displacement pressure grouted columns (DDC), or a system with similar noise characteristics and no greater impacts than those analyzed, are permitted.
39. Outdoor amplification and public address systems for purposes other than controlling access to buildings and as required by the Petaluma Fire Department are prohibited.

### Housing Division

40. The Project shall provide 15% of the Project units for use as affordable housing in conformance with IZO Section 3.040 and implementing Housing Element Policy 4.3. The 27 proposed affordable units (totaling 15%) shall be provided in the same mix of unit types (studio, 1 bedroom, 2-bedroom, 3 bedroom) as the Project's overall mix, shall be distributed throughout the residential project site, and shall be of the AMI (area median income) percentage specified by the Housing Element, unless otherwise permitted by the City Council pursuant to IZO 3.040.D (Alternative Compliance).

### Public Works & Utilities Department

41. Frontage improvements shall be installed per the latest civil engineering site plan set including, but not limited to, reconstruction of pavement on Weller Street from East Washington to East D Street, micro-seal type 2 on Copeland frontage, and half street micro-seal on D Street and East Washington from Copland to Weller Street. The complete reconstruction of Weller Street shall be to the required section as determined by the City Engineer at the time of construction.
42. Install a new traffic signal controller at the intersection of Copeland and East Washington.
43. Applicant shall contribute a proportional share equal to 5.4% of the cost of installation of the traffic signal at East D St. and Copeland St.
44. The proposed 8-inch sewer main within the transverse street shall be upsized to a 15-inch sewer main. The new 15-inch sewer shall be stubbed to the existing 24-inch sewer main in Weller.
45. Proposed laterals on Weller Street between the transverse street and D Street shall be connected to the existing 15-inch sewer main on Weller Street, to be shown on the plans. Eliminate the proposed 8-inch sewer main in the transverse street.
46. All existing overhead utilities on Copeland along the project frontage shall be placed underground. The small utility pole located on project frontage at Weller Street near D Street intersection shall be removed and undergrounded to D Street.
47. Grade conforms along the project frontage shall conform to the existing street section to the satisfaction of the City Engineer. Striping and pavement marking shall be replaced in kind.
48. Sonoma County Water Agency review and approval is required prior to the start of any construction.
49. Site work shall generally conform to the site improvements as shown on the plans provided with the application.
50. All work shall conform to the latest City standards.

51. All improvements shall comply with current California and Federal ADA accessibility codes and requirements.
52. All existing unused water and sewer mains shall be identified on construction drawings and abandoned per City standards.
53. Joint trench plans are required with the building permit/public improvement plan submittal.
54. All public improvement work shall be completed for each block prior to issuance of a final inspection/certificate of occupancy for that block. Should phasing of project and occupancy be requested by applicant, Public Improvements scope of work for each phase shall be defined in the Constriction Agreement as needed.
55. The on-site sewer and storm drain water and all proposed treatment systems shall be privately owned and maintained.
56. Prior to issuance of a building permit, an Operations and Maintenance manual is required for the proposed storm water treatment systems and shall be submitted with the building permit application for review and approval by the City Engineer. The manual shall include annual inspection, by a Civil Engineer registered in the State of California, to ensure the detention and treatment systems are operating as designed and constructed as well as provisions to make any necessary repairs to the system. A signed and sealed copy of the report shall be provided annually to the Office of the City Engineer.
57. Prior to issuance of a building permit, the developer shall comply with the City's Phase II storm water management plan and State of California National Pollutant Discharge Elimination System (NPDES) requirements including submittal of a notice of intent and storm water pollution prevention plan to the State and City.
58. 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. A public improvement agreement package including necessary bonds and insurance is required.
59. Prior to issuance of final building permit, staff shall review the tree locations in the vicinity of the public fire hydrants and signage. Trees shall not block signage or flashing beacons. All trees shall be located away from utilities.
60. All the public improvements shall be designed in accordance with the latest City of Petaluma Public Works and Utilities Department Standards & Specifications, latest edition of the Manual of Uniform Traffic Control Devices (MUTCD) and Caltrans standards.
61. Provide dumpster access plan and written confirmation from waste removal provider (Recology) that refuse removal trucks will have adequate access.
62. All foundations and building supports, with the exception of isolated footings supporting projecting galleries above, shall be located outside of City right of ways, public utility easements, and easements (excluding gallery footings).



