

**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

**CITY OF CALISTOGA  
PLANNING COMMISSION**

**RESOLUTION PC 2022-07**

**ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION  
MONITORING AND REPORTING PROGRAM AND APPROVING TENTATIVE MAP  
TM 2021-2 FOR A RESIDENTIAL SUBDIVISION CONSISTING OF 15 RESIDENTIAL  
LOTS TO SUPPORT SINGLE-FAMILY RESIDENCES AND 6 PARCELS AT 2008  
GRANT STREET (APN 011-010-033)**

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**WHEREAS**, on February 8, 2021, the Planning and Building Department received an application from Civic Park Properties requesting a tentative map and design review approval to allow for the development of a residential subdivision consisting of 15 residential lots for single-family residences and 6 parcels to be utilized as open space and access at 2008 Grant Street (APN 011-010-033); and

**WHEREAS**, on February 7, 2022, public notice of the March 23, 2022, Planning Commission meeting to consider the request was published in the Calistoga Tribune, mailed to all property owners within 600 feet of the property at 2008 Grant Street in compliance with state and local law; and

**WHEREAS**, on February 7, 2022, public notice of the March 23, 2022, Planning Commission meeting to consider the request was posted on the City's website; and

**WHEREAS**, on March 11, 2022, public notice of the March 23, 2022, Planning Commission meeting to consider the request was published for a second time in the Calistoga Tribune; and

**WHEREAS**, on March 16, 2022, public notice of the March 23, 2022, Planning Commission meeting to consider the request was posted on the City's website and bulletin boards; and

**WHEREAS**, the Planning Commission considered the request at a public hearing on March 23, 2022. The Planning Commission received written and oral reports by the staff, and received public testimony, and voted to continue review of the project to a date uncertain; and

**WHEREAS**, on April 15, 2022, public notice of the April 27, 2022, Planning Commission meeting to consider the request was mailed to all property owners within 600 feet of the property at 2008 Grant Street in compliance with state and local law; and

**WHEREAS**, on April 15, 2022, public notice of the April 27, 2022, Planning Commission meeting to consider the request was posted on the City's website; and

**WHEREAS**, on April 15, 2022, public notice of the April 27, 2022, Planning Commission meeting to consider the request was published for a second time in the Calistoga Tribune; and



**WHEREAS**, on April 20, 2022, public notice of the April 27, 2022, Planning Commission meeting to consider the request was posted on the City's website and bulletin boards; and

**WHEREAS**, the Planning Commission received a presentation on proposed revisions to the tentative map at a public hearing on April 27, 2022. The Planning Commission received a written memorandum by the staff and a presentation by the applicant, received public testimony, and voted to continue review of the tentative map to a date certain of June 22, 2022; and

**WHEREAS**, the Planning Commission pursuant to Chapter 16.10.040 has made the following findings for the project:

1. 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 the municipal code.

Supporting Evidence: The project is consistent with the policies included in the General Plan. The site is under the Medium Density Residential Land Use Designation and the project would provide dwelling units appropriate for its land use designation. The project would further the goals of the Housing Element to provide infill housing development.

2. 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.

Supporting Evidence: The subdivision considers the climate, parcel configuration, and design and improvement requirements, to the extent feasible, in the subdivision design as a subdivision into single family lots that provide for exposure to natural heating and cooling.

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

Supporting Evidence: The project proposes single family residential development, which is a permitted use on the site and at a suitable density provided by the Medium Density Residential Land Use Designation.

4. 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.

Supporting Evidence: The project has been reviewed for compliance with CEQA and will not result in significant impacts with implementation of mitigation measures as provided in the Initial Study/Mitigated Negative Declaration for the project.

**WHEREAS**, this action has been reviewed for compliance with the California Environmental Quality Act (CEQA), and an Initial Study/Mitigated Negative Declaration was prepared to analyze potential impacts; and

**WHEREAS**, in accordance with the CEQA (California Public Resources Code 21000 et. seq.), the Public Draft Initial Study/Mitigated Negative Declaration (IS/MND) was circulated for a 30-day public review and comment period from February 7, 2022, to March 8, 2022; and

**WHEREAS**, though not required, public and agency comments received on the Public Draft IS/MND were responded to in a Response to Comments document dated March 2022, which was included in the March 23, 2022 Planning Commission Staff Report, Attachment 6 thereto; and

