

46 Permit, Design Review, and a Preliminary/Final Development Plan based upon
47 findings presented in the Staff Report and subject to conditions of approval; and

48
49 **WHEREAS**, the City Council has reviewed and considered the application
50 for the Project at its regular meeting on April 17, 2012 and prior to taking action
51 on the application, the Council received written and oral reports by the Staff, and
52 received public testimony;

53
54 **WHEREAS**, the City Council finds that approval of the Use Permit, Design
55 Review and preliminary/final Development Plan will not result in detrimental or
56 adverse impacts upon the public resources, wildlife or public health, safety and
57 welfare if the conditions of project approval proposed are adopted;

58
59 **WHEREAS**, the City Council, pursuant to Chapter 17.40.070 Findings
60 (Use Permit) has made the following findings for the project:

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62 The Project's proposed findings in support of approval a preliminary/final
63 Development Plan/Conditional Use Permit, in conformance with Calistoga
64 Municipal Code ("CMC") Section 17.40.070, to allow the Brian Arden Winery
65 Project, are set forth below.

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67 1. The proposed development, together with any provisions for its design
68 and improvement, is consistent with the General Plan, any applicable
69 specific plan and other applicable provisions of the Zoning Code including
70 the finding that the use as proposed is consistent with the historic, rural,
71 small-town atmosphere of Calistoga.

72
73 Finding: The property is within the Rural Residential General Plan land
74 use designation. The Rural Residential land use designation allows crop
75 production, vineyards, light agricultural structures, and single family
76 residences. Wineries and visitor accommodations may occur with
77 discretionary approval. The suggested winery use is consistent with the
78 Rural Residential designation. Additionally, the project is consistent with
79 the Entry Corridor and Overlay designations as described in the 2003
80 General Plan Update.

81
82 The proposed Planned Development District would be consistent with the
83 Municipal Code provisions pertaining to purpose and general development
84 principles of the "Planned Development" zoning district. The proposed
85 Planned Development District limits development to specific permitted
86 uses and prohibits all other uses, thereby ensuring that strict parameters
87 are placed on land use activities. In addition, the proposed Planned
88 Development District sets forth development standards that limit the

89 intensity and scale of the development, while also maintaining the rural
90 character of the project site and surroundings, consistent with the purpose
91 of the district.

92
93 2. The site is physically suitable for the type and density of development.

94
95 Finding: The proposed winery use is an appropriate agricultural use on
96 the site and is consistent with General Plan policies and the zoning
97 ordinance provisions. The structures are scaled appropriately with the
98 surrounding developments and natural features.

99
100 3. The proposed development has been reviewed in compliance with the
101 California Environmental Quality Act (CEQA) and the project will not result
102 in detrimental or adverse impacts upon the public resources, wildlife or
103 public health, safety and welfare.

104
105 Finding: The City Council adopted a Mitigated Negative Declaration
106 based upon the initial study prepared for the project, finding that with the
107 incorporation of mitigation measures, the project will not have a significant
108 adverse impact on the environment.

109
110 4. Approval of the use permit application will not cause adverse impacts to
111 maintaining an adequate supply of public water and an adequate capacity
112 at the wastewater treatment facility.

113
114 Finding: The project demands 1.13 annual acre feet of domestic water.
115 Adequate supply of public water is available to serve the project. Domestic
116 waste will be treated on site and process wastewater generated from
117 winemaking activities will be off-hauled and therefore not impact the City's
118 wastewater treatment facility.

119
120 5. Approval of the use permit application shall not cause the extension of
121 service mains greater than 500 feet.

122
123 Finding: Approval of this use permit application does not cause the
124 extension of a water main greater than 500 feet. The project would result
125 in the extension of a sewer main over 500 feet, however, the sewer
126 upgrades would not constitute a removal of a barrier to growth on the
127 project site. The project site and surrounding properties are intended for
128 development and have been accounted for in the City's sewer system.

129
130 6. An allocation for water and/or wastewater service pursuant to Chapter
131 13.16 CMC (Resource Management System) shall be made prior to

132 project approval. Said allocation shall be valid for one year and shall not
133 be subject to renewal.

134
135 Finding: The Planning and Building Manager intends to grant a non-
136 residential Growth Management Allocation (GMA 2011-26) granting 1.13
137 acre-feet of water and wastewater per year.

138
139 7. The proposed development presents a scale and design which are in
140 harmony with the historical and small-town character of Calistoga.

