

**CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2012-13**

**A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT A DEVELOPMENT AGREEMENT (DA 2011-02) FOR THE SILVER ROSE RESORT PROJECT ZONING TEXT AMENDMENT (ZO 2011-03), PLANNED DEVELOPMENT (PD 2011-02), CONDITIONAL USE PERMIT (U 2011-14), DESIGN REVIEW (DR 2011-012), AND TENTATIVE SUBDIVISION MAP (TTM 2011-01). A RESORT THAT INCLUDES VISITOR ACCOMMODATIONS WITH, A RESTAURANT, A WINERY, A SPA, SINGLE-FAMILY HOMES, GEOTHERMAL ENERGY/MINERAL WATER USE, AND VINEYARDS/LANDSCAPING LOCATED AT 400 SILVERADO TRAIL WITHIN THE PLANNED DEVELOPMENT (PD 2007-1) ZONING DISTRICT. (APN #S: 011-050-035; 011-050-036; 011-050-037; 011-050-039; & 011-050-040)**

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1           **WHEREAS**, Silver Rose Venture LLC is proposing to demolish the existing  
2 resort and single-family residence and construct a new larger resort consisting of  
3 85 visitor accommodations, restaurant, spa, winery, and 21 single-family homes  
4 while maintaining the site in active, agricultural use ("Project"). The project would  
5 also allow the winery and hotel uses to be sold separately.  
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7           **WHEREAS**, Silver Rose Venture LLC filed an application with the City of  
8 Calistoga for the purpose of planning and developing the Project;  
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10           **WHEREAS**, Silver Rose Venture LLC and the City of Calistoga have  
11 negotiated and drafted a development agreement for the Project ("Development  
12 Agreement");  
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14           **WHEREAS**, An Initial Study/Mitigation Negative Declaration (IS/MND) was  
15 completed in accordance with applicable CEQA Guidelines, and on February 27,  
16 2012, the IS/MND was circulated for public and agency review and comment.  
17 Copies of the IS/MND were made available to the public at the Department of  
18 Planning and Building on February 27, 2012, and the IS/MND was distributed to  
19 interested parties and agencies. On March 16, 2012, a notice of the Planning  
20 Commission public hearing of March 28, 2012, to review the IS/MND was  
21 published in the local newspaper;  
22

23           **WHEREAS**, adoption of this Development Agreement will not result in  
24 conflicts with any other appropriate ordinance and to the extent such conflict  
25 exists, this resolution is hereby repealed;  
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27           **WHEREAS**, the Planning Commission considered this Development  
28 Agreement at its regular meeting on March 28, 2012, and prior to taking action

29 on the Development Agreement, the Commission received written and oral  
30 reports by the Staff, and received public testimony; and

31

32 **WHEREAS**, the Planning Commission adopted the following findings:

33

34 1. The City Council duly adopted Ordinance No. 547 enacting  
35 procedures for entering into development agreements.

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37 2. That this Development Agreement is a contract negotiated and  
38 entered into voluntarily between the City of Calistoga, and property  
39 owner and developer (Silver Rose Venture LLC) of the Silver Rose  
40 Resort Project.

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42 3. That this Development Agreement contains those conditions and  
43 obligations relating to the Project stated in the resolution(s)  
44 approving the Project.

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46 4. That the Project is a project of significance to the community and  
47 upon the community of Calistoga and for that reason a  
48 development agreement is a proper use of the City's authority to  
49 secure the project benefits for the community.

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51 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning  
52 Commission that based on the above findings and the conditions and obligations  
53 contained in the Development Agreement, the Planning Commission  
54 recommends to the City Council adoption of the proposed Development  
55 Agreement with the findings, conditions and obligations contained in the record.

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57 **PASSED, APPROVED, AND ADOPTED** on March 28, 2012, by the  
58 following vote of the Calistoga Planning Commission:

59

60 **AYES:**

61 **NOES:**

62 **ABSENT**

63 **ABSTAIN:**

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\_\_\_\_\_  
JEFF MANFREDI, Chairman

67

68 **ATTEST:** \_\_\_\_\_

69 KENNETH G. MACNAB, Secretary to the Planning Commission

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