

Project Narrative

1665 Guerneville Road, Santa Rosa

APN: 036-101-010

July 16, 2018

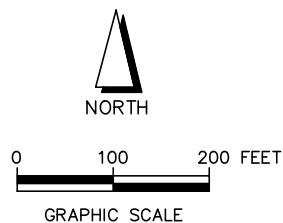
This project proposes to develop a 12-lot subdivision at 1665 Guerneville Road in Santa Rosa. This project is located east of Marlow Road and west of Ridley Avenue. There is an existing residence near the project frontage that will be removed to accommodate the development, the northern portion of the property is undeveloped.

This parcel is currently zoned Rural Residential-20 (RR-20). The property to the west is also zoned RR-20 while the properties to the east and north are zoned RR-40.

Proposed for this project are a mix of 2- and 3-story attached units that will have either 1- or 2-car garages incorporated into the first floor and 3 Accessory Dwelling Units (ADUs). A private street will run north to south through the center of the parcel. A total of 44 parking spaces will be provided, 21 in driveways, 21 in garages, and an additional 2 street spaces.



May 30, 2018



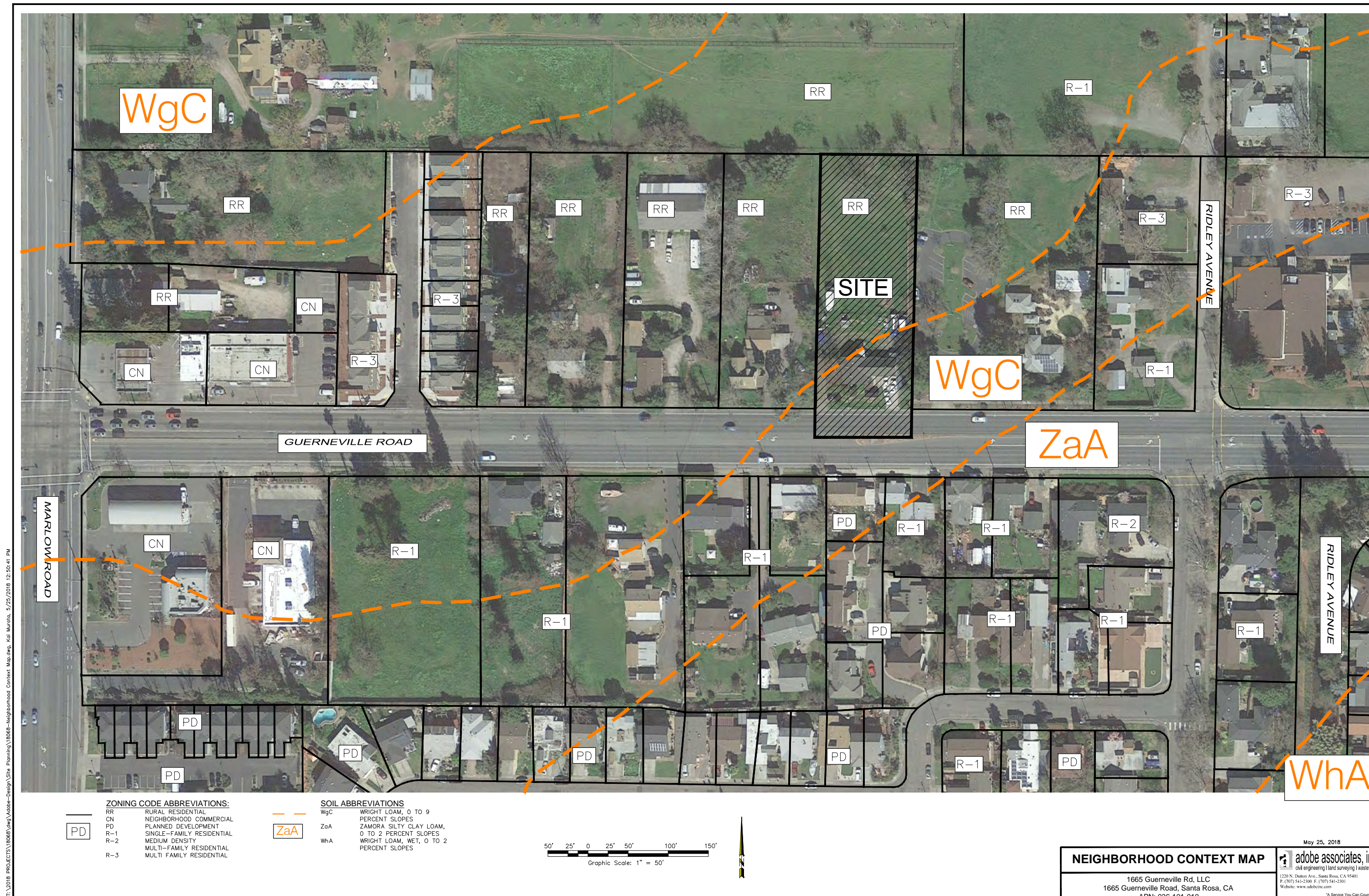
VICINITY MAP

1665 Guerneville Rd, LLC
1665 Guerneville Rd, Santa Rosa, CA

 **adobe associates, inc.**
civil engineering | land surveying | wastewater

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P. (707) 541-2300 F. (707) 541-2301
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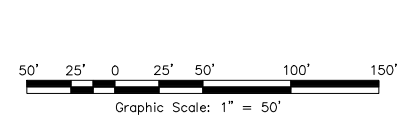
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ZONING CODE ABBREVIATIONS:	
RR	RURAL RESIDENTIAL
CN	NEIGHBORHOOD COMMERCIAL
PD	PLANNED DEVELOPMENT
R-1	SINGLE-FAMILY RESIDENTIAL
R-2	MEDIUM DENSITY
R-3	MULTI-FAMILY RESIDENTIAL


SOIL ABBREVIATIONS	
WgC	WRIGHT LOAM, 0 TO 9 PERCENT SLOPES
ZaA	ZAMORA SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
WhA	WRIGHT LOAM, WET, 0 TO 2 PERCENT SLOPES