63. Provide construction plan (schedule, phasing, staging, traffic) with specific attention to impacts on neighboring businesses and bus schedules. Construction activity shall be limited on Copeland to minimize impacts to the transit mall. Provide business plan for businesses along Weller Street, subject to approval by Public Works. Prior to issuance of building permit the Construction plan is to be approved by Petaluma Transit Manager and Public Works.
64. Prior to Public Works & Utilities approval of Public Improvement Plans, a Park Maintenance Agreement shall be recorded for the public pocket plazas at Parcels A and B, and the public plaza on city ROW located on East D Street frontage (Reference Tentative Parcel Map, Sheet C4). The agreement shall include a legal description and graphical exhibit defining the exact areas to be included. Plaza/park hours of operation from 6:00 AM to 10:00 pm shall be posted per Municipal Code Section 13.28.200. Owner's maintenance responsibility shall include landscape and irrigation maintenance, pest control, weed control, rodent control – with the intent to maintain all included areas in a safe condition and to provide a pleasant and well-kept appearance.
65. Prior to approval of Public Improvement Plans the Final Parcel Map, including all required public dedications and easements shall be recorded, and the Public Construction Agreement shall be executed.

#### *Transit & Traffic*

66. Provide and install the following amenities at the Copeland St Transit Mall. Transit staff to confirm locations for each.
  - a. Benches: 6' benches (x4) and 4' benches (x8); Victor Stanley Brand block, powder coated and galvanized or equivalent,
  - b. Bike Racks (x6); DERO Heavy Duty Hoop Rack, galvanized w/ black powder coat finish, surface mount or equivalent, and
  - c. Trash Cans (x2); Tolar 32 Gallon steel strap trash receptacle with hinged door and flat lid, hard rubber liner, black powder coat finish, zinc anchors or equivalent.
67. E. Washington Street frontage shall be red curb/no parking for entire length as a safety measure to reduce conflicting vehicle movements eastbound just before the Copeland Street crosswalk and intersection. CPSP SmartCode designated parking may be added at a future date at the discretion of the City Engineer.
68. Rapid Rectangular Flashing Beacon installation (RRFB) shall be provided as shown at both Copeland St. mid-block crosswalks at the transverse street intersection.
69. "Yield to Bus" pavement marking shall be added to asphalt on NB Copeland St. where buses pull out from their gates (3 ea.) locations to be confirmed by Transit staff.
70. Public on-street parking spaces on Copeland St. and the transverse street shall be time limited parking. Parking signs with limits shall be provided and located under direction of City Engineer.

71. Parking and Transit Stop Lanes on Copeland St. shall use decorative treatment to define space and identify separation from Traffic lanes (pursuant to SAMP Thoroughfare Standards), subject to the review and approval of the City Engineer, Transit Manager, and Planning Manager.
72. Weller Street and Transverse Street shall provide Class III bikeways both directions.
73. East D Street between Weller and Copeland shall incorporate a minimum 5 ft wide Class IV separated bikeway/cycle track with a 3 ft wide buffer between parallel parking and the curb and a Class III bikeway (as currently indicated) on the south side. The sidewalk “bump out” section just west of Copeland St. will need to be redesigned to allow for a smoother bike lane transition from the eastern section where there is no on-street parking to the western section where there will be on-street parking. Layout of the East D Street alignment shall be designed or reviewed by the applicant’s traffic engineer and subject to review and approval by the City Engineer and Planning Manager.
74. Colored pavement, decorative pavement markings, or other traffic calming enhancement shall be provided at the transverse street mid-block crosswalk, subject to review and approval of the City Engineer and Planning Manager. Stamped concrete should be avoided given the potential for bicycle activity.
75. Decorative pedestrian scale street lighting shall be provided on west side of Copeland St. from E. Washington to E. D Street. (Illuminated bollards behind sidewalk or low-level path lighting sconces on building face are acceptable.)
76. Wayfinding signage throughout the project area shall be incorporated for pedestrian and bicycle use to direct them to points of interest (Historic Downtown and Cavanaugh Park/Turning Basin) and transit connections (SMART, transit mall). Signage and locations to be approved by City Engineer.
77. Left turns from the Transverse Street onto Weller Street shall be prohibited. Review of potential impacts of right only turns (left prohibited) from Transverse Street onto Copeland Street should be reviewed by Traffic engineer and recommendations provided.

