

**CALISTOGA PLANNING COMMISSION**  
**STAFF REPORT**

**TO:** Calistoga Planning Commission  
**FROM:** Jeff Mitchem, Planning & Building Director  
Justin Shiu, Consultant Planner (M-Group)  
**MEETING DATE:** June 22, 2022  
**SUBJECT:** Tentative Map for 2008 Grant Street (TM 2021-2)

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**ITEM**

- 1 Consideration of a tentative map for a residential subdivision consisting of 15 residential  
2 lots for single-family residences and 6 parcels to be utilized as open space and access at  
3 2008 Grant Street (APN 011-010-033).  
4 Refer to Attachment 1 for Draft Resolution.

**BACKGROUND**

6 On March 23, 2022, Planning Commission held a public hearing to consider a Tentative  
7 Map and Design Review application for development of a new residential subdivision at  
8 2008 Grant Street (TM 2021-2 and DR 2021-3). After receiving the presentation and  
9 public comments, and deliberating on the project, Planning Commission voted to continue  
10 review of the project to a date uncertain.

11 Following the meeting, the applicant explored revisions to the construction and design of  
12 the subdivision. The applicant had proposed separation of the Tentative Map and Design  
13 Review application requests to focus on the subdivision design first under the Tentative  
14 Map application. Should the Tentative Map application be approved, the applicant would  
15 bring the architectural design of the homes in the subdivision, under the Design Review  
16 application, for separate approval consideration at a subsequent public hearing.

17 On April 27, 2022, Planning Commission held a public hearing to review the updated  
18 subdivision design from the applicant. After receiving the presentation and public  
19 comments, Planning Commission voted to continue review of the project to a date certain  
20 of June 22, 2022. The applicant prepared the proposed subdivision map, civil engineering  
21 plans, and landscaping plans following this meeting (Attachments 2 and 3).

22 Tthe project site consists of one existing parcel at 2008 Grant Street (APN 011-010-033).  
23 The property features a small residential structure, a three-sided wooden garage, and a  
24 large, fire-damaged shed located near the center-west of the property. An existing stone  
25 culvert provides a bridge over the drainage feature to provide access to the property,  
26 residence, and accessory structures from Redwood Avenue. The drainage feature  
27 generally follows the western property line, beginning at the northwest corner and  
28 extending diagonally towards the southern portion of the property. The property consists  
29 of maintained grassland and approximately 151 trees.

30 The property is under the Medium Density Residential General Plan Land Use  
31 Designation, which allows for the development of 4 to 10 units per acre. The project is  
32 located in the R-1 (One-Family Residential) zoning district, which permits single-family  
33 dwellings. Surrounding uses include single-family residential to the east, west, and south;  
34 the Calistoga Seventh Day Adventist Church to the southwest; and single-family  
35 residential and a vacant lot to the north. Properties east, west, and south of the site share  
36 its Medium Density Residential General Plan Land Use Designation and R-1 zoning  
37 district. Properties to the north have a Low-Density Residential General Plan Land Use  
38 Designation and R-1-10-PD (One-Family Residential, Planned Development) zoning  
39 district.

#### 40 **PROJECT DESCRIPTION**

41 The project proposes the subdivision of the property into 15 residential lots and six parcels  
42 for a private street and open space, as well as associated site improvements (see  
43 Attachment 2 for 2008 Grant Street Tentative Map).

#### 44 Subdivision Components

45 The proposed subdivision involves dividing the 5.84-acre property into Parcels 1-15 for  
46 private residential lots and Parcels A-F for common areas that generally include common  
47 space landscaping, bioretention, roadway, and open space for drainage and buffering.  
48 The developable area for residential development, excluding the street area and drainage  
49 areas, is approximately 3.74 acres. To preserve additional open space buffer areas  
50 between the property and the northeast and east property lines, the actual available area  
51 for residential development is further reduced.

52 The property would be connected to Redwood Avenue with a private road extension of  
53 Redwood Avenue over a proposed span bridge and connect to the subdivided residential  
54 lots. The roadway extension into the subdivision would end in a hammerhead (T-shaped)  
55 turnaround and would be accompanied by two vehicle travel lanes, on-street parking, and  
56 landscaped planting strips. Sidewalks are proposed in front of each residential lot, with  
57 connection to the sidewalk along the eastern length of the existing portion of Redwood  
58 Avenue. The project would connect to existing utilities on Grant Street, Redwood Avenue,  
59 and Amber Way.

