

3.0 PROJECT DESCRIPTION

3.1 PROJECT LOCATION

The project site is located in the southeast portion of the City of Calistoga, adjacent to the southern city limit, at 500 Kortum Canyon Road on four parcels (APNs 011-290-007; -038; -039; and a remainder lot (formerly 011-310-023)) totaling approximately 30.11 acres (Figure 3-1: Regional Location). Areas south, east, and west of the project site are primarily developed with rural residences characterized by large, heavily wooded lots. Existing commercial uses are located north of the project site with frontage on Foothill Boulevard (Figure 3-2: Project Vicinity).

3.2 EXISTING SITE CONDITIONS

The site was previously developed as the Busk Estate, which contained over 15 buildings and structures including a single-family home, apartment building, pool and cabana, four detached garages, outbuildings, and work and storage sheds. The site also contained shipping containers, abandoned cars, trucks, tractors, and construction equipment. In addition to its residential use, the Busk Estate served as a storage facility for construction materials, debris, large piles of reinforced concrete pipes, stacked piles of creosote-soaked railroad ties, and telephone poles. The property was purchased by Kortum Ranch, LLC in December 2020 who obtained a permit from the City of Calistoga to demolish and remove all structures and abandoned material. Following approval of such permit, all structures were demolished, and debris removed. At present, Kortum Canyon Road serves as a primary access point to the site, and Terrace Drive provides secondary access. Existing utilities, retaining walls, trees, and a well remain on the site. The site contains distinct clearings that are void of vegetation and trees and is where future single-family residences will be sited.

3.3 GENERAL PLAN LAND USE DESIGNATION

The project site is designated Rural Residential – Hillside on the City's General Plan Land Use map (Figure 3-3: General Plan Land Use Designations) which is intended to serve as a buffer between agricultural and urban uses, thereby limiting urbanization of the city. Areas currently designated Rural Residential are developed with a mixture of agriculture and large-lot residential uses. The General Plan contemplates agriculture as a major land use in areas with this designation. The maximum permitted density is determined through the

subdivision review process and is subject to performance standards contained in the General Plan. If projects meet the following performance standards, development at or near one dwelling unit per acre is permitted.

- Cluster development where feasible to minimize the deleterious effects of monotonous development that contradicts the residential character of the community.
- Preserve and enhance open spaces and agricultural lands.
- Target higher densities, within the range, adjacent to the more densely-developed areas and lower densities, within the range, outward to the City's edge consistent with the community's interest in feathering development.
- Provide landscaping and/or open space buffers between development and at the entrances to new development.
- Maintain scenic vistas from public rights-of-way and existing private development.
- Preserve natural resources important to the community, such as waterways.
- Enhance the rural traditions of the community and preserve Calistoga's small-town character through sensitive architectural and site planning.

Areas south of Foothill Boulevard, including the project site, are designated Rural Residential – Hillside which is intended to address public safety, open space conservation, and visual concerns associated with steeply sloped areas. Surrounding land uses designations include Rural Residential – Hillside to the east and west, and Downtown Commercial and Low Density Residential to the north. Areas south of the site are under the jurisdiction of Napa County and are designated Agriculture, Watershed, and Open Space.

3.4 ZONING DESIGNATION

The project site is zoned Rural Residential – Hillside (RR-H) on the City's zoning map (Figure 3-4: Zoning Designations) which implements the Rural Residential – Hillside General Plan Land Use. The RR-H zoning designation allows for a range of uses, including one single-family dwelling unit per lot, subject to approval of a Use Permit. As set forth in Section 17.15.010 of the Calistoga Municipal Code (CMC), the purposes of the RR-H zoning designation are to provide for development of hillside areas in such a way that preserves the environmental and scenic benefits and protects development on and surrounding hillside areas; promote hillside environmental goals and policies contained in the General Plan; establish densities and open space areas consistent with adopted regulations; maintain an environmental balance and protect the natural topography; avoid development that would result in an unacceptable hazard from fire, flood, landslide, or other natural disaster; avoid development that results in high public maintenance costs; and provide for flexible design so that development is concentrated in areas with the greatest environmental carrying capacity

