

DEPARTMENT OF PLANNING & ECONOMIC
DEVELOPMENT ENGINEERING DEVELOPMENT
SERVICES

EXHIBIT "A"
KAWANA TERRACE EXTENSION #4
AUGUST 20, 2022

Kawana Village 4th Extension
1166 Kawana Terrance
EXT22-0005

- 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 the tentative map approval resolution date.
- 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.
- III. The Revised Final Development Advisory Committee Report dated April 4, 2008 as memorialized by Planning Commission Resolution No. 11316 dated June 12, 2008, is carried forward by reference and applicable to this project in its entirety except where above superseded.

In addition to the above there are additional conditions to bring the project up to current Codes and within current development standards. These items may not be currently shown on the Tentative Map.

FIRE DEPARTMENT (June 15, 2022)

Fire Department has the following **General Comments/Concerns** on this project:

1. All private fire protections systems, fire hydrants and underground fire mains are required to be submitted under separate construction permits directly to the Fire Department.
2. Fire Department access is required to be provided to within 150 feet of all-sides of the building along an approved path on a minimum 20-foot-wide unobstructed roadway.

3. A minimum 1,500 GPM fire flow in accordance with CFC, Chapter 5 and Appendixes B & C is required for this project. A fire hydrant shall be provided within 600 feet of all-sides of future structures along an approved path.
4. All buildings shall be protected by automatic fire sprinklers.
5. Traffic calming measures on private property are not approved as a part of this review. (i.e. speed bumps, humps, speed tables or undulations.)
6. Storage or use of any hazardous materials at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Department for review. Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Department for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator fees. Underground flammable or combustible tanks shall be reviewed and approved by the Fire Department.
7. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

The Fire Department has the following **General Conditions** regarding this proposed project:

8. Review and approval of a Phase 1 Environmental Site Assessment is required prior to issuance of any Engineering or Grading permits. ESA shall be less than 6 months old, or, if a Phase 1 more than 6 months old is submitted, submittal shall include an update letter by CA licensed Environmental Engineer verifying that site conditions have not substantially changed since original Phase 1 report was created.

Applicant shall pay review fees and submit two copies of Phase 1 directly to Fire Department Plan Reviews at 2373 Circadian Way, Santa Rosa. Contact Tina Franklin at 543-3524 for additional information.

TRAFFIC AND STRIPING (August 2022)

9. On the striping sheet, STOP legends are not required. Install the STOP limit lines at the stop sign locations.
10. Install All-way stop sign plaques at the "all-way stop" at Medalist Drive and Raphael Street.
11. Install "R26 - no parking signs" on the side of the street with no parking.
12. Install the fire hydrants on the side of the street with no parking so that it will maximize the available parking on the other side of the street, and as reviewed and approved by the Fire Department.
13. Install gang mailboxes on the side of the street with no parking or as approved by the City Engineer.
14. The applicant shall install non-walkable cobblestone and or very short landscaping at the corners of the following intersections between the two

pedestrian curb ramps : a. at the northeast corner of Kawana Terrace and Medalist Drive b. at Northeast corner of Medalist Drive and Raphael Street
c. at the southeast corner of Medalist Drive and Raphael Street

PUBLIC STORM WATER (Aug 19, 2022)

15. The Hydrology and drainage reports shall be submitted at first review and shall comply with the updated standards of the Sonoma County Water Agency (SCWA) 2020 flood control manual and the Design and Construction Standards of the City of Santa Rosa. Submit an approval letter with the first submittal to the City Engineering Services Department from SCWA.



CAROL DUGAS EDS ENGINEER