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PROJECT DESCRIPTION –*Tentative Parcel Map*
Lands of Property Owls LLC

EXISTING SITE INFORMATION	<p>Project Data Site Address: 23, 25, 27 Berger Lane AP No.: 150-043-018 Site Gross Area: 43,597 S.F.+/- 1.00 Acre+/-</p> <hr/> <p>Zoning and Land Use Existing Zoning: Residential 2 (R2) Land Use: Low Density Residential (2.6-8.0 Units/Acre)</p> <hr/> <p>Existing and Pre-Subdivision Site Settings and Conditions The subject property is a developed 1-acre site located on Berger Lane approximately 300 feet southerly from the Berger Lane/Magnolia Avenue intersection. The property is currently undergoing several upgrades related to re-modeling and/or additions to three single-family residences, three new carport structures and an accessory dwelling unit. The listed improvements have been approved and under construction, submitted and awaiting approval or awaiting a pending submittal through the building permit process. The following information provides a summary related to each addressed unit on the subject property:</p> <p>23 Berger Lane: An existing 1,005 S.F. single family residence (circa 1960's) is proposed for a remodel and addition of approximately 746 S.F. Currently there is no garage, but a new 740 S.F. attached garage is proposed. A carport is also proposed at the rear of the property. Residential building and grading permit submittals for the noted work are pending.</p>
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25 Berger Lane:

An existing 1,071 S.F. single family residence (circa 1970's) is proposed for a remodel and addition of approximately 513 S.F. An existing attached garage is also a part of the remodel. A carport is also proposed at the rear of the property. A residential building has been submitted (BLDR-2023-0132...alteration and repair). A building permit for the carport together with a residential grading permit submittal for the noted work is pending.

27 Berger Lane:

An existing 1,758 S.F. single family residence (circa 1970's) is proposed and under construction for a remodel and addition of approximately 361 S.F. An existing detached garage is not a part of the remodel. A carport and accessory dwelling unit is also proposed and under construction at the rear of the property. Three residential building have been submitted and approved (BLDR-2023-0113...alteration and repair; BLDR-2023-0178...residential accessory structure and BLDG-2023-0175...residential accessory dwelling unit). A residential grading permit submittal for the noted work is pending.

Other physical features on the site consist of wood patios/decks, raised planter beds and retaining walls.

The site has limited formal landscaping. A wide variety of trees species totaling 31 are scattered throughout the site and have been identified in a Tree Inventory Report prepared by Becky Duckles in February of 2023. The remaining site consists of non-native grasses. It should be noted that all tree preservation measures, tree removal and mitigation shall be a part of the pending residential grading permits for 23, 25 and 27 Berger Lane.

Vehicular access to the site and each unit is from three separate driveway approaches along Berger Lane.

The site topography varies but based on a slope analysis the average slope is 11%

The existing sanitary sewers for each residence are connected to the existing public sanitary sewer system on Paula Lane via a private sewer system and existing easement (2302 OR 138, SCR) on the

down-slope property to the east of the site (Messing APN 150-043-006). The internal system will be upgraded as part of the pending residential grading permits for 23, 25 and 27 Berger Lane.

Water service for each residence is currently connected to a private well located at the southwesterly portion of the property. The water system is proposed to be upgraded and connected to the existing public water main which terminates on Berger Lane adjacent to the northwesterly corner of the property. Three individual domestic water meters and backflow preventors are proposed to be constructed at said northwesterly corner with private services lines extended across the property to each residential unit. The water services lines will be sized for both domestic and fire sprinkler systems for all applicable structures. The internal system will be upgraded as part of the pending residential grading permits for 23, 25 and 27 Berger Lane.

A new fire hydrant is also proposed to be constructed on Berger Lane at the northwesterly corner of the property. The fire hydrant design and approval shall be a part of the 27 Berger Lane residential grading plan process.