FIGURE 3-1: REGIONAL LOCATION

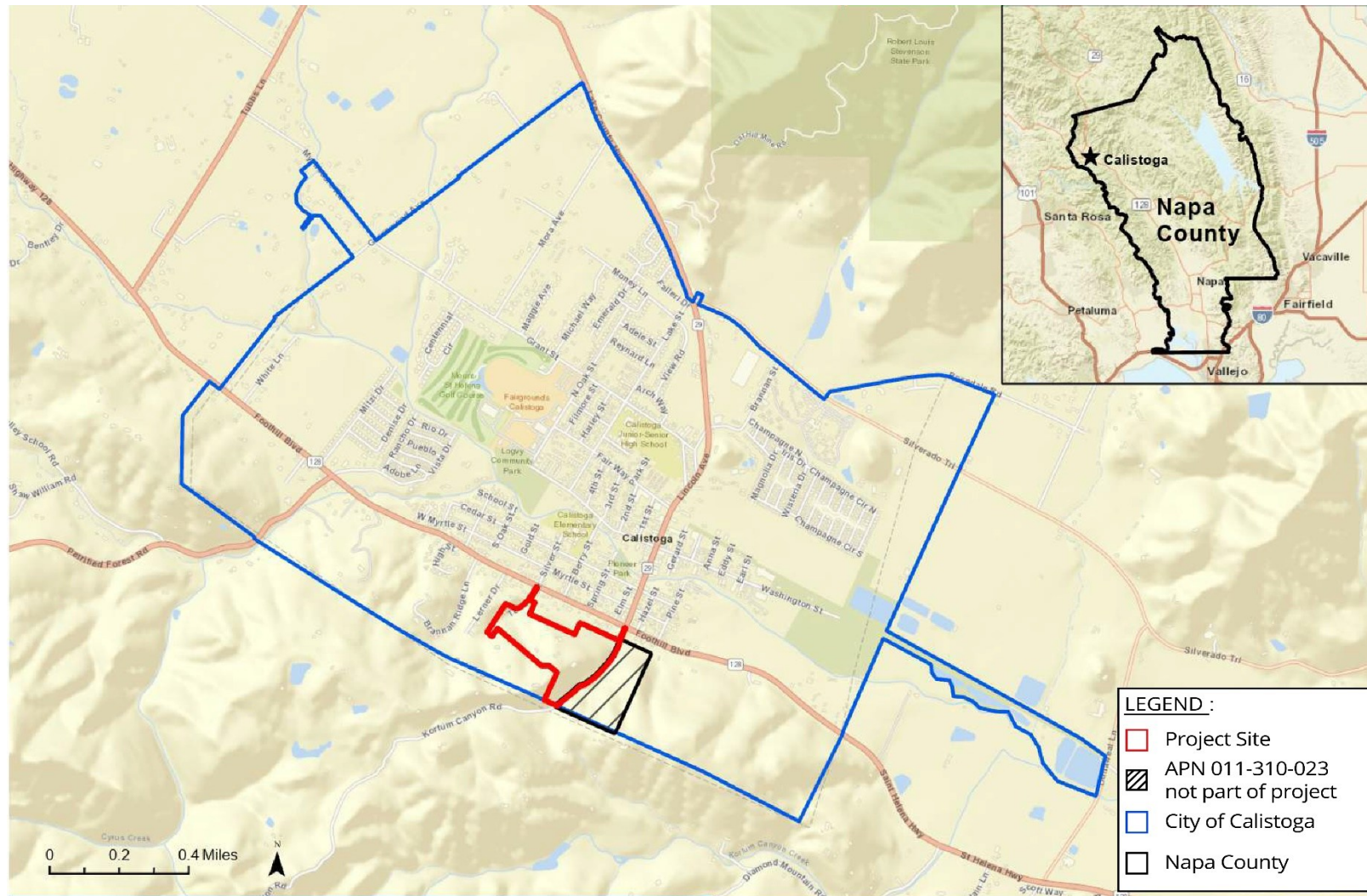


FIGURE 3-2: PROJECT VICINITY

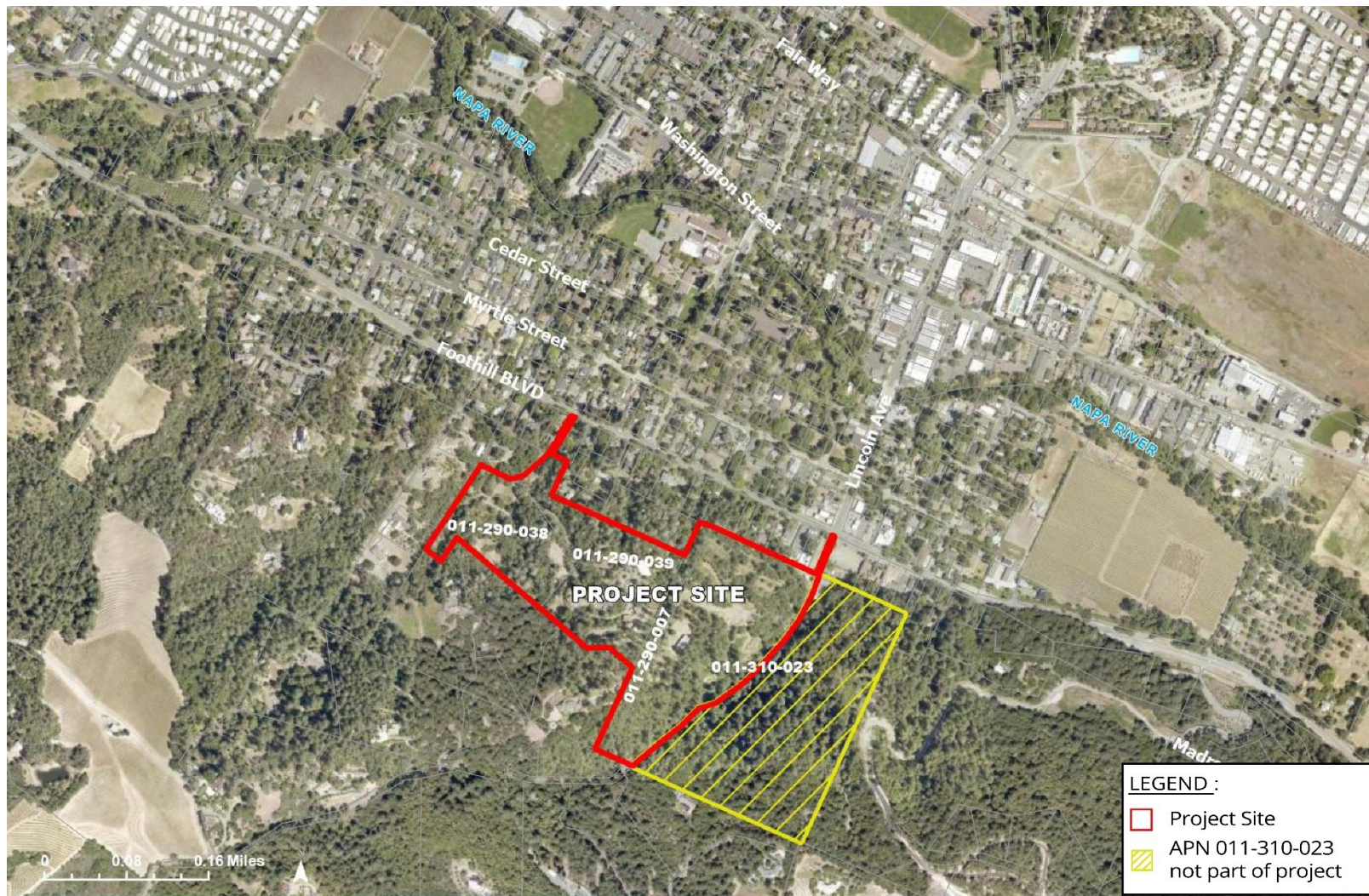


FIGURE 3-3: GENERAL PLAN LAND