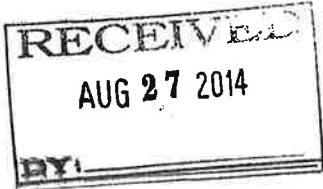




August 27, 2014

HLS# 1752

City of Calistoga
Planning and Building Dept.
1232 Washington St.
Calistoga, CA 94515



Subject: Tentative Map Project Description
Owners: Woran Deckard & Deborah Franquelin
Address: 2085 Mora Ave, Calistoga, CA 94515
AP#: 011-351-006

Project Description

The scope of this project is to divide the current parcel 011-351-006 (3.09 ac) in to (3) ~1 acre lots. The current general plan and zoning is rural residential and there are no plans on changing or working outside of the current parameters set by the zoning code regulations. With the newly created parcels (as shown on tentative map as parcel 1 & 2, ~1.0 acres) the future plans are to be determined. The lot is intended to be sold undeveloped. The access to the site will be through the right of way as described in document number 2013-0022031 along the northeasterly boundary of the parcel.

To satisfy the conditions of approval for this project the developer will be applying for a waiver to CMC Section 16.16.090 to utilize the existing overhead utilities to service the new lots.

Contacts:

Steven Klein, Mike Hogan, Ken Carr - Hogan Land Services, Inc. 707-544-2104
Woran Deckard & Deborah Franquelin - Property Owners 707-942-5689

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DECKARD AND FRANQUELIN PARCEL MAP PM 2014-3 OVERHEAD UTILITIES



120 60 0 120 Feet



LEGEND

(E) Utility poles to remain

(E) Utility poles to be underground, unless waived by Council

(E) Utility distribution lines to be underground, unless waived by Council



**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2014-23**

**APPROVING PARCEL MAP PM 2014-3 DIVIDING THE PROPERTY LOCATED AT
2085 MORA AVENUE INTO 3 PARCELS**

WHEREAS, on June 25, 2014, the property owners submitted a parcel map to divide the property located at 2085 Mora Avenue (APN 011-351-006) into 3 parcels; and

WHEREAS, the Planning Commission reviewed the parcel map during a public hearing on September 24, 2014. During its review, the Planning Commission considered the public record, including the staff report, findings, and written materials and testimony presented by the applicant and the public during the hearing; and

WHEREAS, this action has been reviewed for compliance with the California Environmental Quality Act (CEQA) and is exempt from the requirements of the CEQA pursuant to Section 15315 (Minor Land Divisions) of the CEQA guidelines; and

WHEREAS, pursuant to Section 16.10.040 of the Calistoga Municipal Code, the Planning Commission has made the following findings for approval of the parcel map:

1. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, and other applicable provisions of this code.

Finding: The parcel map is consistent with the Rural Residential General Plan land use designation, which allows up to one dwelling unit per acre. The parcel map would divide a 3.09 parcel into 3 parcels. Additionally, the project is consistent with the performance standards contained in the Rural Residential land use designation because the lot sizes are not in conflict with the rural character, open space is preserved and the design is sensitive to Calistoga's character. In addition, the proposed parcels comply with the RR Rural Residential Zoning District's development standards regulating lot sizes. As such the project, together with its design and improvements, is consistent with the General Plan and the provisions of the Calistoga Municipal Code.

2. Except for condominium conversion projects, where no new structures are added, that the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as described in the State Subdivision Map Act and any guidelines promulgated by the Council.

Finding: The design of the parcel map provides, to the extent feasible, for future passive or natural heating or cooling opportunities. The lots are configured in a manner that will allow structures the ability to take advantage of southern exposure and local climates (i.e., summer breezes).

3. That the site is physically suitable for the type and density of development.

Finding: The site is level and generally unconstrained. The proposed lots for future single-family homes are consistent with neighboring development. This residential development will be required to meet and maintain strict development standards (e.g., setbacks, lot coverage and height limitations) and will be in a location that would not create land use conflicts.

4. That the proposed subdivision has been reviewed in compliance with the California Environmental Quality Act (CEQA) and that the project will not result in detrimental or adverse impacts upon the public resources, wildlife or public health, safety and welfare.

