

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
June 13, 2017

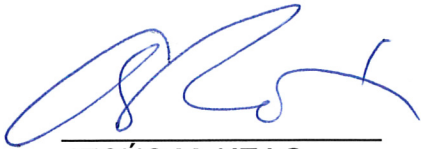
Middle Rincon Subdivision Extensions
117 MIDDLE RINCON RD
PRJ17-030

- 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. **Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual in effect at the time of original approval.**
- III. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.
- IV. The Final Development Advisory Committee Report dated September 5, 2007 as memorialized and augmented by Planning Commission Resolution No. 11298 dated May 8, 2008, is carried forward by reference. The changes to DAC conditions are as follows (numbering per Resolution);
 2. Conditions, Covenants, and Restrictions (CC& R' s) in a form approved by The Neighborhood Revitalization Program, shall be recorded on each lot. The CC& R's are intended to create a framework by which investor owner properties and common areas are managed and maintained. At a minimum, the CC& R's shall contain the following provisions:
 - A. Residential occupancy standards;
 - B. Maintenance and habitability requirements;
 - C. Prohibition of nuisances and offensive activities including: graffiti, illegal drugs,
 - D. F. violent acts and criminal gang behavior;
 - E. Resident and guest parking system;
 - F. Tenant screening and house rules for rentals including: credit, reference and criminal history checks, as well as verification of employment and prior residence.
 3. That the project Conditions, Covenants, and Restrictions (CC& R's) shall be reviewed and approved by the City Attorney and the Department of Community Development prior to recordation of the final map and that the City of Santa Rosa has the right, but not the duty, to enforce the CC& R' s pertaining to the conditions stated herein.
 4. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).

5. That the final map shall contain on its face: That building envelopes shall be considered as building setback lines.
6. That the developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or construction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, or under, or in connection with this subdivision, whether on- site or off-site.
7. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
8. The developer shall pay park fees in effect at the time the building permit is issued.
9. The developer shall, in lieu of providing one or more affordable units on site, and if the application is in compliance with Section 21- 02. 060 " A" and "B" of the Housing Allocation Plan, pay fees at the time of building permit issuance.
10. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.
11. A solid noise barrier wall, built to a minimum height of 7 feet above grade is required to be built on the entire southern property line (abutting the fire station) of the project. To be effective as a barrier to noise, the wall should be built without cracks or gaps in the face or continuous gaps at the base and have a minimum surface weight of 3. 0 lbs. per sq. ft. Acceptable materials include, but are not limited to, masonry block, pre -cast concrete panels, or wood may also be used. For a wood wall to meet these requirements a homogenous sheet material, such as 3/ 4" plywood, is to be used as a backing for typical 1" thick (nominal) wood fence slats.
12. Windows with a minimum STC rating of 34 are to be used in the construction of the new home on Lot 1 and the existing home on Lot 6 is to be retrofitted with STC 34 windows. The new home on Lot 2 is to be constructed with a minimum STC rating of 32 to achieve a maximum sound level of 59 dBA or less within the interior.
13. Trees are required to be planted along the rear property lines of houses 3, 4, and 5. These trees must to be a minimum of 15 -gallons (size) and are required to provide privacy screening for the existing homes to the west. Specific tree species is allowed to be chosen by the applicant and/ or property owner. Said trees must be indicated on the development plans submitted for grading and/or building permit review.
14. Pathways and parking areas along the private drive are required to be constructed with a stamped and stained concrete finish to differentiate the appearance of the paving.
15. Hours for grading and construction activities shall be limited to Monday through Saturday from 7 AM to 7 PM. No grading or construction shall take place on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, or Christmas Day.
16. DAC Report Condition 4 of the Public Street Improvements shall be revised to read:
Middle Rincon Road shall be dedicated and reconstructed to Boulevard standards along the entire project frontage. Halfwidth street improvements shall consist of 14-foot travel

lane, with a 5-foot bike lane, a planter strip, and sidewalk behind the planter strip. Sidewalk is to be in a Public Sidewalk Easement when outside of the Public Right of Way, and included in a Public Utility Easement that provides a clear 7.5-foot width behind the sidewalk. Middle Rincon Road is to be signed and striped for a bike lane and signed for no parking along the project frontage. See the Standard Conditions of Approval for dimensions unless otherwise noted.

Engineering Development Services has no additional conditions of approval for this subdivision.



JESÚS McKEAG

PROJECT ENGINEER