141
142 Finding: The project would reserve approximately 40,252 square feet
143 (53% of the developable area) in agricultural production, primarily grape
144 vines. The developable area excludes hillside and access easement. The
145 developable area is approximately 75,780 square feet. The overall lot
146 coverage is less than 16% and the height will approximately 29 feet, which
147 is less than allowed building height.

148
149 The design of the buildings was drawn from existing motifs in downtown
150 Calistoga, the surrounding barns and wineries. Nothing in the proposal
151 would conflict with Calistoga's existing architecture, or its desire to
152 maintain its connection with its historical roots. Nothing in the design of the
153 tasting room or winery will be out of character with Calistoga's small town
154 persona.

155
156 8. The proposed development is consistent with and will enhance Calistoga's
157 history of independent, unique, and single location businesses, thus
158 contributing to the uniqueness of the town, which is necessary to maintain
159 a viable visitor industry in Calistoga and to preserve its economy.

160
161 Finding: Brian Arden Wines is owned by Arden Burt Harlan, Brian Harlan
162 and Stephanie Murphy, not a large winery conglomerate, or a corporation
163 with multiple business enterprises. The independently owned business will
164 complement a viable tourist industry for Calistoga, which is built upon and
165 enhanced by other unique, non-chained, non-branded businesses. Brian
166 Arden Wines will provide a unique winery experience and become an
167 integral part of Calistoga's economic future.

168
169 9. The proposed development complements and enhances the architectural
170 integrity and eclectic combination of architectural styles of Calistoga.

171
172 Finding: The architecture and style, reflects Calistoga's historical and
173 small town character, because it was drawn from Calistoga's eclectic
174 combination of rural designs and historic structures. The rural expression

175 will be showcased by native plants found throughout Calistoga and the
176 Napa Valley.

177
178 Calistoga has many eclectic styles throughout the community. The
179 architectural pallet is varied and rich offering many opportunities for
180 personal and professional expression. Brian Arden Wines did not stray far
181 from the underlying agricultural predominance that is found elsewhere in
182 Calistoga.

183
184 **WHEREAS**, the City Council pursuant to Chapter 17.06.040 of the
185 Calistoga Municipal Code, finds that the development attains the purposes set
186 forth in CMC 17.06.010 and is in compliance with the following Design Review
187 guidelines:

188
189 1. The extent to which the proposal is compatible with the existing
190 development pattern with regard to massing, scale, setbacks, color,
191 textures, materials, etc.

192
193 Finding: Aesthetically the architecture draws from the existing rural
194 character of Calistoga's surrounding areas. Materials and colors were
195 selected to blend the buildings with Mt. Washington at the rear. The stone
196 veneer will anchor the lower portion of the buildings to the ground, and
197 vertical western red cedar batten on the upper portions. Not only does this
198 symbolize the wine barrel staves, but it also blends the buildings with the
199 tree trunks covering Mt. Washington. The roof material selected is
200 standing seams metal panels to represent the corrugated metal roofs of
201 the many indigenous barns that are found throughout the Valley. The color
202 selected for the roof material is Zinc Grey to better blend with the tree
203 canopy behind. The combination of massing, scale, over positioning,
204 colors, materials and highly textured palette will result in a blending of the
205 structures that will not take away from Mt. Washington's natural beauty.

206 2. Site layout, orientation, location of structures, relationship to one another,
207 open spaces and topography.

208
209 Finding: The proposed buildings are placed on the site tucked back
210 against Mt. Washington, not only to make the building disappear against
211 the large mass of the mountain, but more importantly to keep the conical
212 view of our neighbor to the west, unblocked. By tucking the buildings
213 against the hill, a large open area is maintained at the front of the
214 buildings which will be used for agricultural purpose in the form of a
215 vineyard. The topography of the site presents itself with a gentle slope at
216 the foot of Mt. Washington and then transitions to a relatively flat site
217 toward the east. The vineyard will be planted on the flatter portions of the

218 site. The building pad will be located on the higher portion of the site to
219 promote the required 2% drainage, away from the buildings. The proposed
220 2 buildings are placed one behind the other to minimize the overall mass
221 and the visual impact of the project on the City's Entry Corridor.
222

223 3. Harmonious relationship of character and scale with existing and proposed
224 adjoining development, achieving complementary style while avoiding both
225 excessive variety and monotonous repetition.
226