Finding: The project has been analyzed under CEQA and is exempt from the requirements of the CEQA pursuant to Section 15315 (Minor Land Divisions) of the CEQA guidelines.

NOW, THEREFORE, BE IT RESOLVED based on the above findings, the Planning Commission hereby approves Parcel Map PM 2014-3 creating three parcels, subject to the following conditions of approval:

1. The configuration of the parcel map may include minor amendments, provided that all proposed parcels comply with the Zoning Ordinance and General Plan, and the modification does not result in any increased environmental impact. Any modifications shall be subject to approval by the Planning and Building Department Director and the Department of Public Works Director.
2. The tentative parcel map shall expire two years from approval, unless an extension has been granted consistent with the City's Subdivision Code and the State Subdivision Map Act.
3. Prior to recordation of the parcel map, all current and estimated taxes due for this property shall be paid to the County Tax Collector's office.
4. Prior to recordation of the parcel map, the quality of life development impact fee shall be paid to offset the impacts to cultural and recreation facilities.
5. During ground-disturbing activities, a qualified cultural resource consultant and tribal member shall be present to monitor the site and activities. If archaeological, historical, paleontological resources or other human remains are encountered, all construction activity in the affected area shall cease and no materials shall be removed until the qualified professional surveys the site and mitigation measures can be proposed by the qualified professional to the satisfaction of the Planning Division for approval and subsequent implementation.

The above statement shall also be added as a on the Final Map.

6. Prior to recordation of the parcel map, all parcel corners and angle points, and all right-of-way curve points shall be monumented, subject to the approval of the City Engineer.
7. All improvements and facilities required herein and as shown on any approved tentative parcel map, site plan, or other documents submitted for approval, all

representations made by the applicants, and with the plans and specifications submitted to and approved by City shall be designed and constructed to comply with the General Plan, the Calistoga Municipal Code (CMC), the "Standard Specifications" of the Public Works Department. Approval of the tentative parcel map depicting improvements that do not conform to the CMC or City standards does not constitute approval of exceptions to the CMC or City standards unless explicitly stated herein or in another City resolution.

8. The subdivider shall be responsible for all City plan check, map check and inspection costs. The subdivider shall deposit funds into a developer deposit account upon the initiation of plan check services. The amount of the initial deposit shall be determined by the City Engineer. Additional funds may be required based upon actual plan check costs. Prior to approval of the improvement plans, the subdivider shall pay any outstanding balance for plan checking services and shall deposit an additional amount based upon the City's estimate of inspection costs.
9. In the event that the City is forced to condemn or acquire off-site property interest in connection with required off-site improvements, the subdivider shall fund the cost of condemnation or acquisition, including but not limited to the amounts necessary to purchase the easement or fee simple interest, document preparation, and severance or other damages payable to the owners of the land upon which the improvements are to be located, the actual cost and acquisition and all fees, including attorney's fee and/or other expenses necessary to prosecute the condemnation action, including expert witness and appraisal fees.

In the event that the City elects to proceed with acquisition or condemnation pursuant to Government Code Section 66462.5, the subdivider shall, within 60 days of written notice by the City, deposit with the City, as an advance, the full estimated cost of such acquisition or condemnation. The developer shall prepare any easements or deeds necessary for off-site improvements.
10. The subdivider shall prepare and submit improvement plans for the construction of all necessary and required improvements. All design and construction shall conform to the City of Santa Rosa Standard Specifications for Public Improvements, or other adopted City of Calistoga standards as applicable.
11. No grading or other construction shall be performed until the improvement plans have been approved and signed by the City Engineer. Encroachment permits and building permits will not be issued prior to the approval of the improvement plans. An encroachment permit is required for any work within the City's rights of way.
12. Tree preservation measures shall be incorporated into the design of the improvements and shown on the improvement plans in accordance with the City's Tree Preservation Ordinance (CMC 19.01).

