

**City Council agenda report for 7/27/16: Final plat for Sycamores @ Santa Clara, a single family subdivision located on the east side of Gates Lane and on the south side of the Santa Clara River in an R-1-10 zone.**

**Project:** Final Plat for the Sycamores @ Santa Clara, a 36 lot single family subdivision on 27.4 acres in a R-1-10 zone located east of Gates Lane, south of the Santa Clara River, and generally between the hillside to the south and the Santa Clara River to the north.

Applicant: Clara Development LLC, Kyle Hafen, Rep.

Project Engineer: Rosenberg Associates, Allen Hall, rep.

Total Area: 27.4 acres, with 36 proposed lots. (density of 1.3 lots per acre)

**The Gubler property along the Santa Clara River has been added to this proposed subdivision bringing the total number of lots to 36.**

The proposed subdivision extends from the Santa Clara River floodplain on the north to the hillside on the south. Most of the property has slopes under 15%, but lots 31 thru 36 extend up the hill and have slopes between 25-40%. A wash exists between lots 34 and 35 and extends southward up the slopes. The wash is a significant drainage area and the applicant proposes to create a detention basin just south of lot 34. From the detention basin storm water will be piped underground along the public street to near the Santa Clara River where the storm water will enter the river.

**Other Issues:** To protect the subdivision against flooding and erosion the developer will be required to place rip-rap along the back of lots 1 thru 9. FEMA's 100-yr floodplain line runs through lots 3 -9, and the developer proposes to place fill on those lots in order to remove them from the 100-yr floodplain. That fill proposal must be subject to review & approval of the city and by consulting engineer Todd Olsen, PE, Bowen & Collins Engineers (acting as the City Engineer). Also, the developer is required to place the necessary rock rip rap for erosion protection along the river. An easement for river maintenance ( flood control maintenance) **and trails** is shown along the south side of the Santa Clara River. Also landscaping (trees, etc) should be placed along the frontage with Gates Lane, either by the developer (preferably) or by each individual home owner as each home is built.

**PC Action: The PC recommends approval of the Final Plat for Sycamores @ Santa Clara.**