

**Stormwater Management Plan
LPL Investments, LLC
Tentative Parcel Map
(Minor Subdivision)
4825 Bodega Avenue
APN 021-110-070**

R.C.E. 49302

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The purpose of this plan is to review the project and recognize stormwater mitigation measures that should be addressed as part of the land division or deferred to lot specific development.

Setting: The project is located on Bodega Avenue approximately 3.9 miles from the City of Petaluma. The site is a single property that was historically used for ranching and grazing of cattle.

Structures: The property has a single-story residential structure approximately 2,100 square feet in size together with four accessory structures (barns and storage sheds) that were used as part of the ranch operations.

Terrain: Slopes of the site vary ranging between 3% to 26%.

Vegetation: The 17.86 acre site is mostly open and made up of mostly open non-native grasses. Multiple tree species (eucalyptus, willow) are located along the westerly boundary and existing drainage course. A row of eucalyptus trees running north/south, bisects the property at the approximate mid-point of the site. A few scattered oaks trees are located on the property along Monte Vista Lane.

Property Ingress and Egress: The primary access point to the existing residence on the property is from Monte Vista Lane via an unimproved driveway approach approximately 250 feet from the Bodega Avenue/Monte Vista Lane intersection. A second access point is for a 15-foot-wide existing private driveway off of Monte Vista Lane through an existing 40-foot-wide roadway easement that was created and constructed as part of Parcel Map No. 8266. This private drive currently serves two properties (APN 021-110-071 and -072) that were part of Parcel Map No. 8266 (Parcels 2 and 3). It also provides access to the southerly portion of the subject property that is also Parcel 1 of Parcel Map No. 8266.

Drainage Courses: Wiggins Creek is located approximately 1,000 feet northerly of the site. There is a seasonal un-named creek located along the westerly boundary on the adjacent property that drains in a northeasterly direction crossing Bodega Avenue which outlets into Wiggins Creek.

Proposed Improvements: As a part of the land division process, the project is proposing to re-construct the existing driveway approach to the above referenced existing private driveway entrance to conform with AASHTO and County of Sonoma design criteria for the use on proposed Parcel 1. This will include an evaluation of the existing road ditch culvert to determine if replacement is warranted. No additional improvements are proposed for the private drive as it was constructed per County criteria as part of Parcel Map No. 8266.

Driveway approaches for proposed Parcels 2, 3 and 4 with front on Monte Vista Lane have access to the public right of way. Driveway approaches will not be

constructed as part of the land division phase but will be constructed in a location to be determined as a part of a future building permit phase to develop that property to allow the maximum flexibility to a future builder when planning the site.

The existing driveway approach servicing the designated remainder shall remain in the current condition for the land division phase. Any re-construction at this phase is outside of the requirements to compel improvements on a designated remainder parcel as outlined in the Subdivision Map Act. The driveway approach condition and location does not create a public health or safety concern. There is more than sufficient site distance. Future permits that are pursued on the designated remainder parcel would trigger improvements to the driveway approach.

No additional on-site improvements are being proposed on Parcels 1, 2, 3, 4 and the designated remainder as a part of the land division phase. Any such work would be a part of a future lot specific development required under the applicable permits for that project.

No improvements are being proposed along the property frontage on Monte Vista Lane or Bodega Avenue.

Conclusion: All stormwater management considerations shall be addressed at the encroachment permit phase for the design of the driveway approach and culvert for proposed as referenced above. All other lot specific drainage design will be addressed with any future building, grading and drainage permit applications. No other actions should be required as a part of the land division process except for conditions of approval as "Notes on Plans" to ensure future actions are addressed.