

CITY OF SANTA ROSA, CALIFORNIA
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION

EXHIBIT "A"
February 6, 2017

733 Coddington Ctr
Coddington Renovation
DR16-065

Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development 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.

In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received November 2, 2016:

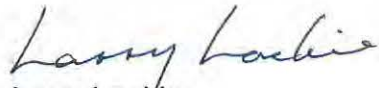
1. A Development Agreement shall be entered into between Coddington Mall LLC and the City for providing pedestrian facilities, traffic improvements, and all appurtenant improvements for those facilities and improvements along the Coddington Mall Property of the Lands of Coddington LLC et al, Document No. 2005R173034, APN 012490051. This agreement shall be executed by all parties when required by the City Engineer.
2. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. The Building Permit shall incorporate all SUSMP Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Building Permit plans submittal shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of one or more of the following:
 - a. Individual property owning these BMP's. Individual owners shall be responsible for performing and documenting an annual inspection of the BMP's on their respective properties. The annual reports shall be retained by the private property owner for a period of the latest five years, and shall be made available to the City upon request.
 - b. Property Owners Association. If perpetual maintenance of these BMP's are through a Property Owner's Association, the documents creating the Covenants, Conditions and Restrictions governing the Association shall be

submitted to the City Attorney's Office and the Planning and Economic Development for review.

- c. An alternate means acceptable to the City of Santa Rosa.
3. After the SUSMP BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of SUSMP BMP's is to be received by the City prior to acceptance of subdivision improvements.

SEWER and WATER

4. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above mentioned plans: Maximum Applied Water Allowance (Appendix A) and Hydrozone Table (Appendix B).



Larry Lackie
Project Engineer