#### *Environmental Services*

78. The applicant shall submit the following in accordance with PMC Section 15.17.050:
  - a. PMC Section 15.17.050(C)(1)(j): Applicant signature and date with statement, "I agree to comply with the requirements of the Landscape Water Use Efficiency Standards and submit a complete Landscape Documentation Package."
  - b. PMC Section 15.17.050(C)(2)(a)(2): Water efficient landscape worksheet shall be recalculated with the following: In calculating the MAWA and ETWU, a project applicant shall use the ETo values from the Reference Evapotranspiration Table for Petaluma, CA. ETo is 39.6.
  - c. PMC Section 15.17.050(C)(4)(a)(2): Plants with similar water needs shall be grouped together in distinct hydrozones and where irrigation is required the distinct hydrozones shall be irrigated with separate valves.
  - d. PMC Section 15.17.050(C)(4)(c)(3): A minimum three-inch layer of mulch shall be

- applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
- e. PMC Section 15.17.050(C)(4)(d)(2,6,11,17,18): The landscape design plan at a minimum, shall include:
- Identify each hydrozone as very low, low, moderate, high water, or mixed water use. Temporarily irrigated areas of the landscape shall be included in the low water use hydrozone for the water budget calculation.
  - Identify type of mulch and application depth.
  - Identify plant sizes and quantity.
  - Contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan"; and
  - The signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape.
79. PMC Section 15.17.050(C)(5)(a,b,c): An irrigation design plan that meets the criteria in section 15.17.050 (C) shall be submitted as part of the landscape documentation package.
80. PMC Section 15.17.050(C)(5)(c)(9-10): In addition, the irrigation design plan shall also contain:
- a. The following statement: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan"; and
  - b. The signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system.
81. Prior to final inspection, the applicant shall submit the following in accordance with PMC Section 15.17.050. Please refer to the following sections of the PMC for detailed requirements of each item:
- a. PMC Section 15.17.050 (C)(3): Soil Management Report.
  - b. PMC Section 15.17.050 (D)(1-3): Certificate of Completion to include the following attachments:
    - Certification by either the signer of the landscape design plan, the signer of the irrigation design plan, or the licensed landscape contractor that the landscape project has been installed per the approved landscape water use efficiency standards.
    - Irrigation Schedule – shall be regulated by automatic irrigation controllers, applied water should be the ETWU.
    - Landscape and Irrigation Maintenance Schedule - including routine inspection, adjustment and repair of irrigation system, fertilizing, pruning, weeding, etc.
    - Landscape Irrigation Audit conducted by a certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape. Audit reports shall meet the criteria listed in Section 15.70.050 (D)(2)(c).

## Fire Department

82. Approved automatic fire sprinkler systems in new buildings and structures shall be provided in locations described in this section. Additional local requirements are described in Section 903.2.1 through 903.2.19.1.2 and may supersede the following requirements. The most restrictive requirements shall apply. CFC 903. 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, cuts sheets and calculations. This system shall comply with NFPA-13R or NFPA-13.
83. Valves controlling water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit. CFC 903.4. Installation of the fire alarm system, or sprinkler monitoring systems, must be conducted with approved plans and permit obtained from the Fire Prevention Bureau prior to work commencing. The fire alarm submittal shall include a permit application with three (3) sets of plans, cut sheets, and calculations for review. The system shall comply with NFPA-72.
84. Fire alarm systems and smoke alarms shall be installed in Group R-2 *and R-2.1* occupancies as required in Section 907.2.9.1 and 907.2.9.4. CFC 907.2.9. Installation of the fire alarm system requires approved plans and permit from the Fire Prevention Bureau prior to work commencing. The owner/contractor shall submit a permit application with three (3) sets of plans, cuts sheets and calculations. This system shall comply with NFPA-72.
85. Standpipe systems shall be installed where required by Section 905.3.1 through 905.3.11.1. Standpipe systems are allowed to be combined with automatic sprinkler system. CBC 905.3. Installation of the standpipe system requires approved plans and permit from the Fire Prevention Bureau prior to work commencing. The owner/contractor shall submit a permit application with three (3) sets of plans, cuts sheets and calculations. This system shall comply with NFPA-14.
86. In some locations, access to all parts of the building exceed the requirement of CFC 503.1 for a minimum distance of 150 feet to the fire apparatus access road. As an alternate means of protection, the project shall provide a Class I standpipe system with hose outlet(s) within the exterior courtyard at a location acceptable to the Petaluma Fire Prevention Bureau. CFC 104.8. Installation of the standpipe system requires approved plans and permit from the Fire Prevention Bureau prior to work commencing. The owner/contractor shall submit a permit application with three (3) sets of plans, cuts sheets and calculations. This system shall comply with NFPA-14.
87. New buildings four or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3 percent slope), shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with CBC section 1011.2. Such stairway shall be marked at street level and floor levels with a sign indicating that the stairway continues to the roof. At least one (1) stairway in each building shall meet these requirements, additional access may be provided with the use of fire ladders from other interior stairways. CFC 504.