227 Finding: The design is sensitive to Aubert Wine's traditional design to the
228 west, incorporating and expanding upon the traditional barn concept. The
229 two proposed buildings are linked together by a covered, translucent
230 breezeway that will function at times as a Crush Pad, at times for bottling.
231 By overlapping the two buildings we were able to maintain the same
232 proportionate scale as the adjoining development. The materials and
233 architectural treatments adopt a classic recognizable style without being
234 monotonous.
235

236 4. Building design, materials, colors and textures that are compatible and
237 appropriate to Calistoga. Whether the architectural design of structures
238 and their materials and colors are appropriate to the function of the
239 project.
240

241 Finding: The buildings blend-in with the surroundings rather than contrast
242 with Mt. Washington. Rather than selecting contrasting colors, materials
243 that would complement the heavily wooded hillside were selected. Placing
244 the buildings against the slopes of Mount Washington reduces the scale of
245 the structure while at the same time harmonizing its relationship with the
246 Mountain.

247 The native stone of the area used at the lower portion of the building (as
248 utilized in many indigenous barns), provide the feet of the buildings,
249 anchoring them to the ground. The Western Red Cedar vertical batten of
250 the upper portion of the buildings, not only recall the barrel staves, but
251 also the heavily wooded slopes behind on Mt. Washington. Ultimately, the
252 design and/or structural form enhance the winery functions.

253 5. Harmony of materials, colors, and composition of those sides of a
254 structure, which are visible simultaneously.
255

256 Finding: The sides of the two buildings, both at the south as well as the
257 north, are mirror images of each other, with a linking translucent, covered
258 breezeway. Both buildings will be treated with the same material creating
259 a very harmonious and attractive facade.

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6. Consistency of composition and treatment.

Finding: Although the two buildings will maintain their own identity, one being the winemaking facility, the other being the hospitality center, the composition will be consistent throughout the project. Both structures will be treated with the same materials and architectural details promoting coherence.

7. Location and type of planting with regard to valley conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure water conservation and maintenance of all plant materials.

Finding: Existing trees are preserved to the maximum extent feasible. Existing specimen and/or protected trees that cannot be preserved in place are transplanted to the maximum extent feasible. Irrigation is provided by a high-efficiency system which irrigates based upon actual evapo-transpiration rates. Implementation of the Project's Tree Protection Plan will increase the health of the existing, preserved trees.

8. Whether exterior lighting, design signs and graphics are compatible with the overall design approach and appropriate for the setting.

Finding: All the exterior lighting is night sky compliant to avoid any light pollution. Other lighting fixtures themselves, such as signs and graphics for the project, will be selected to have minimal impact and will be subject to City approval prior to installation.

9. The need for improvement of existing site conditions including but not limited to signage, landscaping, lighting, etc., to achieve closer compliance with current standards.

Finding: The site is vacant and the necessary improvements to establish the winery will occur. Currently there is no signage on the property, the new signage will be minimal and in keeping with the overall design of the project and in compliance with surrounding developments. A sign design is required to be submitted to the City for approval. All exterior lighting will be in compliance with all current codes including night sky compliance.

10. Whether the design promotes a high design standard and utilizes quality materials compatible with the surrounding development consistent with and appropriate for the nature of the proposed use; and

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Finding: The design as well as selected materials will be of the highest quality. The design will be very much in keeping with surrounding developments, like “Solage” to the north and the existing and proposed “Silver Rose Resort” to the north-east.

11. Responsible use of natural and reclaimed resources.

Finding: Renewable materials will be preferred over non renewable ones. Recycled Steel framing will be used where applicable. Passive solar energy will be employed. Rain water from the roof tops will be collected in to two above ground water storage tanks and used for landscaping.

THEREFORE, BE IT RESOLVED by the City Council of the City of Calistoga that based on the above Findings, hereby approves Preliminary & Final Development Plan (PD 2011-01), Conditional Use Permit (U 2011-12) and Design Review (DR 2011-10), based on the above Findings and subject to the following Conditions of Approval:

GENERAL CONDITIONS

1. This permit authorizes the construction of the Brian Arden Winery Project on the site consistent the Architectural Plan Set received November 18, 2011 prepared by Di Fede Design Group, Architect and the Engineered Plan Set prepared by James Cassayre dated January 18, 2012 consistent with all other City Ordinances, rules, regulations, and policies. The conditions listed below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
2. This permit authorizes the use of the property consistent with the project description set forth in the Planning Commission Staff Report dated March 21, 2012 and consistent with all other City Ordinances, rules, regulations, and policies. Specifically, this use permit allows winery and wine related uses including limited events, administrative offices, retail sales and tasting. Total capacity of the wine production facility authorized on this site shall be limited to a maximum of 10,000 cases per year.
3. Development and use of the property shall conform to all required conditions established herein. If the conditions to the granting of this use permit have not been or are not complied with, or the use which is established by this permit have become detrimental to the public health, safety or general welfare, the Planning Commission may consider an amendment to these conditions or possible revocation of this permit to

346 protect the public health, safety and general welfare of the community, as
347 set forth in the City's Zoning Ordinance. The Planning and Building
348 Department may approve minor amendments to this conditional use permit
349 provided that the amendment is still in substantial conformance with the
350 original approval.

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352 4. Minimum of 75% of the fruit used to make wine produced on-site must be
353 grown within the County of Napa.

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355 5. Wine related special events up to 50 people may be authorized with an
356 Administrative Use Permit provided no more than two events occur within
357 the calendar year and public notices is given to the adjoining properties
358 within a 300 foot radius. Four events of up to 25 people may occur per
359 calendar year without an Administrative Use Permit but upon notification
360 to the Planning and Building Department. Weddings, private parties or
361 other non-wine related events are strictly prohibited.

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363 6. Parking shall be prohibited within the 40-foot access easement, as
364 described in Book 19 of Parcel Maps at Page 82 in the official records of
365 the Napa County Recorder-County Clerk.

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367 7. The term of approval of this permit shall expire three years from the permit's
368 effective date, unless an extension and/or building permit has been issued
369 for the project prior to the expiration date.

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371 8. All work performed in conjunction with this approval shall be by individuals
372 who possess a valid business license from the City of Calistoga.

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374 9. This use permit does not abridge or supercede the regulatory powers or
375 permit requirements of any federal, state or local agency, special district or
376 department which may retain regulatory or advisory function as specified by
377 statue or ordinance. The applicant shall obtain permits as may be required
378 from each agency.

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380 **PLANNING AND BUILDING CONDITIONS**

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382 10. The property owner shall obtain a Building Permit for construction of all
383 buildings or structures located on the site, not otherwise exempt by the
384 California Building Codes or any State or local amendments adopted
385 thereto.

386
387 11. Prior to issuance of all building permits, the property owner agrees to pay all
388 fees associated with plan check and building inspections, and associated

389 development impact fees rightfully established by City Ordinance or
390 Resolution, unless otherwise deferred by the Planning and Building
391 Department.

392
393 12. Prior to Building Permit issuance, the applicant shall purchase 1.13 acre-
394 feet of water and wastewater subject to the ordinances in place at the time
395 of Building Permit issuance. A reduced amount of resources, if requested
396 by the Applicant shall only be approved upon the review and approval of the
397 Public Works Department.

398
399 In the event that during the life of the project, the water/wastewater use
400 exceeds the established baseline of 1.13 acre feet of water and
401 wastewater, the applicant shall obtain additional baseline water/wastewater
402 capacity via application for an additional water and wastewater allocation
403 during the next available Growth Management Allocation process. The
404 applicant shall determine the quantity of additional water and/or wastewater
405 allocation required based upon the submittal of an engineered water study
406 demonstrating/ quantifying the site-specific water usage.

407
408 13. Utilities to the site shall be placed underground to protect the scenic value
409 of the property at this important gateway to the community.

410
411 14. Prior to issuance of grading or building permits, the developer shall submit
412 for review and approval by the Planning and Building Department, a final
413 design-level soils report that includes appropriate recommendations for
414 the proposed grading and improvements to the site.

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416 15. No signage shall be permitted as a result of this approval. All additional
417 signage shall be subject to the approval of the Planning and Building
418 Director.

419
420 16. Prior to occupancy, the applicant shall submit Final Landscaping Plans
421 and specifications to the Planning and Building Department for review and
422 approval. The Landscaping Plans shall comply with State or local water
423 efficient landscaping standards in place at the time the Plans are
424 submitted. Landscaping shall be installed prior to occupancy. All
425 landscaping shall be maintained throughout the life of the project, and shall
426 be replaced as necessary to ensure that the intent of this permit and the
427 policies contained in the Calistoga General Plan is met, which authorizes
428 use of this property primarily for agricultural purposes. Agricultural use
429 (i.e. vineyard or orchard) shall occupy over 40,000 square feet of the
430 property.