**WHEREAS**, subsequent refinements to the Project served to minimize the development footprint, reduce the volume of fill to be imported onsite, and preserve additional trees, relative to the analysis presented in the IS/MND, and therefore no new impacts or greater impacts would occur and no further revisions to the IS/MND are warranted; and

**WHEREAS**, the Planning Commission considered the environmental review record and requested entitlements at a public hearing on June 22, 2022. Prior to taking action on the application, the Planning Commission received written and oral reports by the staff, and received public testimony; and

**THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission that based on the above findings, the Planning Commission adopts the Initial Study/Mitigated Negative Declaration and associated MMRP, and approves the subject tentative map application, subject to the attached conditions of approval (Exhibit A) and MMRP (Exhibit B).

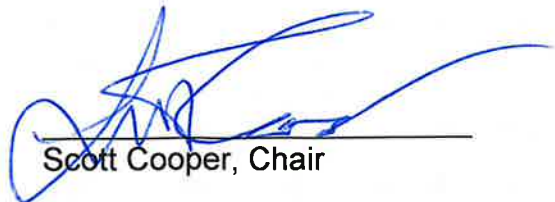
**ADOPTED** on June 22, 2022, by the following vote of the Calistoga Planning Commission:

AYES:

NOES:

ABSENT:


ABSTAIN:



\_\_\_\_\_

Scott Cooper, Chair

ATTEST: \_\_\_\_\_



Jeff Mitchem, Planning & Building Director  
Secretary

Exhibit A

**Conditions of Approval**

Tentative Map TM 2021-2

**General**

1. The improvements and uses hereby permitted shall substantially conform to the plans received as part of application TM 2021-2 by the Planning and Building Department, except as noted in the permit conditions.
2. The Planning and Building Director may approve minor amendments to this permit provided that the permit is still in substantial conformance with the original approval.
3. The tentative map approval shall expire June 22, 2024, unless a request for extension is received and approved by the City, following the requirements for subdivisions under Chapter 16.10 of the Calistoga Municipal Code.
4. This approval does not abridge or supersede the regulatory powers or permit requirements of any federal, state, or local agency, special district or department which may retain regulatory or advisory function as specified by statute or ordinance. Permits shall be obtained as may be required from each authority.

**Planning Department**

5. The applicant shall implement mitigation measures identified in the Mitigation Monitoring and Reporting Program (MMRP) for 2008 Grant Street.
6. The applicant shall submit a final subdivision map for review and approval and record the final map with the County of Napa.
7. The applicant shall submit a tree removal application for removal of protected trees onsite to the Public Works Department, consistent with Mitigation Measure BIO-7 in the project's MMRP.
8. The applicant shall prepare and record Covenants, Conditions, and Restrictions (CC&Rs) for the maintenance of open space, common areas, and infrastructure within the development. A homeowner's association shall oversee and manage the implementation of CC&Rs.
9. The applicant shall submit architectural plans for single story style (for example, homes given the appearance of single story with a second level built within the roofline) residences on all lots within the subdivision for review and approval by the Planning Commission.
10. Trees over sidewalks shall be pruned to provide a 7-foot minimum clearance over the sidewalk.
11. The project shall be subject to payment of all applicable development impact fees following submittal of building permits for construction of new residential units.

12. Prior to each building permit being issued, the applicant shall be subject to payment of in-lieu fees prorated for each building permit to meet the inclusionary housing requirement under CMC Chapter 17.08.
13. During construction of the project, the contractor shall remain alert and immediately report any suspected oil, gas, or geothermal wells inside the proposed area of work to the California Geologic Energy Management Division (CalGEM) and the Calistoga Planning and Building Divisions.
14. Prior to construction, the applicant shall assess potential erosion between the drainage channel and the western property line and coordinate with property owners as necessary to correct erosion that may affect surrounding properties. The applicant shall obtain required permits for any needed remediation activities.
15. The homeowner's association for the development shall be responsible for yearly maintenance of the drainage area. The homeowner's association shall monitor conditions of the drainage channel, including water levels, obstructions within the channel, and any potential erosion around the channel, and correct conditions that may affect neighboring properties.
16. The applicant shall construct a pedestrian footbridge and pathway connecting the sidewalks of Redwood Avenue to Amber Way on the condition that the developer or community can be indemnified or that the City can accept ownership of the improvements.
17. The applicant shall make the best due diligence effort to try to preserve trees #59, #63, and #65 through further development of the plans.