There is no existing public or private storm drain system that services the site. All historic runoff generated on the site is surface flow that crosses on the four properties easterly of the property. As a part of each residential grading permit, a design to accommodate and mitigate runoff via a closed pipe system, detention and overland flow outlet is being incorporated to mitigate all new runoff to overland flow not exceeding the historical runoff volume. These drainage measures will also include storm water management under the BASMAA criteria that adds to the detention process and time of concentration.

All units are connected to existing gas from a main located in Berger Lane and will continue to use gas. Any new construction will be subject to the "all electric" criteria where applicable. Existing power and communication overhead utility lines are located on the westerly side of Berger Lane. The existing joint poles are proposed to remain. All the existing units which are currently connected to this line via overhead wires shall remain. New construction shall be subject to city undergrounding requirements.

**PROPOSED
PROJECT
DEVELOPMENT
INFORMATION**

Berger Lane is a 12-foot-wide asphalt concrete street located within a 30-foot-wide public street right of way. The westerly right of way line is also the City of Petaluma city limit line and urban growth boundary line therefore the entire right of way is within the City of Petaluma. An existing roadside ditch is located on the westerly side of the street within the public right of way. There is no curb, gutter or sidewalk on either side of the street anywhere on Berger Lane. This includes the property frontage. An existing turnaround is located at the terminus of Berger Lane.

The site is not located in a Flood Hazard Zone or a Fire Hazard Severity Zone

See TPM-3 (Existing Conditions Exhibit) and TPM-4 (Permitted Conditions Exhibit) for additional information.

Zoning and Land Use

Zoning: Residential 2 (R2) 6,000 S.F. Minimum Lot Size
(6,332 S.F. based on Slope Analysis)

Land Use: Low Density Residential 2.6 to 8.0 Units/Ac.
(7 Units/Ac. Maximum based on Slope Analysis)

Site Gross Area: 43,597 S.F.+/- 1.00 Acre+/-

Net Area: 0.95 Acres (41,677 S.F.)

Project Density: 3.2 Units per Acre

Total Parcel: 3

Parcel 1: 13,459 SF (0.31 Ac) Gross
12,730 SF (0.29 Ac) Net

Parcel 2: 12,586 SF (0.29 Ac) Gross
11,425 SF (0.26 Ac) Net

Parcel 3: 17,522 SF (0.40 Ac) Gross

Project Overview

A three-lot land division (minor subdivision) is proposed for the property. Each proposed parcel will include the units and structures as noted above for each address; Parcels 1 (23 Berger Lane), Parcel 2 (25 Berger Lane) and Parcel 3 (27 Berger Lane). All the proposed improvements on the property are proposed to be permitted and

constructed under existing or pending residential building and/or residential grading permits prior to land division. These improvements include grading and drainage related to driveways, controlled storm water outlets, storm water mitigation basins (BASMAA), private utilities (sewer and water), a public fire hydrant and enhanced driveway approaches from Berger Lane onto the site. No additional public or private improvements are being proposed as a part of the land division approval process. A condition of approval for a Parcel Map shall show the shared facilities and applicable easements.

See TPM-4 (Permitted Conditions Exhibit) and TPM-5 (Tentative Parcel Map) for additional information.

Vehicular Ingress and Egress

Under the pending residential grading permits, the existing driveway approaches will be replaced. Parcels 1 and 2 shall have an approach to access the proposed attached residential garages for each unit. Parcels 1 and 2 shall also have a shared driveway approach for the proposed carports at the rear of the lots. A private access easement benefiting and encumbering each parcel shall be required for a portion of the shared driveway.

Parcel 3 shall have a single approach for the existing detached garage and the carport at the rear of the lot.

See TPM-4 (Permitted Conditions Exhibit) and TPM-5 (Tentative Parcel Map) for the driveway locations.