431 .

- 432 17. Prior to building permit issuance, a Lighting Plan shall be reviewed and
433 approved by the Planning and Building Department. Exterior materials and
434 illumination shall be limited to the extent necessary for safety. Architectural
435 materials and lighting visible from the public right-of-way and adjoining
436 developed parcels shall be prohibited and the light source of fixtures shall
437 be limited in wattage or shielded to retain character of the site and
438 surrounding area subject to the review and approval of the Planning and
439 Building Director or Planning Commission.
440
- 441 18. Prior to building permit issuance, all necessary permits shall be obtained
442 with the Napa County Department of Environmental Management.
443 Evidence of these permits shall be provided to the Planning and Building
444 Department
445

446 **FIRE DEPARTMENT CONDITIONS**
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- 448 19. Prior to building permit issuance, an automated fire sprinkler system
449 including any necessary mechanical devices such as booster pumps,
450 and/or valves shall be reviewed and approved by the Fire, Public Works
451 and Planning and Building Departments. The fire sprinkler design
452 submittal shall be supported by a flow analysis indicating code compliance
453 prepared by a qualified individual or firm acceptable to the City. A deferred
454 fire sprinkler plan submittal is not permitted, unless otherwise acceptable
455 to the Fire Chief.
456
- 457 20. Prior to occupancy, a fire hydrant shall be installed at the driveway
458 entrance at Silverado Trail subject to the review and approval of the Fire
459 Department.
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- 461 21. Prior to building permit issuance, all improvements shall comply with the
462 California Fire Code subject to the review and approval of the Fire
463 Department.
464
- 465 22. The property shall have illuminated address numbers that are clearly
466 visible to the street day and night.

467 **PUBLIC SERVICES**
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- 469 23. Complete plans and specifications containing equipment layout, finish
470 schedule and plumbing plans for the food and/or beverage facilities and
471 employee restrooms must also be submitted directly to the Department of
472 Environmental Management with the appropriate plan review fee. These

473 plans must be reviewed and approved prior to issuance of any building
474 clearance or building permit for said areas.
475

476 24. Pursuant to Chapter 6.5 & 6.95 of the California Health and Safety Code,
477 businesses that generate hazardous waste and/or store hazardous
478 materials above threshold amounts shall file a Hazardous Waste
479 Generator Application and/or Hazardous Materials Business Plan with the
480 Department of Environmental Management within 30 days of said
481 activities. All businesses must submit the required Business Activities
482 Form which can be obtained from the Department of Environmental
483 Management.
484

485 25. Prior to occupancy, a refuse enclosure/area shall be reviewed and approved
486 by the Planning and Building Department. Adequate area must be provided
487 for collection of recyclables. The applicant must contact Upper Valley
488 Disposal in order to determine the area and the access needed for this
489 refuse area.
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491 26. During the construction, demolition, or renovation period of the project the
492 applicant should use Upper Valley Disposal for all wastes generated
493 during project development, unless applicant transports their own waste.
494 If the applicant transports their own waste, they must use the appropriate
495 landfill or solid waste transfer station for the service area in which the
496 project is located.
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498 27. Applicant shall obtain a license from the State Department of Alcoholic
499 Beverage Control prior to operation.
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501 **PUBLIC WORKS CONDITIONS**

502 **A. General**

503
504
505 28. Developer shall design and construct all improvements and facilities shown
506 on any site plan, or other documents submitted for permit approval, all
507 representations made by Developer, and with the plans and specifications
508 submitted to and approved by City, to comply with the General Plan, the
509 Calistoga Municipal Code (CMC), and the "Standard Specifications" of the
510 Public Works Department. Approval of a site plan depicting improvements
511 that do not conform to the CMC or City standards does not constitute
512 approval of exception to the CMC or City standards unless explicitly stated
513 herein or in another City resolution.
514

515 29. The developer shall be responsible for all City plan check and inspection
516 costs. The developer shall deposit funds into a City Developer Deposit
517 Account upon the initiation of plan check services. The amount of the
518 initial deposit shall be determined by the City Engineer. Additional funds
519 may be required based upon actual plan check costs. Prior to approval of
520 the improvement plans the developer shall pay any outstanding balance
521 for plan checking services and shall deposit an additional amount based
522 upon the City's estimate of inspection costs.
523