60 The project proposes grading to modify the existing topography to accomplish positive  
61 drainage and to direct stormwater runoff to site areas and infrastructure designed to  
62 accommodate stormwater. The proposed subdivision reflects engineering design to  
63 manage stormwater onsite and avoid onsite flooding, which include designing  
64 infrastructure, bioretention, and grading to manage stormwater flows and ensure  
65 stormwater discharge flow rates do not exceed pre-project conditions. Runoff from  
66 impervious surfaces is generally directed towards Redwood Avenue in the subdivision  
67 then to the landscaped bio-retention area designed to retain stormwater before  
68 discharging to the storm drain system. The storm drain to be installed beneath Redwood  
69 Avenue would have the capacity to convey stormwater collected onsite, as well as  
70 stormwater from upstream storm drain lines at the northwest corner of the site, toward  
71 the main storm drain line along Grant Street. The new stormdrain provides additional

72 capacity to direct stormwater off of the site, which previously had been limited to the  
73 existing drainage channel. With the new stormdrain line that has a capacity of 77 cubic  
74 feet per second (cfs) and use of the existing drainage channel that has a capacity of 87  
75 cfs, the site would be able to accommodate a 100-year 24-hour storm of 154 cfs.  
76 Maintenance of the drainage channel and correction of any potential erosion issues near  
77 the drainage have been included as conditions of approval. The final storm drain sizes  
78 and stormwater control plan for the site are subject to review and approval by the Public  
79 Works Department to ensure final plans and specifications meet current standards to  
80 accommodate projected stormwater flows.

81 Of the 151 trees on the site, 93 total trees would be removed consisting of 12 riparian  
82 trees and 81 nonriparian trees would need to be removed to accommodate the proposed  
83 project. Onsite tree replacement proposed in the landscaping plan would involve  
84 replanting 112 native species along with the drainage feature and replanting 179 trees  
85 throughout the project site. Additionally, the project would contribute to the planting of 58  
86 trees off-site or an equivalent monetary fee paid to the City for offsite planting.

87 The proposed landscaping plan involves new landscaping as well as preservation of  
88 landscaping areas along portions of the northeastern and eastern property lines. New  
89 landscaping consists of new trees and vegetation in landscaped planting strips,  
90 residential yards, and the bio-retention areas, as well as preservation of some trees where  
91 possible. The landscaping strips would be planted with Chinese Pistache street trees.  
92 Small specimen and accent trees planted in the front and backyards of residences include  
93 Western Redbud, Crape Myrtle, Saratoga Laurel, and Purple Leaf Plum trees. California  
94 Buckeye, Coast Live Oak, and Valley Oak are larger specimen trees that would be planted  
95 on some residential parcels and generally around the perimeter of the bio-retention area.  
96 A variety of shrubs, groundcover, and bioretention plants would be planted onsite, as  
97 shown in the landscape plan. Existing trees along the northeastern and eastern property  
98 lines would be preserved due to changes in the proposed grading design that avoids  
99 impacts to the areas around these trees.

100 Fencing would be present around the perimeter of the site and around each of the  
101 residential lots. Six-foot tall wood fences provide separation between the site and  
102 adjacent properties along the western property line. A six-foot wood fence is proposed  
103 where the proposed residential lot abuts the southern property line, and a wood-and-wire  
104 fence is proposed at other portions of the southern property line. Existing fencing along  
105 the eastern property line is maintained. Along the north property line, fencing design  
106 includes portions comprising a solid wood fence design and portions with a wood-and-  
107 wire fence design. Additional fencing is provided around each of the residential lots, which  
108 generally feature six-foot wood fences along side property lines and either six-foot wood-  
109 and-wire fences or four-foot wire-and-retaining walls along the rear property lines, shown  
110 in the landscaping plan (Attachment 3).