88. Where elevators are provided in buildings four or more stories above, or four or more stories below, grade plane, not fewer than one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches with not less than 5-inch radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches in height and shall be placed inside on both sides of the hoist-way door frame. CBC 3002.
89. Fire Apparatus Access Roads shall be constructed and provided prior to construction of any buildings on the site. Fire apparatus access roads shall be maintained for fire department operations at all times during the construction process. Closure or changes of fire apparatus access roads shall be reviewed and approved by the Petaluma Fire Prevention prior to closure or changes. CFC 503
90. All required fire hydrants shall be installed and accepted by the Petaluma Fire Prevention Bureau prior to loading of any combustibles on site or construction of the building.

CFC Appendix D.

91. Where access to or within a structure or an area is restricted because of secured opening or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. Installation of the key boxes requires approved plans and permit from the Fire Prevention Bureau prior to work commencing. The owner/contractor shall submit a permit application with three (3) sets of plans, cuts sheets and calculations. This system shall comply with CFC Section 506.
92. All new buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication system of the jurisdiction at the exterior of the building. The owner/project shall conduct appropriate testing and/or provide emergency responder radio coverage approved by the Petaluma Fire Prevention Bureau. Installation of the emergency responder radio coverage system requires approved plans and permit from the Fire Prevention Bureau prior to work commencing. The owner/contractor shall submit a permit application with three (3) sets of plans, cuts sheets and calculations. This system shall comply with CFC Section 510.
93. Eliminate fire-prone plants which ignite readily and burn intensely (Juniperina) from the landscape palette. Arctostaphylos should be used cautiously, only where regular maintenance (removal of dead branches) will occur, and widely spaced from one another.

Conditions Identified through CEQA Analysis to ensure implementation of applicable mitigation measures and policies set forth in the CPSP and its EIR and in the General Plan and its EIR:

Air Quality

94. In accordance with CPSP mitigation measure 11-1, latest BAAQMD recommended Best Management Practices (BMPs) to control for fugitive dust and exhaust during all construction activities shall be incorporated into all demolition and construction plans to require implementation of the following:

- 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 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 5 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.

#### Biological Resources

- 95. In order to avoid impacts to birds protected under the Migratory Bird Treaty Act, site preparation activities, including the removal of trees and building demolition, should occur outside of the bird-nesting season between September 1st and January 31st. If vegetation removal or construction begins between February 1 and August 31, preconstruction surveys including call sounds shall be conducted within 14 days prior to such activities to determine absence or the presence and location of nesting bird species. If active nests are present, temporary protective breeding season buffers shall be established by a qualified biologist in order to avoid direct or indirect mortality or disruption of these birds, nests or young. The appropriate buffer distance is dependent on the species, surrounding vegetation and topography and will be determined by a qualified biologist to prevent nest abandonment and direct mortality during construction. Buffers may be larger for special-status species. Work may proceed if no active nests are found during surveys or when the young have fledged a nest or the nest is determined to be no longer active.
- 96. Pre-construction bat hibernation and maternity roost surveys shall be performed by a qualified biologist to assess the suitability of all existing structures onsite not more than 30 days prior to start of construction including building demolition. If suitable bat roost sites are identified, they shall be surveyed by way of evening emergence surveys and/or internal inspections to determine presence/absence of bat maternity roosts. Internal entrance surveys should be performed by a qualified biologist no sooner than 14 days prior to demolition to determine if buildings support roosting bats. If bats are determined to be present, appropriate methods should be used to exclude bats from the building. Such methods may include installation of one way "valves" to allow bats to exit, but not allow them to reenter the building, or play-back of ultrasonic noise and/or predator calls to deter bats from returning to buildings. Species and roost appropriate evacuation and exclusion procedures shall be developed based on the results of the survey in consultation with CDFW. All active maternity roosts identified during surveys

shall be protected by establishing a 200-foot buffer around the maternity site until bats are no longer utilizing the roost site. Non-maternity roost sites shall be removed under the direction of a qualified biologist. Survey results are valid for 30 days from the survey date. Surveys should be repeated if commencement of structure demolition begins after 30 days or more from the survey date.

