

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2017-__**

**APPROVING PARCEL MAP PM 2015-1 DIVIDING THE PROPERTY LOCATED AT 285
ROSEDALE ROAD (APNS 011-050-006 & -007) INTO 4 PARCELS**

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2 **WHEREAS**, on July 23, 2015, the property owners submitted a parcel map to
3 divide the property located at 285 Rosedale Road (APN 011-050-006 & -007) into 4
4 parcels; and

5 **WHEREAS**, the Planning Commission reviewed the parcel map during a public
6 hearing on April 12, 2017. During its review, the Planning Commission considered the
7 public record, including the staff report, findings, and written materials and testimony
8 presented by the applicant and the public during the hearing; and

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

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

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

17 Finding: The parcel map is consistent with the Rural Residential General Plan
18 land use designation, which allows up to one dwelling unit per acre. The parcel
19 map would divide the approximately 35-acre parcel into 4 parcels. Additionally,
20 the project is consistent with the performance standards contained in the Rural
21 Residential land use designation because the lot sizes are not in conflict with the
22 rural character, open space and agricultural uses are preserved and the design is
23 sensitive to Calistoga's character. In addition, the proposed parcels comply with
24 the RR Rural Residential Zoning District's development standards regulating lot
25 sizes. As such the project, together with its design and improvements, is
26 consistent with the General Plan and the provisions of the Calistoga Municipal
27 Code.

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

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

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

38 Finding: The properties are level and generally unconstrained with exception to
39 proposed parcel 4, which is developed with an existing single-family residence.
40 The proposed parcels for future single-family homes and light agricultural uses
41 are consistent with neighboring agricultural lands within the County and provide a
42 transition from the County into the City.

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

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

50 **NOW, THEREFORE, BE IT RESOLVED** based on the above findings, the
51 Planning Commission hereby approves Parcel Map PM 2015-1 creating four parcels,
52 subject to the following conditions of approval:

53 1. The configuration of the parcel map may include minor amendments, provided
54 that all proposed parcels comply with the Zoning Ordinance and General Plan,
55 and the modification does not result in any increased environmental impact. Any
56 modifications shall be subject to approval by the Planning and Building
57 Department Director and the Department of Public Works Director.

58 2. The tentative parcel map shall expire two years from approval, unless an
59 extension has been granted consistent with the City's Subdivision Code and the
60 State Subdivision Map Act.

61 3. A final map, as defined in the State Subdivision Map Act and prepared by a
62 licensed surveyor or civil engineer, showing all parcels, rights-of-way, and
63 easement(s) shall be filed with the City Engineer's Office. Upon recording of the
64 map, the subdivision is valid.

65 4. Prior to recordation of the final map, all current and estimated taxes due for this
66 property shall be paid to the County Tax Collector's office.

67 5. Prior to recordation of the final map, a note shall be added on the final map
68 indicating that during ground-disturbing activities, a qualified cultural resource
69 consultant and tribal member shall be present to monitor the site and activities. If
70 archaeological, historical, paleontological resources or other human remains are
71 encountered, all construction activity in the affected area shall cease and no
72 materials shall be removed until the qualified professional surveys the site and
73 mitigation measures can be proposed by the qualified professional to the
74 satisfaction of the Planning and Building Department for approval and
75 subsequent implementation.

76 6. Prior to recordation of the final map, all parcel corners and angle points, and all

77 right-of-way curve points shall be monumented, subject to the approval of the
78 City Engineer.

79 7. The subdivider shall be responsible for the City's map check costs. The
80 subdivider shall deposit funds into a developer deposit account upon the initiation
81 of map check services. The amount of the initial deposit shall be determined by
82 the City Engineer. Additional funds may be required based upon actual map
83 check costs.

84 8. Existing overhead utilities of 26,000 volts or less and proposed utilities, both on-
85 site and along project frontages, shall be placed underground in accordance with
86 Title 16 of the Calistoga Municipal Code.

87 9. The subdivider shall secure all necessary rights-of-way and easements for both
88 onsite and offsite improvements. Rights-of-way and easements shall be
89 dedicated on the map or provided by separate grant deed. The subdivider shall
90 prepare all necessary legal descriptions and deeds.

91 A 20-foot wide public utility easement (15-foot existing easement plus new 5-foot
92 easement) shall be provided along the western property line of property south of
93 Silverado Trail. A 15-foot wide public utility easement shall be provided on the
94 western property line of the property north of Silverado Trail, between Silverado
95 Trail and Rosedale road. A 40-foot wide access and utility easement shall be
96 provided along the eastern property line of proposed parcel 4 in favor of
97 proposed parcel 3.

98 **ADOPTED** by the Planning Commission of the City of Calistoga at a regular
99 meeting held this 12th day of April 2017, by the following vote:

100
101 AYES:
102 NOES:
103 ABSENT:
104 ABSTAIN:

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112 ATTEST: _____
113 Lynn Goldberg
114 Planning Commission Secretary

Paul Coates, Chair