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Concept Design  
Feasibility Studies

December 4, 2018

**County of Sonoma PRMD  
2550 Ventura Avenue  
Santa Rosa, CA 95403**

**Re: Chalk Vista Subdivision  
1276 Jensen Ln  
Windsor, CA 95492  
Proposed Minor Subdivision  
APN 162-020-007**

**Project Statement**

To whom it may concern,

The subject parcel totals 38 acres and is proposed to be split into 3 lots. Proposed Lot 1 will contain 12.3 acres, Lot 2 will contain 10.39 acres, and Lot 3 will contain 15.34 acres. The current General Plan designation is Diverse Agriculture and the current zoning is DA B6 10 Z G SR VOH, with a 10-acre density.

Private Driveway

A 650-foot long Private Drive is being proposed to serve the 3 parcels. The proposed road width is 14 feet with 2-foot shoulders on each side. A 22-foot wide fire turnout and a hammerhead at the terminus address Fire access requirements. A road side drainage swale will be installed to convey storm water to an appropriate discharge location. Storm water treatment will be provided via vegetated swales and/or bioretention areas to mitigate for the increased runoff from the new impervious area.

Proposed Lots

Lot 1—12.3 acres-including 9.37 acres of vineyards, one potential building sites and two potential septic areas

Lot 2— 10.39 acres-including 6.05 acres of vineyards, one potential building site and one potential septic area

Lot 3— 15.34 acres-including 9.34 acres of vineyards, one potential building site and one potential septic area

The proposed building envelopes will not be developed with the subdivision improvements. If/when the homes are built, a full grading, drainage and erosion control plan will be required for each of the three potential building sites.

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### Erosion Control

There will be minor grading for the proposed subdivision road work. A detailed erosion control plan will be submitted with the site improvement plans. Erosion control will include BMP's for any exposed/disturbed areas, construction staging areas, construction entrance, covering/containing of any hazardous materials and concrete washout areas (if necessary). The site will not be subject to the state storm water general construction permit as the amount of disturbed area is less than 1 acre

### Wetlands

The site contains approximately 0.11 acres of potential wetlands. A biological assessment will be conducted to ensure no impacts to the wetlands will take place with this proposal.

### Fire Safe and Vegetation Management Plan

If required, a fire safe & vegetation management plan can be provided to the County. No plan has been submitted as the building envelopes are not defined as part of this subdivision. The subdivision map shows proposed improvements for site & fire accessibility. Fire suppression systems will be provided on each site per requirements prior to building permit occupancy.

If there are any questions, please contact me at 707-395-0968.

Gillian Hayes  
Munselle Civil Engineering

Cc: Familia Roberta LLC  
(Owner of APN 162-020-007)

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