

Job No. 08-105

LETTER OF TRANSMITTAL

March 19, 2008

To:

Ms. Kirsty Shelton, Planner III
Napa County Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

From:

Jodee Hinton
Applied Civil Engineering Incorporated
2074 West Lincoln Avenue
Napa, CA 94558

Project: Tucker Road, P07-00792 & P07-00793 Delivered via: Hand by Mike Muelrath

DESCRIPTION OF ITEM	PRINT DATE	NO. OF PAGES	NO. OF COPIES
WILL SERVE LETTER FROM TUCKER ACRES WATER COMPANY	03/10/08	1	1
SEPTIC FEASIBILITY STUDY PREPARED BY ENGINEERED SEPTIC	07/23/07	6	1
INTENTION TO CREATE SEPTIC EASEMENT LETTER & EXHIBIT	03/07/08	2	1
VEGETATION MANAGEMENT PLAN NARRATIVE	03/17/08	2	1

COMMENTS:

Dear Ms. Shelton,

In response to your incomplete letter to Mr. Brian Burke dated March 6, 2008, please find the above noted items. The last bullet point referenced in your letter regarding digital copies of the plans will be delivered to Mr. Tangen in a separate transmittal. Please contact me if you have any questions or comments regarding the additional information. We look forward to receiving your complete determination and timeline for the environmental review process. Thank you for your efforts in keeping the project moving forward in a timely manner.

Sincerely,

Jodee Hinton

March 10, 2008

Brian Burke
via email: Brian Burke brian@drycreekre.com

RE: Tucker Acres Lots.

Dear Brian;

This letter shall serve to memorialize our email of this date. Please be advised that the lots owned by you are located within the Tucker Acres Subdivision, as approved by Napa County in 1948. Potable water is provided by the Tucker Acres Water Company. All parcels within the subdivision are entitled to, and shall receive water service from the company.

In order to insure a smooth installation and/or movement of the water lines to each home, it is requested that you coordinate your construction with us.

Please call for whatever additional information you may require.

Sincerely,

A handwritten signature in cursive script, appearing to read "Stan Brody".

Stan Brody

TRANSMITTAL

Date: July 23, 2007

TO:

Brian Burke
P.O. Box 5844
Santa Rosa, CA 95402

COPY:

Napa County
Environmental Management
1195 Third Street, Suite 101
Napa, CA 94559
Attention: Sheldon Sapoznik

Subject:

Site Evaluation for On-Site Sewage Disposal
APN 20-262-009, 010, 011
Fucker Road
Napa County (Calistoga), CA

We are sending:

 Via Fax
(2 pages total)

 X Attached

The following:

Site Plan
Test Pit Logs
Conceptual Effluent Disposal Areas

Remarks:

As authorized by Mr. Brian Burke, Engineered septic Systems (ESS) excavated 7 test pits at the subject site. Sheldon Sapoznik from Napa County met us at the site and observed this work. Conditions in the test pits were classified by visual and tactile methods and should be considered approximate. Test pit locations were approximately measured from surface features, however property lines were not staked at the time of our work and locations should be considered approximate.

The area designated on the site plan appears to be suitable for on-site sewage disposal using an aerobic treatment unit with a drip disposal field. We understand that you want to use this area for effluent disposal from three lots. As discussed with Mr. Sapoznik, this will require a lot line adjustment such that each of the lots will have a common property line with the lot on which the disposal field is located. Based on the conditions encountered, and current County regulations, we would expect that approximately 600 square feet will be required for each bedroom (this includes both the primary disposal field and two replacement areas). The designated area on the site plan includes approximately 3,000 to 14,000 square feet. There are required setbacks from driveways, wells, foundations, surface drainage and other items which can limit the area for available for sewage disposal. In addition, although the designated area generally has a ground slope of 30% or less, the surface is undulating and some areas may exceed 30%. For slopes greater than 30% special provisions may apply that could limit the applicability of a drip system. However, even with these limitations it appears that there should be ample space to allow sewage disposal from three conventional residences (three to four bedrooms each).

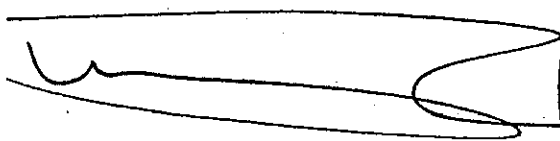
As you requested we have attached a sketch of one possible drip field arrangement based on our discussions with you, however this should be considered conceptual only and the final treatment system design and location will depend upon the proposed house and site development.