NEIGHBORHOOD CONTEXT MAP

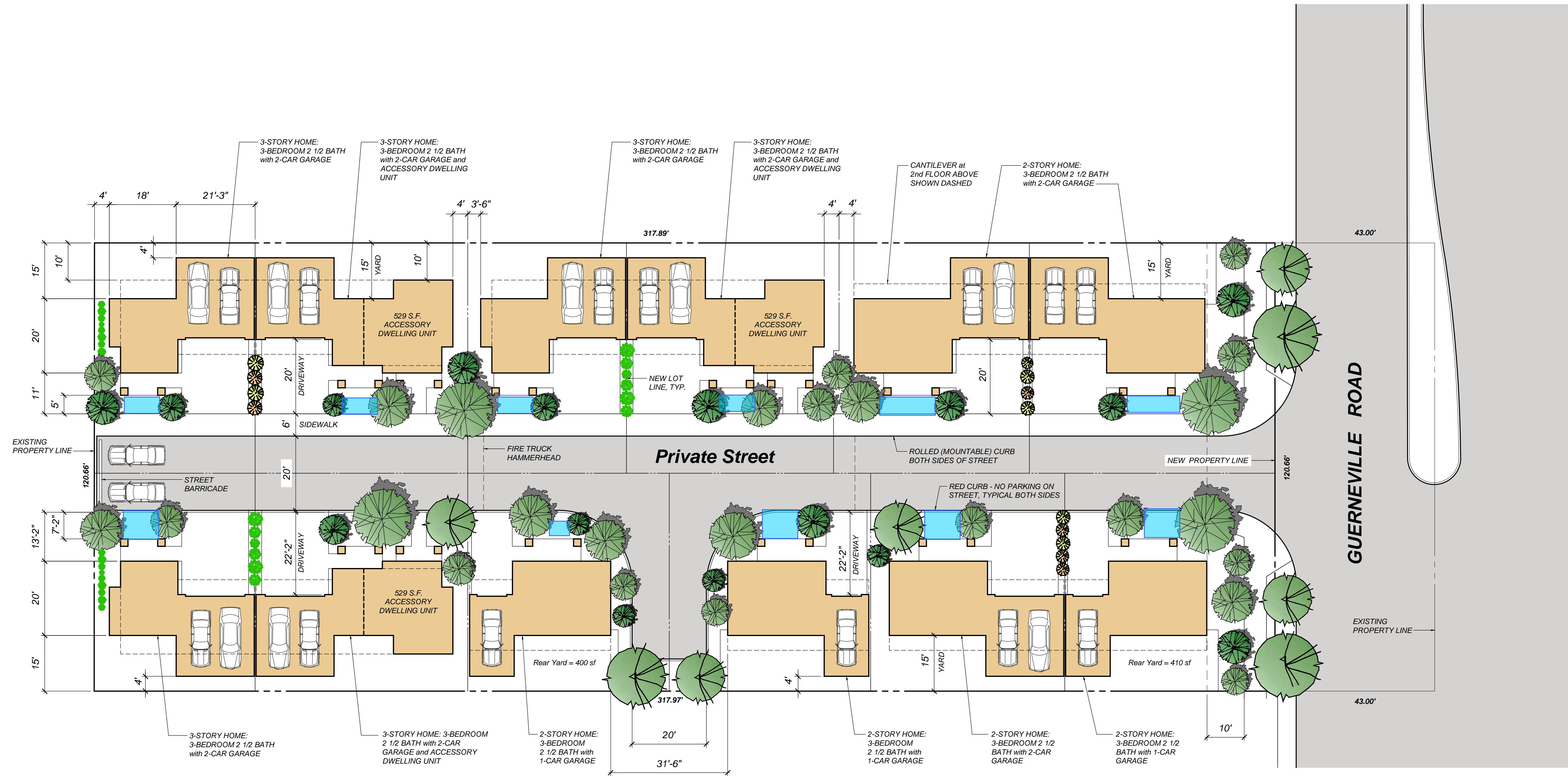
1665 Guerneville Rd, LLC
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APN: 036-101-010

May 25, 2018

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Proposed Bioretention Areas

PROJECT DATA

PROJECT LOCATION:	1665 GUERNEVILLE ROAD, SANTA ROSA
ASSESSOR PARCEL #:	036-101-010
EXISTING ZONING:	RR-20
PROPOSED ZONING:	R-3-18
SITE AREA:	0.88 ACRES (Net)
NUMBER OF HOMES:	12 plus 3 ADU's
PARKING REQUIRED:	33 SPACES
PARKING PROVIDED:	44 SPACES (21 in garages + 21 in driveways + 2 on street)

GUERNEVILLE ROAD HOMES

1665 Guerneville Road Santa Rosa, California

CONCEPTUAL SITE PLAN

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"



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TFA
ARCHITECTS AIA

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FACT SHEET- BIORETENTION

BIORETENTION

Also known as: Rain garden, roadside bioretention, and bioretention cell



DESCRIPTION

The bioretention area best management practice (BMP) functions as a soil and plant-based filtration and infiltration feature that removes pollutants through a variety of natural physical, biological, and chemical treatment processes.

ADVANTAGES

- Can be designed to achieve Treatment, Delta Volume Capture, or Hydromodification requirements.
- Enhances water quality of downstream water bodies through natural processes.
- Aesthetically pleasing.
- The vegetation can provide shade and wind breaks, absorbs noise, reduces heat island effects and improves an area's landscape.
- Provides habitat for birds and attracts other pollinators like butterflies and bees.
- Does not interrupt utility installation.
- Does not interfere with tree planting.



Three Story Building with ADU

GUERNEVILLE ROAD HOMES

1665 Guerneville Road

Santa Rosa, California

CONCEPTUAL ELEVATIONS

0' 4' 8'
SCALE: 3/16" = 1'-0"

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05/20/2018
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