

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "C"  
July 24, 2018

Kawana Springs Apartments Vacation  
2604 Petaluma Hill Rd  
VAC18-001

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. In addition, the following summary constitutes the recommended conditions of approval on the Vacation of Kawana Springs Road Right of Way based on the plans stamped received January 30, 2018:

**PARCEL AND EASEMENT DEDICATION**

1. A reservation of a permanent water transmission pipeline easement in favor of the Sonoma County Water Agency ("Agency") over the entire area to be vacated. The final easement shall be subject to review by the Planning & Economic Development Department prior to recordation of this resolution at the Sonoma County Office of the Recorder and shall contain verbiage similar to the following;

*"Grantor", does hereby grant to THE SONOMA COUNTY WATER AGENCY, a body corporate and politic, organized and existing under and by virtue of the laws of the State of California, hereinafter referred to as "Agency", a permanent easement to enter, occupy, and use the real property described below to construct, maintain, operate, inspect, repair, alter, enlarge, and reconstruct one or more water transmission pipelines, and all necessary appurtenances thereto ("the Improvements") in, along, across, and through the vacated parcel.*

*Together with such rights as are necessary to enable Agency to access said lands described above from such private roads as there may be to construct, maintain, operate, inspect, repair, alter, enlarge, and reconstruct, the Improvements, over and across routes that are mutually agreeable to Agency and Grantor.*

*The above described easement is non-exclusive and reserves all uses to Grantor not inconsistent with Agency's use of the easement, provided that any alteration of the Easement Area or improvements located therein/on by Grantor or others shall require the prior written consent of the Agency, and shall in no event be used for any purpose or in any manner which will interfere with or damage Agency's facilities or operations in said Easement Area. Grantor shall not grant rights, or permit the use of Grantor's real property within the Easement Area by others, without the prior written consent of the Agency.*

2. A reservation of a Public Utilities Easement (PUE) in favor of the City of Santa Rosa over the entire area to be vacated. A "sunset date" shall be incorporated into the easement description such that upon verified removal of all public and franchise agreement utilities (PG&E, AT&T,

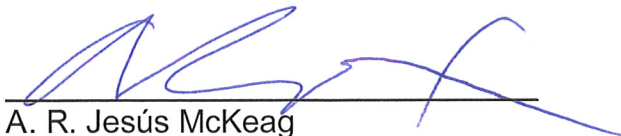
Comcast, etc.), through corridor the easement shall terminate. The final easement shall be subject to review by the Planning & Economic Development Department prior to recordation of this resolution at the Sonoma County Office of the Recorder.

As an alternative to providing the PUE and subject to the approval of the City Engineer, all utilities located within the corridor shall be relocated prior to recording the Resolution of Vacation.

3. All costs associated with plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the applicant.

#### **PUBLIC AND PRIVATE IMPROVEMENTS THROUGH VACATION PARCEL**

4. All public and private improvements, both on-site and off-site; all rights-of-way and easement acquisitions, be they on-site or off-site; and all removal, relocation, or undergrounding of existing public utilities and any coordination thereof required or necessitated as a result of the review and approval of the project and the cost thereof shall be the obligation of the applicant unless express written provision to the contrary is agreed to by the City. The full installation of all such required improvements to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.
5. Pursuant to City Code Chapter 13-12, with the exception of existing overhead electrical main feeder lines, all existing wire-distributed utility facilities which are on the proposed or existing rights-of-way, roadways, walkways, easements, etc. within the subject subdivision or along roadways required to be improved in conjunction with the subject subdivision may be required to be removed and undergrounded prior to the construction of proposed improvements and all poles along the frontage(s) shall be removed. All existing overhead service drops which emanate from the existing poles and overhead facilities required to be removed and undergrounded, and which serve existing structures on both sides of the street within the boundaries of the road improvements of the subject subdivision shall be undergrounded to the main service switch or service entrance to such structures. Where existing overhead electrical main feeder lines are left overhead, conduit shall be placed in the ground to provide for future undergrounding of the lines.
6. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
7. All improvements through this corridor shall be per the Engineering Conditions of Approval (Exhibit "A") for Kawana Springs Apartment Homes - 2604 Petaluma Hill Rd (DR17-013) dated August 1, 2017.



A. R. Jesús McKeag

PROJECT ENGINEER