USE DESIGNATIONS

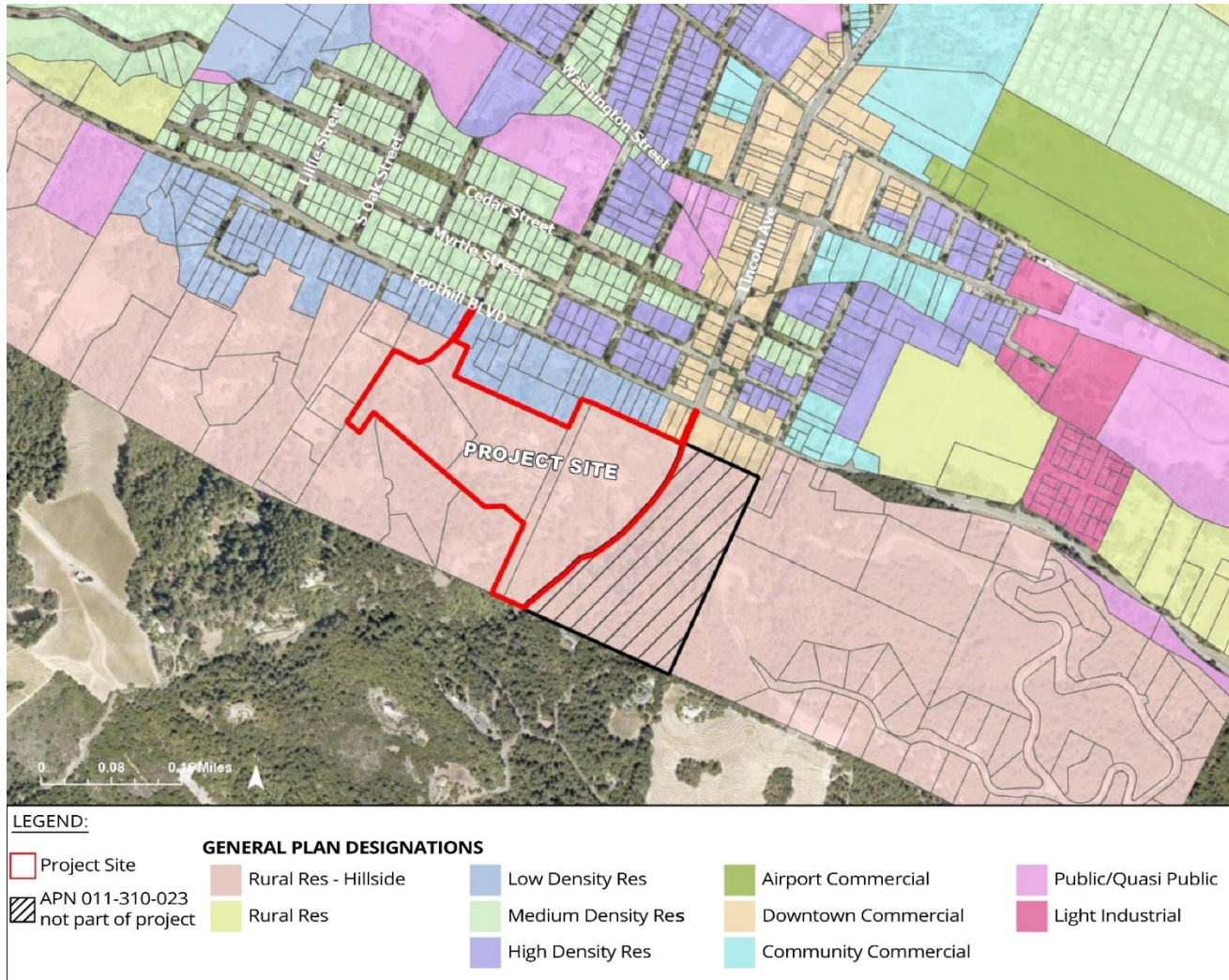


FIGURE 3-4: ZONING DESIGNATIONS