97. Maternity Roosting Season (April 1 to August 31): Pre-construction surveys shall be performed by a qualified biologist to assess the suitability of all impacted substrates and the immediate areas of bat roosts 30 days prior to building demolition. If suitable bat roost sites are identified, these potential roost sites should be surveyed by way of evening emergence surveys and/or internal inspections to determine presence/absence of bat maternity roosts. All active roosts identified during surveys should be protected until bats leave the building. Survey results are valid for 30 days from the survey date. Surveys should be repeated if commencement of structure demolition begins after 30 days or more from the survey date.
98. Buildings may be demolished outside of the maternity roosting season. However, internal entrance surveys should be performed by a qualified biologist no sooner than 14 days prior to demolition to determine if buildings support roosting bats. If bats are determined to be present, appropriate methods should be used to exclude bats from the building. Such methods may include installation of one way “valves” to allow bats to exit, but not allow them to reenter the building, or play-back of ultrasonic noise and/or predator calls to deter bats from returning to buildings. Species and roost appropriate evacuation and exclusion procedures shall be developed based on the results of the survey in consultation with CDFW.
99. Fill to the 0.04 acres of man-made wetlands onsite shall be offset through compensatory credits at a 1:1 ratio purchased from an approved mitigation bank or as otherwise directed by the regulatory agencies. The City shall be provided with documentation demonstrating regulatory approval (U.S. Army Corps of Engineers and Regional Water Quality Control Board) and proof of purchase of mitigation bank credits prior to issuance of a grading permit.

#### Cultural Resources

100. If during the course of ground disturbing activities, including, but not limited to excavation, grading and construction, a potentially significant prehistoric or historic resource is encountered, all work within a 100-foot radius of the find shall be suspended for a time deemed sufficient for a qualified and city-approved cultural resource specialist to adequately evaluate and determine significance of the discovered resource and provide treatment recommendations. Should a significant archeological resource be identified a qualified archaeologist shall prepare a resource mitigation plan and monitoring program to be carried out during all construction activities. Prehistoric archaeological site indicators include: obsidian and chert flakes and chipped stone tools; grinding and mashing implements (e.g., slabs and handstones, and mortars and pestles); bedrock outcrops and boulders with mortar cups; and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items with the possible addition of bone and shell remains, and fire affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).

101. In the event human remains are uncovered during earthmoving activities, all construction excavation activities shall be suspended in the immediate vicinity of where the human remains are located, and the following measures shall be undertaken:
- a. The Sonoma County Coroner shall be contacted to determine that no investigation of the cause of death is required.
  - b. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.
  - c. The applicant shall retain a City-approved qualified archaeologist to provide adequate inspection, recommendations and retrieval, if appropriate.
  - d. It shall be the responsibility of the Native American Heritage Commission rather than the applicant or the City to identify the person or persons it believes to be the most likely descended from the deceased Native American, and to contact such descendant in accordance with state law.
  - e. The applicant shall be responsible for discussing and conferring with Native American descendants all reasonable options regarding the descendants' preferences for treatment, as provided in Public Resources Code Section 5097.98(b), and for carrying out all obligations of the applicant as provided at Public Resources Code Section 5097.98.

#### Geology and Soils

102. As determined by the City Engineer and/or Chief Building Official, all recommendations outlined in the Geotechnical Investigations dated August 3, 2012, March 24, 2014, and February 2, 2017 prepared for the subject property by ENGEO, including but not limited to, site preparation and grading, DDC columns, excavation, seismic design, and foundations system design are herein incorporated by reference and shall be adhered to in order to ensure that appropriate construction measures are implemented. Final grading plan, construction plans, and building plans shall demonstrate that recommendations set forth in the geotechnical reports have been incorporated into the design of the project. Nothing in this measure shall preclude the City Engineer and/or Chief Building Official from requiring additional information to determine compliance with applicable standards. The geotechnical engineer shall inspect the construction work and shall certify to the City, prior to issuance of a certificate of occupancy that the improvements have been constructed in accordance with the geotechnical specifications.
103. In the event that paleontological resources, including individual fossils or assemblages of fossils, are encountered during construction activities all ground disturbing activities shall halt in the immediate vicinity of where the resources are located, and a qualified paleontologist shall be procured to evaluate the discovery and make treatment recommendations.

