



July 30, 2014

HLS# 1607

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

Subject: Tentative Map Project Description
Owners: RKMS investments LLC
Address: 2960 Foothill Blvd. Calistoga, CA 94515
AP#: 011-400-003

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CITY OF CALISTOGA

Project Description

The scope of this project is to divide the current parcel into two. Taking the preexisting area of 2.16 acres and splitting it to create one lot with 1.00 acres and another with 1.16 acres. 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 parcel (as shown on tentative map as parcel 2, 1.16 acres) there are plans to create a single family dwelling along with a septic system, which will conform to the surrounding parcels. 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 2012-003866 along the northeasterly boundary of the parcel.

To satisfy the conditions of approval for this project the developer will be applying the following items: a variance to the Calistoga Municipal Code (CMC) Section 17.14.020(3)(a), allowing for a veterinary clinic to be on a 1 acre parcel; a use permit modification for the Calistoga Pet Clinic; an exception to CMC Section 16.016.130(b) to allow for the use of a septic system for the new lot, and a waiver to allow for a septic system on a parcel less than two acres; and a waiver to CMC Section 16.16.090 to utilize the existing overhead utilities to service the new lot. The property owner is also willing to accept a deed restriction on veterinary clinic parcel to satisfy the density standards per CMC Section 16.16.130.

Contacts:

Steven Klein, Ken Carr, Hogan Land Services, Inc.

707-544-2104

Jimmy Quita

800-306-7910 ex 283

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**541 Farmers Lane • Santa Rosa, CA 95405 • 707.544-2104 • F 707.522.2105 • hoganls.com
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