111 Project Revisions

112 The project contains a number of changes in the subdivision design after considering  
113 comments from the previous public hearings. Notable changes from the initial subdivision  
114 design include the following:

- 115 • Each lot would be occupied only by single story style single family residences (for  
116 example, homes given the appearance of a single story with a second level built  
117 within the roofline). Previously, the subdivision was proposed as a mix of one and  
118 two story single family designs. A condition of approval has been included to  
119 capture the commitment to provide single story style residences in the residential  
120 designs.
- 121 • Lots have been resized, which results in a larger buffer from the north property  
122 line.
- 123 • The end of the Redwood Avenue extension is a hammerhead (T-shaped)  
124 turnaround, which is changed from the initially proposed cul-de-sac.
- 125 • Grading has been revised and reduces the amount of fill, from 23,700 cubic yards  
126 to 19,700 cubic yards.
- 127 • Twelve additional nonriparian trees are able to be preserved with the change in  
128 subdivision design and grading, which include five trees near the northeastern  
129 property line.
- 130 • Buffered open space areas are expanded at the northeastern corner of the  
131 property and adjacent to portions of the eastern property line abutting the proposed  
132 single family residential parcels.
- 133 • The subdivision provides greater buffers along the northern and eastern property  
134 lines. A 24-foot public utility easement is located along the northern property line,  
135 which is an increase from the initially proposed 15-foot easement. A 17-foot  
136 easement would be located along the eastern property line, which is an increase  
137 from the initially proposed 15-foot buffer.

### 138 **CONSISTENCY ANALYSIS**

139 The project's consistency with the City's plans, policies, and codes is evaluated below.

#### 140 Calistoga General Plan

##### 141 *Land Use Designation*

142 The site has a General Plan land use designation of Medium Density Residential. The  
143 designation allows the development of housing at densities of 4 to 10 dwelling units per  
144 acre. As such, the 3.74-acre area to accommodate development would allow for 15 to 37  
145 units.

146 The project is consistent with relevant Land Use Element policies, including:

147 *P2.1-1 All new development in the city shall comply with the policies of the*  
148 *individual land use designations in Section C of this Land Use Element.*

149 *P3.1-1 New development shall be focused within the existing developed areas, and*  
 150 *not at the city's periphery.*

151 *P3.1-3 The approval of all development projects shall be coordinated with the*  
 152 *provision of infrastructure and public services required to meet the needs of*  
 153 *the development.*

154 *Housing Element*

155 The Housing Element of the General Plan provides a long-term, comprehensive  
 156 plan to address existing and projected housing needs of the community. The site  
 157 is identified as a Housing Opportunity site in the Housing Element site inventory,  
 158 which identifies sites with realistic development opportunities for the provision of  
 159 housing.

160 The project would be consistent with relevant Housing Element policies and actions,  
 161 including:

162 *P1.2-1 Make the best use of available housing sites when they are*  
 163 *developed.*

164 Zoning Code and Development Standards

165 The project site is zoned R-1 One-Family Residential (R-1). The intent of the R-1 Zoning  
 166 District is to allow the development of single-family and special needs residential uses  
 167 that are consistent with the Calistoga General Plan and State law, in a manner that  
 168 provides generous private open space and setbacks. Single-family dwellings are  
 169 identified as permitted uses in this district.

170 The following table compares the project lot design specifications with the development  
 171 standards of the R-1 District.

R-1 District Lot Development Standard per	Project	Compliant, as conditioned	
Minimum lot area	6,000 square feet	8,387 square feet or greater	Yes
Minimum lot width	60 feet	65 feet or greater	Yes
Minimum lot depth	100 feet	101 feet or greater	Yes

172 **GROWTH MANAGEMENT**

173 The project would connect to public water and sewer. A Growth Management Allocation  
 174 must be awarded to the project, and the developer will be required to pay water and  
 175 wastewater service connection fees. As a condition of approval, the developer shall  
 176 purchase an additional water allocation and wastewater allocation to serve 15 single  
 177 family dwellings.

178 **ENVIRONMENTAL REVIEW**

179 An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project in  
 180 accordance with the requirements of the California Environmental Quality Act (CEQA)

181 and the State CEQA Guidelines. The IS/MND is intended to provide information on  
182 potential environmental effects from implementation of the project where an Initial Study  
183 determines potentially significant effects. Consistent with Section 15070(b) of the CEQA  
184 Guidelines, the Initial Study identified potentially significant effects, but revisions in the  
185 project made by or agreed to by the applicant would avoid the effects or mitigate the  
186 effects to a point where no significant effect would occur.

