

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DIVISION

EXHIBIT "A"
May 8, 2018

GOLDEN GATE COURT
1071 Fresno Ave
PRJ18-023
EXT18-0023
EXT18-0034
MJP01-024

- I. 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.
- 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 this application was deemed complete.**
- 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 June 17, 2008 as memorialized by planning commission Resolution No. 11337 dated July 10, 2008 is carried forward by reference with the exception of condition 34 which is superseded by condition II of this Exhibit A.
- V. The Fire Department Conditions of Approval contained in the Exhibit A for the extension of the Golden Gate Court subdivision (EXT16-0010) dated 4/18/16 are carried forward by reference and restated below.

FIRE

Applicant is advised that the following Fire Department **General Conditions** apply to this project:

1. Fire Department access roads shall be provided to within 150 feet path-of-travel distance of all portions of first floor exterior walls of all structures. Access roads shall be designed to current Fire Department standards: 20 feet wide minimum for structures two-stories or less in height. Dead-end private access roads more than 150 feet in length shall have an apparatus turn-around per current Fire Department standards. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
2. A Fire Flow Analysis including proposed building areas, type of construction, and calculated available fire flow at the proposed fire hydrants shall be provided to

the Fire Department for review and approval concurrent with submittal of Grading plans. Minimum required Fire Flow for this residential project is 1500 gpm with 20 psi residual in the main.

3. Traffic calming measures on private property are not approved as a part of this review. (speed bumps, humps, speed tables or undulations.)
4. Permanent fences or gates limiting vehicle access shall be approved by the Fire Department. Vehicle gates shall be equipped with strobe-actuated electric operators on both the ingress and egress sides. Egress actuators may be replaced with a magnetic detection loop. Gates shall fail to an unlocked condition in the event of power outage.
5. A Phase 1 Environmental Site Assessment shall be submitted at the Fire Department, including the review fee, and approved. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
6. Access roads and water supplies for fire protection shall be installed and made serviceable prior to delivery, storage or construction of any combustible materials.
7. Separate and additional permits from the Fire Department will be required for installation of any private Underground Fire Main and residential Sprinkler System Installations.



JESÚS McKEAG
PROJECT ENGINEER