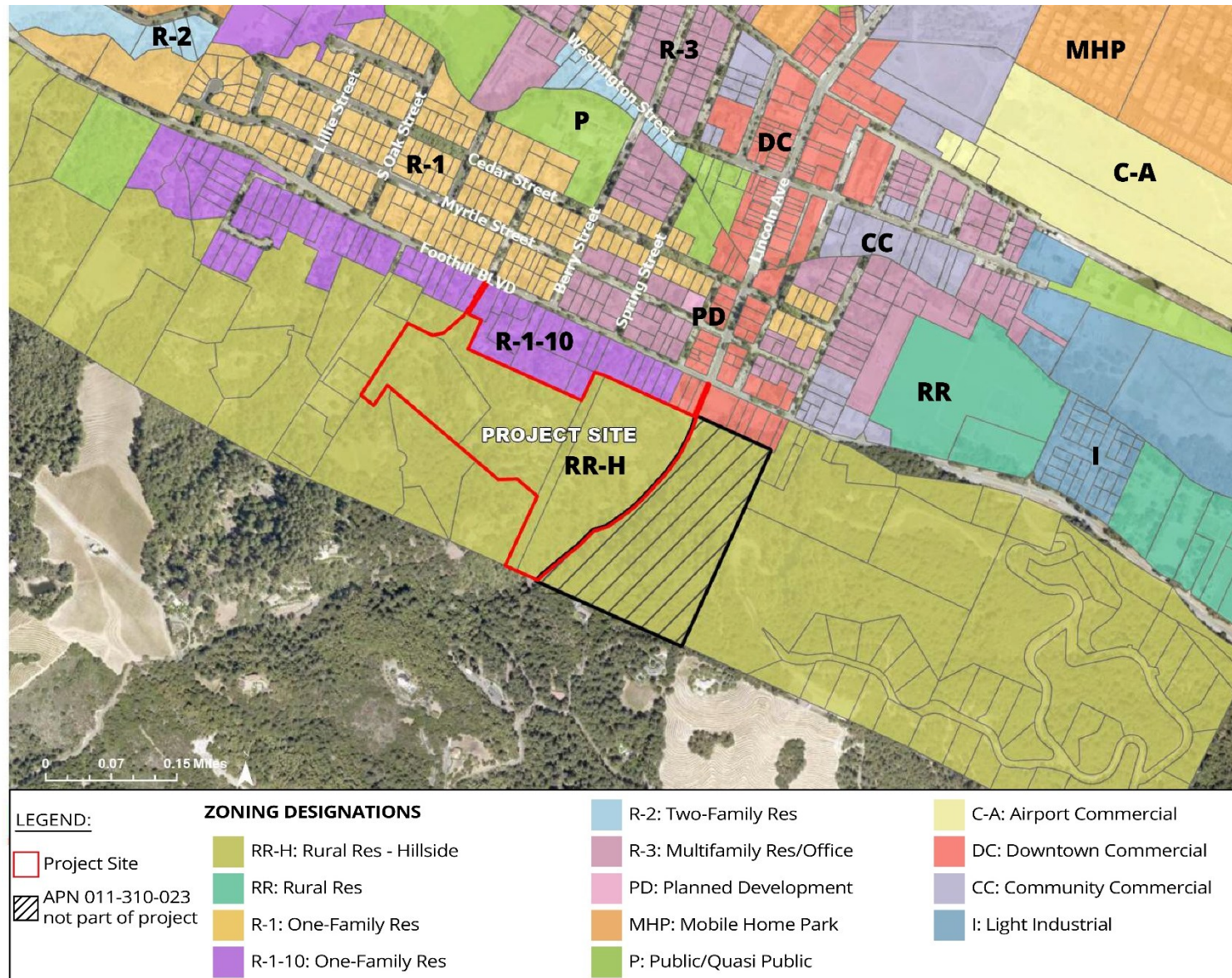
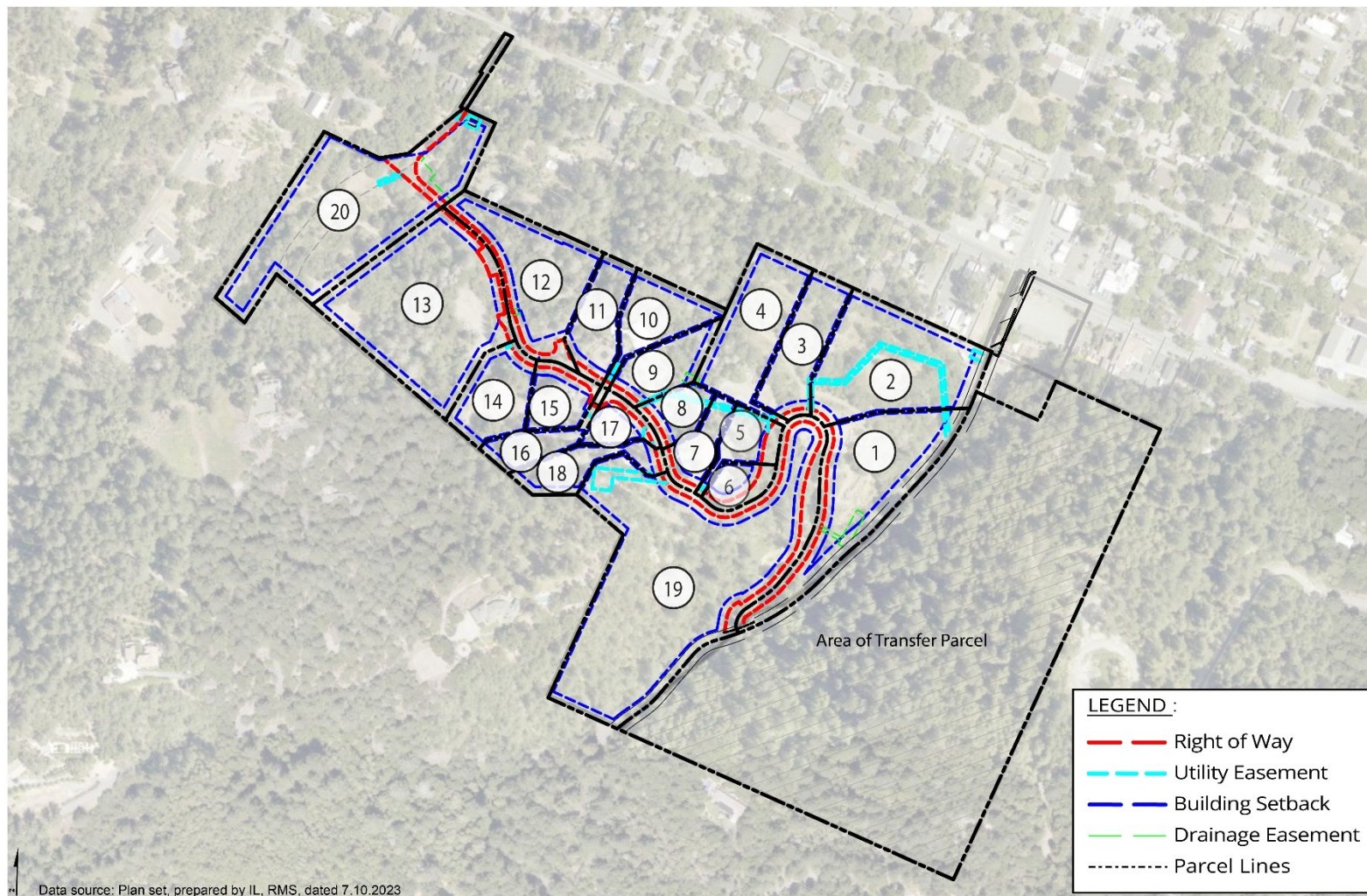