#### Greenhouse Gases

104. In accordance with Section A4.106.4 of the 2016 California Green Building Standards Code, the project shall provide at least 3% of the total parking spaces as capable of supporting future electric vehicle supply equipment. As required by City of Petaluma General Plan Policy 4-P-9, the project shall be constructed to include electrical vehicle charging stations at a ratio of least 1% of the total parking spaces. For purposes of determining compliance with this measure, fractional numbers shall be rounded up to the next whole number.

#### Hazards and Hazardous Materials

105. Prior to issuance of a permit for demolition at 19 Copeland Street or prior to any activities involving the demolition or alteration of the existing building on site, an asbestos survey



adhering to sampling protocols outlined by the Asbestos Hazard Emergency Response Act and material sampling to determine lead presence will occur. Construction activities that disturb materials or paints containing any amount of lead and/or asbestos may be subject to certain requirements of the Occupational Safety and Health Administration (OSHA) lead standard contained in 29 CFR 1910.1025 and 1926.62, AHERA requirement, and any other local, state, or federal regulations. In the event that such substances are found, the applicant will adhere to all requirements put forth by OSHA and other agencies regarding the treatment, handling, and disposal of these materials.

106. Prior to issuance of any demolition, grading, or building permit, the project applicant shall prepare and receive approval of a Risk Management Plan and Site Health and Safety Plan by the City of Petaluma Fire Department. The purpose of these plans is to address the identified need for the removal and disposal of lead-impacted soils at the project site but shall also address the potential for accidental discovery of hazards and hazardous materials during construction activities including groundwater contamination. Said plans shall be implemented during construction and future redevelopment and shall address the following:
  - a. Conduct construction work in accordance with CCR Title 8 Section 1532.1, Lead in Construction.
  - b. Use appropriate site control measures such as wet methods to minimize airborne dust generation.
  - c. Excavate soil from the tree wells and bio-retention areas to a depth of not less than 2 feet below final grade. Replace the excavated materials with clean imported fill.
  - d. Place any excess soil re-used onsite under buildings.
  - e. Characterize soil export by sampling and analysis for proper disposal.
  - f. Soil and Groundwater Management Plan to inform and guide construction and post-development construction and maintenance that involves exposure to soil and/or groundwater.
107. The project applicant shall implement all of the following Best Management Practices (BMPs) regarding potential soil and groundwater hazards:
  - a. Soil generated by construction activities shall be stockpiled onsite in a secure and safe manner or if designated for off-site disposal at a permitted facility, the soil shall be loaded, transported and disposed of in a safe and secure manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state and federal agencies laws, in particular, the Regional Water Quality Control Board (RWQCB) and/or the Sonoma County Environmental Health & Safety Department and the City of Petaluma. The excavation, on-site management, and off-site disposal of soil from the project site shall follow an approved Risk Management Plan.
  - b. Groundwater pumped from the subsurface shall be contained onsite in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies of the City of Petaluma, the RWQCB and/or Sonoma County Environmental Health & Safety Department. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into buildings.
  - c. Prior to issuance of any demolition, grading, or building permit, the applicant shall submit for review and approval by the City of Petaluma, written verification that the appropriate

federal, state or county oversight authorities, including but not limited to the RWQCB and/or the Sonoma County Health & Safety Department, have granted all required clearances and confirmed that all applicable standards, regulations and conditions for all previous contamination at the project site.

108. The RWQCB, Sonoma County Health Department, Public Works Department, and the appropriate planning and building departments shall be notified prior to any changes in land use, grading activities, excavation, and/or installation of water wells. Notification shall include a statement that residual contamination may exist on the property and list all mitigation actions, if any, necessary to ensure compliance with RWQCB closure letter issued March 1, 2010.