This document has been prepared in substantial accordance with the generally accepted engineering practice, as it exists in the site area at the time of our investigation. No warranty is expressed or implied. We emphasize that although the site appears adequate for on-site sewage treatment (as outlined herein) this letter does not guarantee that the site will be approved or that any particular location or type of treatment will necessarily satisfy Napa County Regulations. Approval of an engineered sewage treatment system is discretionary with the County and requirements change over time. Further, site conditions were explored by excavating seven test pits and reviewing test pits excavated by others in this area. Subsurface conditions can vary significantly and it is possible that some portions of the designated area may be determined to be unsuitable at the time of construction.

This letter was prepared for the exclusive use of Mr. Brian Burke, and appropriate Napa County regulators for the specific project described herein. Use of this report for any other project or by any other firm or individual is not authorized and any unauthorized use will be entirely at the users own risk. The conclusions and recommendations provided in this letter are based on the assumption that ESS will be retained to provide design and construction of the on-site sewage treatment systems for these lots. If ESS is not retained for these services our client or the new design professional will be assuming responsibility for the conclusions and recommendations contained herein.

This study specifically did not include an analysis of slope stability at the site. Although slopes less than 30% are generally stable for subsurface sewage infiltration, if slope stability is a concern the geotechnical engineer should provide an evaluation of the effect of on-site infiltration on slope stability.

by:




Terence Craven, PE
Manager of Engineering and Design

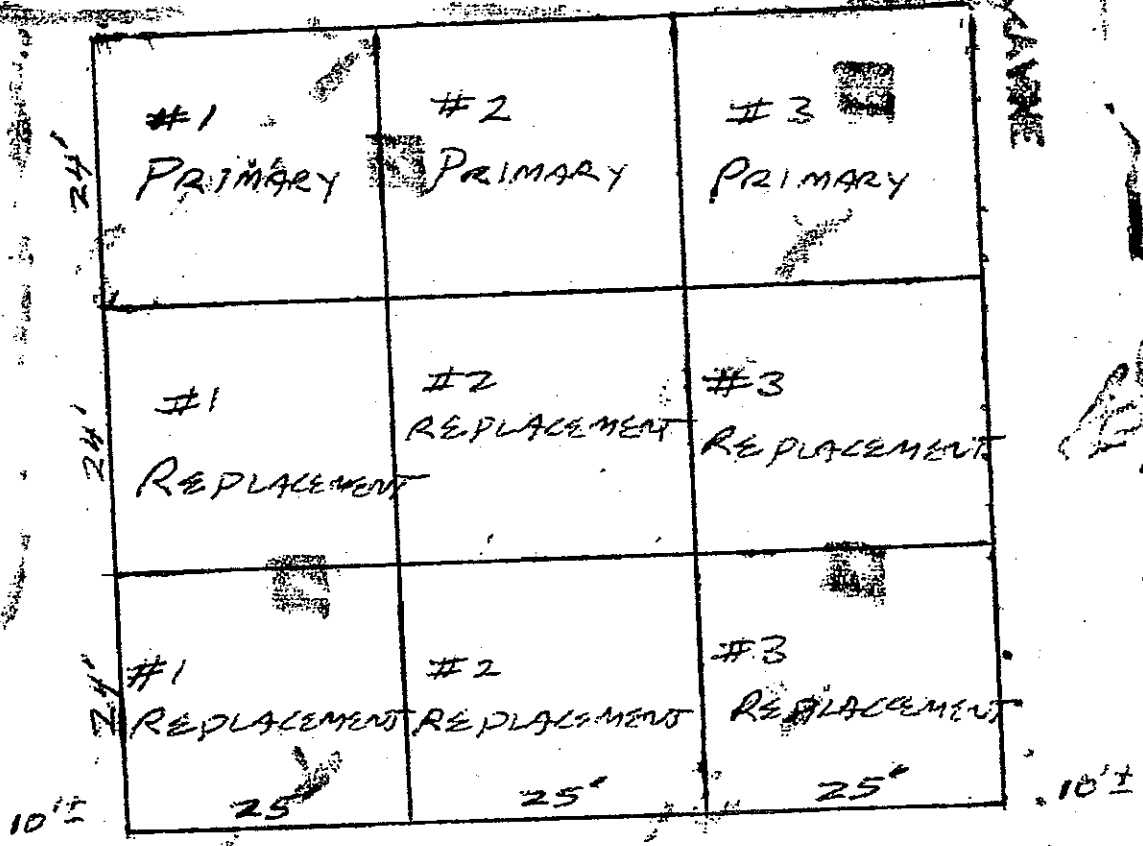
Test Pit Logs, Parcel APN 20-262-011, Permit Number E07-00456, Logged 7/19/07 by Terry Craven