FIGURE 3-5: SITE PLAN



3.5 PROJECT COMPONENTS

This section provides a description of the proposed project as presented in the application materials submitted to the City of Calistoga by the project sponsor including the Kortum Ranch Subdivision Tentative Map dated August 30, 2024 (Appendix 3-A), Slope Analysis Exhibit (Appendix 3-B) dated September 26, 2024, Kortum Ranch Neighborhood Cluster Concept (Visual Analysis), (Appendix 3-C) received October 2, 2024, and other supporting documentation.

3.5.1 OVERVIEW

The Kortum Ranch Development Project proposes to subdivide four existing parcels (APNs 011-290-007; -038; -039; and 011-310-023) into 20 individual lots to accommodate future construction of single-family residences (Figure 3-5: Site Plan). Parcel 011-310-023 originally spanned across Kortum Canyon Road, the eastern portion of which (18.69 acres) was divided through a lot line adjustment approved by the City. The remaining 30.11 acres, consisting of one remainder parcel and three parcels (APN 011-290-007; -038; -039), will be subdivided into 20 lots ranging from approximately 0.40 to 6.29 acres. At this time, the applicant is seeking approval of a Tentative Subdivision Map, a Master Use Permit to allow future development of 20 single-family residences which are conditionally permitted in the RR-H zoning district, and a Preliminary Development Plan to approve site development in principle. Pursuant to CEQA Guidelines Section 21065, a “project” means an activity which may cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. Though physical development of individual single-family residences will not be approved with the Tentative Subdivision Map, Master Use Permit, and Preliminary Development Plan the reasonably foreseeable physical change resulting from approval of the requested permits will include construction of 20 new single-family residences, and as such this Draft EIR contemplates the environmental impacts of such development.

3.5.2 SITE PLAN AND COVERAGE

The site was previously developed and contains natural slopes and flat, graded areas which previously accommodated residential and outbuildings associated with the former Busk Estate. As presented in the Slope Analysis Exhibit, approximately 11.29 acres have slopes less than 30 percent, and 18.99 acres have slopes between 30 and 100 percent. Allowable building pad areas are located on portions of each proposed lot where the slope is 30 percent or less. The total buildable area of each lot ranges from approximately 3,800

square feet to approximately 20,600 square feet (Appendix 3-B). The size of future single-family residences will be contingent on the total buildable area available as well as applicable development standards governing lot coverage and are anticipated to range from approximately 2,500 to 4,500 square feet. In addition to overall size, future residences will be subject to the regulations set forth in Chapter 17.15 of the CMC.