187 The IS/MND was published (SCH # 2022020140) on February 7, 2022, with notification  
188 of a 30-day public review period, which closed on March 8, 2022. Comments received  
189 during the public comment period were responded to in a Response to Comment  
190 document, as provided in the March 23, 2022 Planning Commission staff report and  
191 attachments. The IS/MND and supporting materials are available at City Hall and on City's  
192 website: [https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-](https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-department/2008-grant-street-project)  
193 [department/2008-grant-street-project](https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-department/2008-grant-street-project). The IS/MND and corresponding material are  
194 incorporated herein by reference.

195 Following consideration of the project at the March 23, 2022 Planning Commission public  
196 hearing, the applicant made revisions to the project and provided clarifications in  
197 response to comments received. Revisions to the project application materials serve to  
198 reduce the area of disturbance, minimize fill, and protect additional trees relative to the  
199 analysis presented in the IS/MND. As such, there are no potential environmental impacts  
200 that would result in new or more significant impacts than were considered in the IS/MND.  
201 Therefore, the IS/MND provides a sufficient level of environmental review and no  
202 additional analysis or modification to the IS/MND are warranted. The following highlights  
203 project revisions and potential impacts:

- 204 • The revised configuration and layout of proposed parcels within the subdivision  
205 results in reduced parcels sizes within the property. Revisions result in the  
206 preservation of more land and reduces the development footprint area overall. As  
207 such, potential impact of development would not be more intensive and there  
208 would be no changes to the findings presented in the IS/MND.
- 209 • Revisions to the project resulted in preservation of additional trees on site relative  
210 to what was analyzed in the IS/MND. Previously, 105 trees were proposed for  
211 removal, of which 91 are considered nonriparian protected trees subject to the  
212 City's Tree Removal Ordinance and 11 are riparian trees subject to recommended  
213 replacement ratios by the California Department of Fish and Wildlife (CDFW).  
214 Tree removal has been reduced to 93 trees, of which 79 are considered  
215 nonriparian protected trees and 11 are riparian trees. As fewer trees are proposed  
216 to be removed, the mitigation for tree replacement has been reduced  
217 proportionally. As such, potential impacts regarding tree removal would not be  
218 more intensive and there would be no substantive changes to the findings  
219 presented in the IS/MND.
- 220 • The volume of required fill to be imported onsite in order to achieve site elevations  
221 has been reduced, which reduced earthwork and results in fewer material hauling  
222 truck trips relative to the analysis presented in the IS/MND. As such, potential air

223 quality and greenhouse gas emissions impacts resulting from truck trips would be  
224 reduced as presented in Attachment 5, hereto. Therefore, there would be no  
225 substantive changes to the findings presented in the IS/MND since there would be  
226 no new or more intensive impacts under the proposed revisions to the project.

- 227 • In response to comments received for the March 23, 2022 Planning Commission  
228 meeting, a geologic consultation memorandum prepared by RGH Consultants,  
229 dated April 15, 2022, was received that further clarifies soil conditions and was  
230 included in the April 27, 2022 Planning Commission Staff Report. The  
231 memorandum provides further clarification on soil conditions as it relates to  
232 groundwater recharge – noting the very low permeability of surface soil onsite and  
233 the low potential to affect groundwater recharge. The memorandum supports the  
234 determination presented in the IS/MND of less than significant groundwater  
235 impacts. Therefore, there would be no substantive changes to the findings  
236 presented in the IS/MND since there would be no new or more intensive impacts  
237 to groundwater due to the project revisions.

238 Development of the project is subject to implementation of mitigation measures identified  
239 in the IS/MND, which effectively reduce potentially significant environmental impacts to  
240 levels below significance. The City is imposing mitigation measures in accordance with  
241 the Mitigation Monitoring and Reporting Program (MMRP), which requires documentation  
242 of compliance as presented in Attachment 1, Exhibit B hereto.

## 243 **FINDINGS**

244 To reduce repetition, the basis for making the required findings to approve the project's  
245 requested entitlements are contained in the attached Draft Resolution (see Attachment  
246 1).

## 247 **RECOMMENDATIONS**

Based on the information and analysis contained in this report, Staff recommends that  
the Planning Commission adopt a resolution approving tentative map TM 2021-02 for a  
residential subdivision at 2008 Grant Street, with conditions, and adopting the IS/MND  
and associated MMRP.

## **ATTACHMENTS**

1. Draft Resolution
2. 2008 Grant Street Tentative Map
3. Revised Landscape Plan
4. Revised Tree Removal/Preservation/Mitigation Totals List
5. Haul Trip Memo