#### Hydrology and Water Quality

109. Prior to issuance of a grading permit, the applicant shall file a Notice of Intent with the RWQCB and demonstrate compliance with the Statewide General Permit for Construction Activities.
110. Prior to issuance of a building permit, the applicant shall prepare a design-level Stormwater Mitigation Plan that provides calculation and documentation that the storm drain system has adequate capacity to serve the project. The storm drain system shall be reviewed and approved by the City Engineer and the Sonoma County Water Agency.
111. In accordance with the National Pollution Discharge Elimination System (NPDES) regulations, the applicant shall prepare and implement a project-specific Stormwater Pollution Prevention Plan, including an erosion control plan, for grading and construction activities. The SWPPP shall address erosion and sediment control during all phases of construction, storage and use of fuels, and use and clean-up of fuels and hazardous materials. The SWPPP shall designate locations where fueling, cleaning and maintenance of equipment can occur and shall ensure that protections are in place to preclude materials from entering into storm drains or the Petaluma River. The contractor shall maintain materials onsite during construction for containments and clean-up of any spills. The applicant shall provide approval documentation from the RWQCB to the City verifying compliance with NPDES.
112. The applicant shall prepare and implement an erosion control plan for all grading activities. The plan shall be reviewed and approved by the City of Petaluma prior to issuance of grading permits. The erosion control plan shall include limiting areas of disturbance, designating restricted-entry zones, diverting runoff away from disturbed areas, inlet/outlet protection at nearby drains, and provisions for revegetation and mulching. The erosion control plan shall prescribe treatment to trap sediment, such as inlet protection, straw bale barriers, straw mulching, and straw wattles.
113. Prior to issuance of an occupancy permit, the applicant shall demonstrate compliance with the City's municipal separate stormwater system (MS4s) for new stormwater facilities located within Weller Street and transverse street, and connecting to the existing municipal stormwater system.

#### Noise

114. Prior to issuance of building permits an acoustical consultant shall determine the appropriate Sound Transmission Class (STC) rating necessary to achieve the 55 dBA Lmax and 45 dBA

Ldn interior noise standards. Based on initial acoustical analysis the following performance standards have been identified:

- a. Residential bedrooms with direct views of passing trains (primarily northern and eastern project facades) require sound rated windows, doors, and construction methods that achieve a 35 to 37 dBA exterior to interior noise reduction.
- b. All residential units shall be equipped with mechanical ventilation capable of supplying fresh air needs while exterior windows and door are closed.
- c. Commercial uses with building facades facing East D Street, Copeland and E. Washington Street, the Cal Green Building Code standards shall be incorporated in the design. Using the prescriptive method, the STC rating of at least 50 or a composite OITC rating of no less than 40 and exterior windows on the eastern façade shall have a minimum STC rating of 40 or minimum OITC rating of 30. Using the performance method an interior noise environmental shall not exceed an hourly equivalent of 50 dBA in occupied areas during operation.

115. Construction activities shall comply with the following measures and all shall be noted on construction documents:

- a. Construction Hours/Scheduling: The following are required to limit construction activities to the portion of the day when the number of persons in the adjacent sensitive receptors are lowest:
  - i. Construction activities for all phases of construction, including servicing of construction equipment shall only be permitted during the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday and between 9:00 a.m. to 5:00 p.m. on Saturdays. Construction activities shall be prohibited on Sundays, and State, Federal, and local holidays recognized by the City of Petaluma.
  - ii. Delivery of materials or equipment to the site and truck traffic coming to and from the site is restricted to the same construction hours specified above.
- b. Construction Equipment Mufflers and Maintenance: All construction equipment powered by internal combustion engines shall be properly muffled and maintained
- c. Idling Prohibitions: All equipment and vehicles shall be turned off when not in use. Unnecessary idling of internal combustion engines is prohibited.
- d. Equipment Location and Shielding: All stationary noise-generating construction equipment, such as air compressors, shall be located as far as practical from Weller Street and the existing warehouse to remain. Acoustically shield such equipment when it must be located near occupied uses along Weller Street and the warehouse.
- e. Quiet Equipment Selection: Select quiet construction equipment, particularly air compressors, whenever possible. Motorized equipment shall be outfitted with proper mufflers in good working order.
- f. Staging and Equipment Storage: The equipment storage location shall be sited as far as possible from nearby sensitive receptors.
- g. Generators: No generators shall be utilized during nighttime hours (I.e., sunrise to sunset) to power equipment (e.g., security surveillance) when normal construction activities have ceased for the day. All such equipment should be powered through temporary electrical service lines.