524 **B. Improvement Plan Conditions:**
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526 30. The developer shall prepare and submit improvement plans for the
527 construction of all necessary and required improvements including water,
528 sanitary sewer, storm drain facilities, roadway improvements, as required.
529 The improvement plans shall include elevations, striping plans, profiles
530 and pavement sections shall as deemed necessary by the City Engineer.
531 All design and construction shall conform to the City of Santa Rosa
532 Standard Specifications for Public Improvements, or other adopted City of
533 Calistoga standards as applicable.
534

535 31. The developer shall prepare a Soils Investigation/Geotechnical Report. The
536 improvement plans shall incorporate all design and construction criteria
537 specified in the report.
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539 32. No grading or other construction shall be performed until the improvement
540 plans have been approved and signed by the City Engineer. Building
541 Permits will not be issued prior to the approval of the improvement plans
542 unless otherwise approved by the Public Works and Planning and Building
543 Departments.
544

545 33. Prior to grading and/or building permit issuance, a revised Arborist's
546 Report shall be submitted for review and approval of the Planning and
547 Building and Public Works Departments. The Arborist's Report shall
548 include, but shall not be limited to, a complete list of existing trees on the
549 site or adjoining the site that can be cross referenced to the applicable
550 Architectural and Engineer's site plans. All sizes and species shall be
551 indicated with elevation at crown of tree. The Arborist Report shall also
552 include recommendations and mitigation measures related to the
553 proposed activities, including but not limited to, utility installation(s),
554 proposed grading and drainage improvements and driveway
555 improvements. The Arborist Report should provide reference to the plans
556 or documents reviewed to which these conclusions are drawn.
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- 558 34. Water and Sanitary Sewer Improvements:
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560 a. Any structure in which plumbing is to be installed shall be connected
561 to the City's water and sewer systems unless an exception has been
562 explicitly granted in accordance with the provisions of the CMC.
563
564 b. All private storm drains, water, fire line services, sewer laterals, and
565 appurtenances, must be located within the private property and clearly
566 identified as private on the design drawings.
567
568 c. Sewer grades must be designed such that ultimate finished floors are
569 a minimum of 12" above upstream manhole or clean-out rim
570 elevations. Inadequate elevation differentials or grade on private
571 laterals, as determined by the City, must be mitigated by either raising
572 finished floor elevation(s) or installing privately owned and operated on
573 site sewer lift station(s) with grinder/ejector pump(s).
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- 575 35. Drainage Improvements:
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577 a. All project related flooding impacts shall be mitigated by the project
578 developer. Drainage improvements shall be designed by a civil
579 engineer in accordance with the Napa County Design Criteria. Site
580 grading and drainage improvements shall be shown on the
581 improvement plans.
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- 583 **C. Dedications**
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- 585 36. All necessary rights of way and easements shall be dedicated by grant
586 deed. The developer shall prepare all necessary legal descriptions and
587 deeds.
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- 589 **D. Project Final and/or Release of Securities Conditions**
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- 591 37. All improvements shown on the Improvement Plans shall be completed
592 and accepted by the City. A certificate of occupancy shall not be issued
593 for any structure until required improvements are completed to the
594 satisfaction of the City Engineer.
595
- 596 38. A complete set of *As-Built* or Record improvement plans showing all
597 constructive changes from the original plans shall be submitted to the
598 Public Works Department prior to acceptance of the public improvements.
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- 600 39. Prior to acceptance of the work, the developer shall provide a written
601 statement signed by his or her engineer certifying that they observed the
602 work during construction and that site grading and all private site
603 improvements have been completed in accordance with the improvement
604 plans approved by the City Engineer. Reference
605
606 40. Prior to acceptance of the work, the developer shall provide a written
607 statement signed by his or her geotechnical engineer certifying that they
608 observed the work and reviewed testing results, and that all of work was
609 performed in accordance with the recommendations included in the Soils
610 Investigation/Geotechnical Report or other recommendations necessitated
611 by field conditions.
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613 **PASSED, APPROVED AND ADOPTED** by the City Council of the City of
614 Calistoga at a regular meeting held this **17th day of April, 2012**, by the
615 following vote:
616

617 **AYES:**
618 **NOES:**
619 **ABSENT/ABSTAIN:**
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622

JACK GINGLES, Mayor

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625 **ATTEST:**
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AMANDA DAVIS, Deputy City Clerk