On-Site Parking

The project is proposing to provide parking consistent with R2 zone district development standards that require a minimum of one covered and two uncovered spaces for the single-family residential units. All covered and uncovered parking shall be approved and permitted under the pending residential grading permits for 23, 25 and 27 Berger Lane. The proposed parking shall be as follows:

Parcel 1 (23 Berger Lane):

Remodeled attached two-car garage with two uncovered spaces. A two-car carport. (6 total)

Parcel 2 (25 Berger Lane):
Remodeled attached two-car garage. A two-car carport. (4 total)

Parcel 3 (27 Berger Lane):
Existing two-car garage with one uncovered space. A two-car carport.
(5 total).

All proposed parcels exceed the minimum on-site parking requirements.

See TPM-4 (Permitted Conditions Exhibit) and TPM-5 (Tentative Parcel Map) garage, carport and uncovered parking spaces.

Utilities

Water:

As noted in the sections above, under the residential grading permit plans new water meters and backflow preventors shall be constructed to service all existing and future applicable structures and irrigation on the site. Individual water services lines may be located within a common trench. In such cases a private water line easement shall be required on Parcels 1 and 2. It should be noted that the grouping of the meters and the private services lines are being constructed based on input from Public Works that the existing public water main will not be extended along the property frontage. The reason behind this decision is that all properties south of the subject property on Berger Lane have the ability to connect to the public water main in Paula Lane. A public fire hydrant is going to be constructed on Berger Lane at the northwesterly corner of the site as a part of the 27 Berger Lane residential grading and encroachment permit process.

See TPM-4 (Permitted Conditions Exhibit) and TPM-5 (Tentative Parcel Map) for the private water service locations and proposed easements.

Sewer:

As noted in the sections above, under the residential grading permit plans the existing private sanitary sewer system shall be partially retained and reconstructed to accommodate proposed structures and other site improvements. As part of the corrective repair process where the on-site system connects to the existing private system on

the adjacent property, a new manhole shall be constructed to allow for a superior connection. A private sewer easement shall be required over Parcels 1 and 2.

Storm Drains:

As noted in the sections above, under the residential grading permit plans storm drains shall be constructed as applicable to direct collected flows to an outlet distribution structure to return the concentrated flow to overland flow. New development is attempting to limit impermeable surfaces but all additional runoff shall be retained so no additional runoff exceeds historic flow quantities. It would be very difficult to design any storm drain/drainage system that would prohibit all lot-to-lot surface drainage between the proposed parcels. The project proposes a blanket surface drainage easement to allow surface flows to continue along historic drainage patterns and cross property lines.

Dry Utilities:

As noted in the sections above dry utilities to the existing residential units are to remain overhead. Any new utility shall require to be constructed underground.

Storm Water Treatment

The project is subject to the City of Petaluma Phase II Storm Water Program and BASMAA. Based on Table 1.1 (BASMAA Project Requirements) the project meets the “Small Projects” mitigation criteria which creates or replaces 2,500 S.F. of impervious surfaces. The proposed private improvements exceed the square footage threshold. Final design under the residential grading permit process shall incorporate permeable surfaces, where practicable to reduce impact, but will provide the required BMP’s compliant with BASMAA criteria to mitigate storm water pollution. A Storm Water Management Facilities Operation and Maintenance Agreement is being prepared as part of the residential grading plan process. Said agreements can be assigned to the new parcels.

Private Maintenance Agreement

The proposed shared private driveway and private utilities shall be in easements where applicable. A private maintenance agreement

outlining responsibilities between lot owners of the shared facilities shall be prepared prior to Parcel Map.

Frontage and Off-Site Improvements

No additional frontage or off-site improvements are anticipated as part of the land division process.

Future Parcel Development

The land division does not propose any parcel specific development to be constructed prior to a Parcel Map. Future parcel specific development will be pursued under the applicable building permit process at some later date.

Conclusion

It is our opinion that findings can ultimately be made that the proposed project is categorically exempt and in compliance with City general plan policies and zoning development standards.