- h. Notification. Notify nearby residents (within 500 feet) in writing of the demolition and construction schedule.
- i. Noise Disturbance Coordinator: Developer shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. This individual would most likely be the contractor or a contractor's representative. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would require that reasonable measures to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors, within a 500-foot radius of the site, regarding the construction schedule.

#### Public Services & Recreation

- 116. Prior to issuance of occupancy for residential units and prior to issuance of building permits for non-residential development, the applicant shall be subject the City's most recent City Facilities Development Impact Fees.

#### Transportation

- 117. Prior to the Recreation, Music, and Parks Commission review or building permit approval, in accordance with General Plan policy 5-P-31 B, the Haystack Mixed-Use Project shall include at least one public drinking fountain to accommodate people and their pets. The location of the drinking fountain shall be easily accessible to pedestrians and bicyclists and may be located within or proximate to onsite public plazas.
- 118. Prior to the final on the 85th percentile residential unit, the applicant shall prepare a cost estimate for acceptance by the City Engineer and shall pay a proportional share equal to 5.4 percent of the East D Street/Copeland Street signalization cost.
- 119. Prior to public improvement plan approval, as part of the project development, the applicant shall coordinate with the City of Petaluma Public Works Department to design and install striping, signage, and improvements along East D Street to the satisfaction of the City Engineer including the extension of the left-turn lane on eastbound East D Street for a length of at least 100 feet from the Copeland Street intersection.
- 120. Prior to public improvement plan approval, to avoid conflicts with sight distances due to the curvature of Weller Street, westbound left-turn movements from the new transverse street onto Weller Street shall be prohibited.
- 121. To avoid conflicts with sight distances at project driveways, as well as the intersections of the transverse street with Copeland and Weller Streets landscaping shall be maintained and trimmed back to provide unobstructed sight lines. Generally precluding ground cover and shrubs from exceeding 3 feet in height and limbing up to ensure that tree branches do not extend below 7 feet from the ground in order to provide for adequate corner sight line distances.
- 122. Prior to public improvement plan approval, to establish safe and convenient pedestrian circulation around the project site, pedestrian warning signs, curb bulb outs, and rectangular rapid flashing beacons (RRFB) or similar warning features shall be installed at the Copeland Street/transverse street intersection, at the midblock crosswalk on the transverse street, and at the midblock crosswalk on Weller Street. The midblock crosswalk at transverse street shall be

treated with colored pavement or a decorative treatment, subject to staff review and acceptance, to further provide for traffic calming and improve pedestrian comfort.

123. Prior to public improvement plan approval, in accordance with the City's Bike and Pedestrian Plan "sharrow" striping and signage pursuant to City standards shall be installed along Copeland Street and Weller Streets, at the discretion of the City Engineer, to provide alternate routes for bicycles. Bicycle route signage shall be installed on the transverse street.
124. Prior to public improvement plan approval, wayfinding signage shall be shown directing bicyclists and pedestrians to points of interest (including downtown and the river) and transit connections (SMART and the transit center) in the project vicinity shall be installed at the project site on either end of the transverse street, at the two project corners with East D Street and at the two project corners with East Washington Street. Signage shall be designed by the applicant and submitted as part of the public improvement plans for review and approval by Public Works and Planning staff.
125. Prior to public improvement plan approval, a minimum of 20 bicycle parking spaces shall be provided onsite to provide safe and convenient access to residences and businesses (see also more specific Condition 22).

#### Public Utilities

126. The City of Petaluma Public Works and Utilities, Environmental Services Division's standard conditions of approval regarding water conservation, irrigation, and water use efficiency shall be implemented.
127. A Construction Waste Management Plan shall be prepared and implemented during all stages of construction. The Construction Waste Management Plan shall meet the minimum requirements of the CalGreen code for residential and commercial development including but not limited to regional material sourcing (A5.405.1), Bio-based materials (A5.105.2), Reused materials (A5.405.3), and materials with a recycled content (A5.405.4).
128. In accordance with CalGreen Section 4.410.2 onsite recycling shall be provided in readily accessible areas for the depositing, storage and collection of non-hazardous materials including at a minimum paper, cardboard, glass, plastics, organic waste, and metals.
129. The applicant shall coordinate with Recology to appropriately size trash enclosures and ensure that maximum waste stream diversion occurs by providing onsite pre-sorting for recyclables and greenwaste for compostable and organic material.