3.5.3 ACCESS, CIRCULATION, AND PARKING

Primary access to the site will be provided via Kortum Canyon Road which will connect to an east/west right-of-way that traverses the project site and connects to Terrace Drive, west of Kortum Canyon Road. At the project site's main entrance on Kortum Canyon Road, the roadway will be widened to 20-feet, providing 10-foot travel lanes in each direction with a two-foot shoulder on either side. Beyond the shoulder on the downslope portion of the right-of-way, vegetated swales or rock-lined drainage swales will be provided to capture stormwater. Between Terrace Drive and approximately the start of proposed Lots 12 and 13, a 12-foot emergency vehicle access (EVA) and 10-foot wide vehicle turnout is proposed. In addition, as part of the project, approximately 240 linear feet of the Kortum Canyon Road right-of-way commencing at its intersection with Foothill Boulevard/Highway 128 and running south towards the project site will be widened to be between 24 and 25 feet wide. As part of this road widening the intersection of Foothill Boulevard/Highway 128 and Kortum Canyon Road will be re-aligned, and a portion of APN 011-310-009, located at the southeast corner of Kortum Canyon Road/Foothill Boulevard will be removed and incorporated into the right-of-way. Sidewalks, curbs, and curb ramps will be also installed on the east side of Kortum Canyon Road at the location of the proposed widening and will be designed consistent with city standards.

Terrace Drive is accessible from Foothill Blvd/Highway 128 and is currently unimproved, containing a gravel surface, no shoulders, and narrow roadway widths. Starting at Terrace Drive's intersection with Foothill Blvd/Highway 128 and running for a length of approximately 100-feet, the right-of-way is approximately 22 feet where it then reduces to approximately 16-feet. As proposed, the project includes improvements to the Terrace Drive right-of-way, including paving and striping for two 10-foot travel lanes and ½-foot shoulders within the 22-foot right-of way, paving and striping for two 7.5-foot travel lanes and ½-foot shoulder within the 16-foot right-of-way, extension of Terrace Drive on Lot 20 with two 10-foot travel lanes and ½-foot shoulders to provide connection to the proposed emergency vehicle access, installation of an emergency vehicle access turnaround, and pavement markings in both directions to inform vehicle operators of the narrow road

condition. As currently proposed, Terrace Drive will be used for emergency vehicles and the homeowner and/or occupant of Lot 20 only. To preclude access by others through the EVA, a gate will be installed between the potential driveway location of Lot 20 (also serving as the emergency vehicle turnaround) and the start of the emergency vehicle access way. The gate will be provided in a location such an acceptable turnaround from Terrace Drive will be provided. At minimum, the gate will be a minimum of 70 feet from the far edge of the roadway (western terminus of Terrace Drive), consistent with CFC Appendix D, figure D103.1. In addition, a gate will be installed at the eastern terminus of the EVA to preclude through-access to Terrace Drive except by emergency vehicles.

Access to Lots 1 through 19 will be provided from the east/west right-of-way running through the site with specific driveway locations determined through the preliminary and final development plan process set forth in Chapter 17.15 of the CMC. When new residential structures are proposed, each dwelling will be required to provide two off-street spaces as set forth in Section 17.36.130 of the CMC and shall meet the design requirements set forth in Section 17.36.090.

3.5.4 LANDSCAPING, LIGHTING, AND FENCING

The project includes removal of an existing retaining wall at the project site entrance and installation of two retaining walls, including one at the project entrance and one adjacent to Lot 13 at the 10-foot wide vehicle turnout. Landscaping is limited to installation of bioretention features and removal of 20 trees to accommodate widening of the east/west right-of-way (14 Douglas fir, 4 coast live oak, 1 black oak, 1 coast redwood). As proposed, the project includes replacement of oak trees only at a 3:1 replacement ratio for a total of 15 replacement trees onsite. The project does not propose replacement of the 14 Douglas fir as the mortality rate of this species is high onsite. As the project is limited to approval of a Tentative Subdivision Map, no other landscaping, lighting, or fencing is proposed at this time. Rather, landscaping, lighting, and fencing for individual lots will be proposed and reviewed as part of the preliminary and final development plan and will be subject to approval by the City of Calistoga Planning Commission. As set forth in Section 17.15.010, landscaping and fencing in the RR-H zoning district are required to be in harmony with and enhance natural site characteristics of the site such as topography and existing trees. Additionally, lighting will be subject to the City of Calistoga Residential Design Guidelines which require that lighting sources be screened from off-site view and that lighting levels be the minimum necessary to provide safety while avoiding off-site glare.

3.5.5 UTILITIES

Water

A private 12-inch water main will be installed along Kortum Canyon Road connecting to an existing public 8-inch water main along Foothill Boulevard and a proposed private pump house located at the northeast corner of Lot 2. Potable water will be supplied to the site via installation of new private mains connecting to the existing municipal main located within Kortum Canyon Road/Foothill Boulevard. Water for use by residence, landscaping, and for fire suppression will be stored in above-ground water storage tanks including a proposed 350,000-gallon tank and 20,000-gallon tank located on Lot 19. A 3-inch water main will connect an existing well located on Lot 17 to the proposed 350,000-gallon water tank and will be utilized for landscape irrigation.

