

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"  
August 12, 2021

Eggert Subdivision  
1434 Peterson Ln  
CC20-003

- I. In order to effect the intended changes approved under the Parcel Map Waiver, the applicant may elect to finalize the creation of the parcel(s) through one of the following processes:
  - a. Finalize the Certificate of Compliance,
  - b. File an official map.
- II. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic 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.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received, June 15, 2020:

**CERTIFICATE OF COMPLIANCE**

1. Prior to recordation of the Certificate of Compliance, the applicant shall submit full legal descriptions and plats of the resulting parcels to the Engineering Division and shall comply with all currently adopted ordinances, resolutions, and policies of the City of Santa Rosa and the State Subdivision Map Act.
2. All private easements necessary to the creation of the resultant parcels shall be granted by separate instrument to the satisfaction of the City Engineer. Conformed copies of these shall be presented to the City prior to recordation of the Certificate of Compliance.
3. Prior to recordation of a Certificate of Compliance for the resulting parcels all public and common infrastructure conditioned in the subdivision committee report for the parcel map waiver shall be installed and accepted by the City to the satisfaction of the City Engineer.

## **OFFICIAL MAP**

4. The Tentative Parcel Map process is waived with the approval of this Parcel Map Waiver. An Official Map may be opted for during the plan check phase subject to the Subdivision Map Act and City Code.
5. All owners of any parcel affected by the Official Map must sign the face of the map.

## **PUBLIC EASEMENT, RIGHT OF WAY & PRIVATE EASEMENT DEDICATION**

6. All public easement and right of way dedications shall be granted to the City of Santa Rosa. The means by which these dedications shall occur depends upon the mapping instrument chosen.
7. All private easements necessary to the creation of the resultant parcels shall be granted in favor of the appropriate party to the satisfaction of the City Engineer. The means by which these dedications shall occur depends upon the mapping instrument chosen.
8. All Conditional Certificates of Compliance shall comply with all currently adopted ordinances, resolutions, and policies of the City of Santa Rosa and the State Subdivision Map Act.
9. All costs associated with Conditional Certificates of Compliance, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
10. Prior to recordation of Conditional Certificates of Compliance for the resulting parcels all public infrastructure conditioned in the subdivision committee report for the parcel map waiver shall be installed to the satisfaction of the City Engineer.
11. Prior to recordation of Conditional Certificates of Compliance, any needed private easement between the resulting parcels (including but is not limited to cross lot drainage, egress and parking easements) as determined during the plan review shall be recorded by separate instrument as private Covenants of Easement to the satisfaction of the City Engineer. Conformed copies shall be provided to the Planning & Economic Development Department.

## **GRADING**

12. The dwelling units on the respective lots shall be structurally independent of each other to the satisfaction of the Chief Building Official.
13. The applicant shall obtain a Building Permit to perform this work.

## **WATER AND WASTEWATER**

14. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.
15. Any onsite water and sewer modifications shall be finalized during the plan check phase and be performed under an Encroachment Permit or a Building Permit prior to recordation of the mapping instrument chosen during plan check to create the resulting parcels.



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Laura Ponce  
Project Reviewer