

Tentative Parcel Map
Lands of Robert Branstad
Project Proposal Statement
APN 011-370-026; 957 Petrified Forest Road

This is a Preliminary & Final Development Plan and a request for a 2 parcel minor subdivision on property commonly known as 957 Petrified Forest Road, Calistoga (APN 011-370-026). 957 Petrified Forest Road is an existing 8.15 acre, more or less, parcel along the southerly side of Petrified Forest Road on the westerly edge of the City of Calistoga. Cyrus Creek traverses the property adjacent to the southerly side of Petrified Forest Road separating the bulk of the property from access to the public right of way. The property is accessed by way of a private bridge, a 40 foot by 50 foot easement for ingress and egress and a "30 foot easement for ingress, egress, utilities and all purposes ordinarily incidental thereto" crossing the parcel immediately to the east. In order to accommodate fire trucks and emergency vehicles it is proposed to modify the existing bridge. The preferred approach would be to add a new 20' x 50' bridge (railroad flatcar type, similar to the existing bridge) adjacent to and immediately up stream. The new bridge would be supported at either end by appropriate concrete abutments.

The site is not developed and has no residences, wells, or other buildings on the property. The northerly portion of the property slopes gently (2-4%) toward Cyrus Creek for approximately 225 feet with the balance of the property rising vertically approximately 140 feet to the southerly boundary. The hillside is filled with numerous scattered trees including fir, Coast Live Oak, Oregon Oak, Madrone, Maple, Black Oak, Valley Oak and Buckeye with some underlying brush. There is a small ravine on the easterly side of the property which forms a portion of the property boundary. The property is well screened from Petrified Forest Road with tree cover and vegetation along Cyrus Creek and is primarily visible from Petrified Forest Road easterly of the property traveling westerly from Foothill Boulevard prior to reaching the project site.

An Archaeological Report was prepared for this application by Archaeological Resource Services, 122 American Alley, Suite A, Petaluma, CA. 94952 (tel 707-762-2573), dated March 24, 2008. This report delineates a site designated ARS 08-007-01 in the north central portion of the property adjacent to Cyrus Creek. This site is discussed in the report and is intended to be avoided by development of this project.

A Soils Report dated June 25, 2008 was prepared for this property by R.G.H. Geotechnical & Environmental Consultants, 1305 North Dutton Avenue, Santa Rosa, CA. 95401 (tel. 707-544-1072), and is included in this application package.

An Arborist report was prepared for a previous application by Joe Branum Tree Care, Inc., P.O. Box 63, Calistoga, CA. 94515 (tel 707-942-5578), dated 5/23/08 which tabulates some 350 trees from the top of the southerly bank of Cyrus Creek southerly through the area proposed for the access driveways, and uphill to and around the formally proposed building sites. As with the former application, the southerly portion of the

property lying above the proposed building sites is proposed to remain undisturbed and in a natural state. Trees designated for removal have been tabulated on the sheets of this "Tentative Parcel Map".

The General Plan and Zoning designations for this property are Rural Residential-Hillside. Proposed Parcel 1 is a 5.05 acre parcel; proposed Parcel 2 is a 3.10 acre parcel. The average slope of the total property (including Cyrus Creek) is 28.9%. The average slope of proposed Parcel 1 is 29.6% and the minimum parcel size is 1.8 acres. The average slope of proposed Parcel 2 is 27.6 % and the minimum parcel size is 1.7 acres. These slopes have been determined in accordance with criteria delineated in City of Calistoga Municipal Code Title 17, Section 17.15.100.

A 14" PVC water line runs along the southerly side of the public right of way of Petrified Forest Road, with a public 8" PVC water line connecting to this 14" line and extending southerly from a point just easterly of the private bridge crossing Cyrus Creek mentioned above. There is an existing fire hydrant in the Petrified Forest Road right of way, on this 8" line. Each of these parcels will be served by the City of Calistoga water system by way of the existing 8" PVC water main crossing Cyrus Creek near the access bridge to the property. Fire services will be provided by the City of Calistoga with a water main sufficient for fire service extended on-site with a fire hydrant proposed to be installed near the line between proposed Parcel 1 and Parcel 2.

This proposal includes a request for a waiver for the requirement to connect to the public sanitary sewer system due to its distance from the property. See the separate "Request for Exception" attached to this application. Adobe Associates, Inc. reviewed the soils conditions with the Napa County Department of Health on August 14, 2007 for the use of onsite wastewater systems for each of the proposed lots. Profile logs of this review are included with this application. The review supports at least 3 bedroom systems on each of the proposed parcels. In conformance with Calistoga Municipal Code, Title 16, Section 16.16.130, each parcel is at least 2 acres in size. Preliminary private sewage disposal system layouts and a site investigation report are attached to this application.

Public utilities (electricity, telephone and cable) will be provided from the existing overhead lines in the Petrified Forest Road right of way across the frontage of the property. The parcel to the east, 973 Petrified Forest Road, APN 011-370-027) is served by an overhead power line from Petrified Forrest Road, crossing Cyrus Creek overhead, to a PG&E utility pole and pole mounted transformer. PG&E plans on replacing this transformer with a pad mounted transformer, but maintaining the over service to the 973 Petrified Forest Road house. The proposed new homes on Parcel 1 & Parcel 2 will be serviced underground with another pad mounted transformer near the property line between Parcel 1 & Parcel 2.

This development fits in with the uses of the surrounding properties, which consist of single family dwellings with acreages ranging from 4.9 to 9.18 acres. There is a convenience store and gas station at the corner of Petrified Forest Road and Highway

128, with three surrounding parcels of approximately 1.5 acres each. These parcels are all currently developed.

The two proposed parcels will share a private paved driveway with a “hammerhead” turnaround for vehicular and emergency vehicles in accordance with the standards of the City of Calistoga. The turnaround is proposed to be located at or near the dividing line between Parcel 1 and Parcel 2. The paved areas will drain onto adjoining landscape areas, avoiding drainage or discharge into Cyrus Creek.

The proposed homes will be designed to blend into the natural environment of the property and be consistent with the architectural style in keeping with the area. Preliminary grading plans for the proposed driveway accessing the parcels, and individual preliminary grading plans for each building site have been prepared. These building site plans have included the criteria stated in City of Calistoga Municipal Code, Title 17, Section 17.15.050.