The project proposes installation of seven fire hydrants on Lots 1, 4, 6, 13, 17, and two on Lot 20. An 8-inch main will be installed along the project roadway and EVA and will connect to each fire hydrant with 6-inch laterals.

Stormwater

Stormwater management is required both during and after construction, throughout the life of a development project. Consistent with Chapter 19.05 of the CMC, the project will implement best management practices (BMPs) throughout construction of the project to reduce stormwater runoff. BMPs to be implemented are detailed on Sheets C3.0, C3.1, and C3.2 of Appendix 3-A and include installation of straw wattles along existing contours throughout the site to trap sediment and prevent erosion of sloped areas. In compliance with the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, the project includes installation of an 880 square foot bioretention facility on Lot 1 of the Tentative Subdivision Map, a 340 square foot facility spanning on portions of Lots 4, 8, and 9, and a 685 square foot facility on Lot 20.

Sewer

The project proposes to provide private sanitary sewer services to all lots via connections to the City's sanitary sewer system within Kortum Canyon Road and Foothill Boulevard. A private 8-inch sanitary sewer lateral will be installed along Kortum Canyon Road and will extend from an existing manhole in Foothill Boulevard to Lot 1, connecting the site with a new 8-inch sewer lateral. Lots 2 and 3 will tie into a shared private sewer main extending along the utility easement located on Lot 2. Lots 4, 6, 16, 17, 18, and 19, will tie into sewer mains located along the project roadway. Lots 5, 7, 8, 9, and 10 will tie into a shared sewer

main located within a utility easement extending through multiple lots. Lots 11 through 15, and Lot 20 will tie into a shared sanitary sewer main that will extend along the EVA and connect to the city's sewer main through Terrace Drive, connecting to a manhole in Foothill Boulevard. Wastewater from the project site will be conveyed via new onsite infrastructure and tie into the City's existing sewer system which is processed and treated at the Dunaweal Wastewater Treatment Plant.

3.5.6 PROJECT CONSTRUCTION

Construction activities proposed as part of the Tentative Subdivision Map are limited to installation of utilities, access improvements, and bioretention facilities. However, consistent with the CEQA Guidelines this Draft EIR analyzes reasonably foreseeable physical changes, which are presumed to include construction of 20 single-family residences and ancillary improvements. Typical construction activities are anticipated to include demolition, site preparation, grading, building construction, architectural coating, and installation of landscaping. It is assumed that single-family residences will be constructed over time as individual lots are purchased, designed, and reviewed by the City. For purposes of this analysis, it is assumed that construction activities will include fine site grading to establish level pad elevations, tree removal, installation of utility laterals, paving of site-specific driveways and access improvements, and installation of landscaping.

3.6 PROJECT OBJECTIVES

The following project objectives have been identified:

- Contribute market-rate housing units to the City's Regional Housing Needs Allocation (RHNA);
- Provide high-quality residential development consistent with the City's long-term development goals;
- Develop the project site in a manner that preserves the uniqueness of the site including the protection of slopes over 30 percent and retention of canopy cover; and
- Permanently preserve sensitive geological areas of the site as protected open space.

3.7 PROJECT ENTITLEMENTS

As prescribed in Section 16.06.030 of the CMC, the project is subject to review and approval of a Tentative Subdivision Map for division of land into five or more parcels. In addition, as set forth in Chapter 17.15 of the CMC, development of the single-family homes, associated landscaping, and lighting on each residential lot requires approval of a Conditional Use Permit, Preliminary Development Plan, Final Development Plan, and

Design Review. Currently, the applicant is seeking approval of a Tentative Subdivision Map to subdivide the property into 20 individual lots, a Master Use Permit to allow for development of one single-family dwelling per lot, and a Preliminary Development Plan to approve site development in principle. Prior to applying for construction of individual single-family residences, owner(s) and/or applicant(s) of individual lots will be required to obtain approval of a Design Review permit which will include approval of a Final Development Plan.

3.8 APPENDICES

- Appendix 3-A: Kortum Ranch Subdivision Tentative Map, prepared by Adobe Associate, Inc., August 30, 2024
- Appendix 3-B: Slope Analysis Exhibit, prepared by Adobe Associate, Inc., September 26, 2024
- Appendix 3-C: Kortum Ranch Neighborhood Cluster Concept (Visual Analysis), prepared by Kortum Ranch, LLC., October 2024