13. Existing overhead utilities of 26,000 volts or less and proposed utilities, both on-site and along project frontages, shall be placed underground in accordance with Title 16 of the Calistoga Municipal Code.
14. Roadway Improvements:
 - a. Prior to recordation of the parcel map, a minimum 24-foot asphalt roadway shall be constructed from Mora Avenue along the entire northern frontage of the property subject to the review and approval of the Fire and Public Works Departments.
 - b. Prior to recordation of the parcel map, the 24-foot asphalt roadway and accompanying right-of-way must be realigned so that the centerline is directly opposite of the right-of-way on the other side of Mora Avenue, unless another alignment is agreeable to the City.
 - c. Prior to recordation of the parcel map, an adequate turn radius shall be constructed of asphalt at the intersection of Mora Avenue subject to the review and approval of the Fire and Public Works Departments.


Where the new roadway improvements abut existing paving, the existing pavement section shall be reconstructed to provide adequate conforms. The limits of such reconstruction shall be as determined by the Public Works Director.
 - d. The structural section of all road improvements shall be designed based upon a geotechnical investigation that provides the basement soils R-value and expansion pressure test results. A copy of the geotechnical report shall also be submitted with the first set of improvement plan check-prints.
 - e. Prior to recordation of the parcel map or in conjunction with the recordation of the parcel map, a maintenance agreement shall be recorded ensuring and providing for maintenance responsibility for those portions of the roadway that are not dedicated or reserved for public use.
15. Water and Sanitary Sewer Improvements:
 - a. Prior to recordation of the parcel map, per CMC Section 16:16.120, a water main line shall be brought to the property subject to the review and approval of the Public Works Department.
 - b. The water mains must be located in public right-of-way wherever possible. Where public water and sewer mains must be located on private property, all necessary easement dedications must be made prior to final acceptance of the project by the City.
 - c. All private facilities must be located within the private property and clearly identified as private on the design drawings.

16. **Drainage Improvements:**
 - a. Prior to recordation of the parcel map, a preliminary engineered drainage plan shall be submitted for review and approval by the Public Works Department. The preliminary drainage plan shall address the roadway improvements required herein and runoff resulting from development on the new parcels.
 - b. Drainage improvements shall be designed by a civil engineer in accordance with the Napa County Design Criteria and any applicable adopted City drainage plans. The capacity and condition of existing drainage facilities downstream of the development shall be analyzed and off-site drainage improvements shall be constructed as necessary. Site grading and drainage improvements shall be shown on the improvement plans.
 - c. Improvements necessary to mitigate the run-off resulting from the proposed parcels may be deferred until development, provided the necessary easements are secured upon recordation of the parcel map.
 - d. Improvement plans shall include an erosion control (winterization) plan.
17. The subdivider shall secure all necessary rights-of-way and easements for both onsite and offsite improvements. Rights-of-way and easements shall be dedicated on the map or provided by grant deed. The subdivider shall prepare all necessary legal descriptions and deeds.
18. The final map shall not be approved prior to approval of the improvement plans.
19. Prior to approval of the final map, the subdivider shall either complete the required improvements as shown on the signed improvement plans, or enter into an Improvement Agreement in accordance with Calistoga Municipal Code Section 16.18.070.
20. A final map, as defined in the State Subdivision Map Act and prepared by a licensed surveyor or civil engineer, showing all parcels, rights-of-way, and easement(s) shall be filed with the City Engineers Office. Upon recording of the map, the subdivision is valid.
21. A complete set of *As-Built* or Record improvement plans showing all constructive changes from the original plans shall be submitted to the Public Works Department prior to acceptance of the public improvements.
22. Prior to acceptance of the work, the subdivider shall provide a written statement signed by an engineer certifying that they observed the work during construction and that site grading and all private site improvements have been completed in accordance with the improvement plans approved by the City Engineer.

23. Prior to acceptance of the work, the subdivider shall provide a written statement signed by a geotechnical engineer certifying that they observed the work and reviewed testing results, and that all work was performed in accordance with the recommendations included in the Soils Investigation/Geotechnical Report or other recommendations necessitated by field conditions.

PASSED AND ADOPTED by the Planning Commission of the City of Calistoga at a regular meeting held this 24th day of September 2014, by the following vote:

AYES: MANFREDI, COATES, WILKES
NOES: NONE
ABSENT: BUSH, WILKES
ABSTAIN: NONE



JEFF MANFREDI, Chair

ATTEST: 

LYNN GOLDBERG
Planning Commission Secretary