Test Pit	Depth (inches)	Boundary	% Rock	Texture	Structure	Consistence			Pores	Roots	Mottling
						Side	Ped	Wet			
1	0-28	Gradual	0	Loam	Strong, Blocky	Loose	Very Friable	Non-Sticky	Many, Coarse	Many, Coarse	None
	28-38	Gradual	0	Loam	Moderate, Blocky	Hard	Friable	Non-Sticky	Many, Coarse	Few, Fine	None
	38-48	Gradual	0	Loam	Moderate	Hard	Firm	Non-Sticky	Few, Fine	None	None
	Bottom		0	Clay Loam	Moderate/Weak	Very Hard	Very Firm	Non-Sticky	Few, Fine	None	None
2	0-26	Gradual	0	Loam	Strong, Blocky	Loose	Very Friable	Non-Sticky	Many, Coarse	Many, Coarse	None
	26-48	Gradual	0	Clay Loam	Moderate, Blocky	Hard	Friable	Non-Sticky	Common, Medium	Few, Fine	None
	Bottom		0	Clay Loam	Moderate/Weak	Very Hard	Very Firm	Non-Sticky	Few, Fine	None	None
3a	0-12	Gradual	80	Gravel & Cobbles	N.A.	Very Loose	Very Friable	Non-Sticky	Many, Coarse	Many, Coarse	None
	12-32	Gradual	0	Loam	Strong, Blocky	Loose	Very Friable	Non-Sticky	Many, Medium	Many, Medium	None
	32-36	Gradual	0	Clay Loam	Moderate/Weak	Hard	Firm	Non-Sticky	Few, Fine	Few, Fine	None
3b	0-12	Gradual	25	Loam	Strong, Blocky	Loose	Very Friable	Non-Sticky	Many, Coarse	Many, Coarse	None
	12-30	Gradual	0	Loam	Strong, Blocky	Loose	Friable	Non-Sticky	Common, Medium	Few, Fine	None
	30-40	Gradual	0	Clay Loam	Moderate/Weak	Hard	Firm	Non-Sticky	Few, Fine	None	None

Test Pit	Depth (inches)	Boundary	% Rock	Texture	Structure	Consistence			Pores	Roots	Mottling
						Side	Ped	Wet			
4	0-30	Gradual	0	Loam	Strong, Blocky	Loose	Very Friable	Non-Sticky	Many, Coarse	Many, Fine	None
	30-42	Gradual	0	Loam	Moderate, Blocky	Hard	Firm	Non-Sticky	Few, Fine	Few, Fine	None
	Bottom		0	Loam	Moderate, Blocky	Hard	Firm	Non-Sticky	Few, Fine	Few, Fine	None
5	0-30	Gradual	0	Loam	Strong, Blocky	Loose	Very Friable	Non-Sticky	Many, Coarse	Many, Coarse	None
	30-48	Gradual	0	Loam	Moderate, Blocky	Loose, S. Hard	Friable	Non-Sticky	Many, Coarse	Few, Fine	None
	Bottom		0	Loam	Moderate/Weak	Slightly Hard	Firm	Non-Sticky	Few, Fine	None	None
6	0-18	Gradual	25	Loam	Strong, Blocky	Loose	Very Friable	Non-Sticky	Many, Coarse	Many, Coarse	None
	18-36	Gradual	0	Loam	Strong, Blocky	Loose	Friable	Non-Sticky	Common, Medium	Few, Fine	None
	Bottom		0	Clay Loam	Moderate/Weak	Hard	Firm	Non-Sticky	Few, Fine	None	None
5*	0-24	Gradual	0-15	Loam	Strong, Blocky	Soft	Very Friable	Non-Sticky	Few, Fine	Few, Medium	None
	24-36	Clear	0-15%	Clay Loam	Moderate, Blocky	Slightly Hard	Firm	Slightly Sticky	Few, Fine	Few, Fine	None
	36+		0-15	Sand	Weak, Cemented				None	None	None

Test Pit 5* summary taken from previous Site Evaluation for parcel 20-262-03 dated 8/11/04 permit number E04-0256

ONE TO PLANT



TYPICAL DRIP FIELD ARRANGEMENT
FOR 3-BEDROOM HOUSES.

BARBED WIRE FENCE

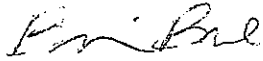
3/7/08

Brian Burke
PO Box 5844
Santa Rosa, CA 95402

To whom it may concern,

I am the owner APN 020-262-010, -009 & -011 depicted on the attached septic map. The septic system for the APN 020-262-010 will be located on 020-262-011. I have completed a lot line adjustment so that parcel 010 is contiguous with 020-262-011. The LLA was completed on October 24, 2007 and recorded in December 2007. I plan to grant myself septic easements to accommodate the system as shown.

Sincerely,

A handwritten signature in cursive script, appearing to read "Brian Burke".

Brian Burke