#### **Building Department**

18. The applicant shall obtain a grading and building permit(s) for construction of the proposed project.
19. The project shall meet all requirements found in California Building Code (CBC) Chapter 11A Housing Accessibility. This may impact design, building heights, orientation, and planning of the site's accessible routes as well as the location of off-street parking which shall also comply with CBC Chapter 11A.

#### **Fire Department**

20. The applicant shall submit a tree maintenance plan for the redwood trees lining Redwood Ave to the Calistoga Fire Department. Trees along Redwood Avenue shall be maintained to allow for a minimum 13-foot vertical clearance for fire trucks and street sweepers, as required by the Calistoga Fire Department.

#### **Public Works Department**

21. Construction haul routes should be approved by Public Works Department prior to issuance of a grading permit. The existing conditions of any construction haul routes used by vehicles associated with construction of the project shall be documented

and any damage to the street as a result of construction shall be restored by the applicant.

22. The improvements and uses shall substantially conform to the plan set dated May 25, 2022, except as noted in the following conditions.
23. All utilities within the site, with the exception of backflow preventers, fire hydrants and transformers, shall be placed underground.
24. The project shall address off-site sewer inadequacies by:
  - a. Installing a new 12-inch PVC pipe in North Oak Street from the existing manhole at Grant Street to the existing manhole south of Fair Way.
  - b. Replacing the existing 8-inch clay pipe in Grant Street from Michael Way to North Oak Avenue with an 8-inch PVC pipe.
  - c. The project's sewer main shall be connected to the existing manhole in Grant Street with an 8-inch PVC pipe and the existing 8-inch AC pipe in Redwood Avenue shall be abandoned.
  - d. In lieu of items (a) and (b), Applicant may analyze available sewer capacity in the downstream sewer collection system. The analysis shall demonstrate to the satisfaction of City Engineer, adequate capacity in the existing sewer system to support the proposed project. The analysis shall include wet weather flow monitoring data in manholes downstream of project site along Grant Street, Lake Street and Fair Way. The study shall include full development of sewer tributaries and discharge flows from existing private lift stations along the downstream sewer lines. The scope and limits of sewer study, location and period of flow monitoring shall be approved by the City Engineer prior to initiating the study. The cost of sewer study and third-party review will be the sole responsibility of the Applicant and will not be reimbursable.

Final design of sewer improvements shall be approved by the Public Works Department. The cost of sewer improvements (a) and (b) are eligible for reimbursement, less any proportionate benefit that the current project derives from the improvements, against the project's wastewater capacity/connection fees. For purpose of defining "proportionate benefit", it is the equivalent portion of pipe capacity that will be conveying the development's sewer flow. For example, if the average daily sewer flow from the development as calculated per the Standard Use Table is 2% of the capacity of the new 12" pipe, the developer's proportionate benefit will be 2% of total cost to construct the 12" pipe.

The project's wastewater connection fees may be utilized to pay for this improvement because it will be a direct benefit to the community's sewer collection system. If the amount of Developer's costs for public wastewater improvements are greater than Developer's Wastewater Impact Fee, then any costs above the Wastewater Impact Fee will be credited against Developer's Water Impact Fee.

25. A tree removal permit shall be obtained prior to the removal of any trees on the project site. Mitigations for removed riparian trees shall follow the ratios and replacement locations proposed by the Riparian Corridor Tree Removal and Mitigation Plan, dated December 16, 2021. Replacement requirements for non-riparian trees shall follow the Calistoga Municipal Code (CMC) Chapter 19.01, and Tree Removal Permit conditions. Tree replacement shall follow the proposed conceptual landscape plan of providing as many replacement trees as possible onsite (estimated at 179), with an off-site replacement number. Off-site replacement trees shall be at the direction of the Public Works Department.
26. A final Arborist Report and Tree Protection Plan shall be submitted to the City prior to the issuance of the tree removal permit.
27. The developer shall prepare and submit improvement plans for the construction of all necessary and required improvements including water, sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, and sidewalks. All design and construction shall conform to the City of Santa Rosa Standard Plans and Specifications for Public Improvements, and other adopted City of Calistoga standards, including but not limited to all federal, state, and local requirements as applicable.
28. The developer shall design and construct all improvements and facilities shown on the approved plans and shall comply with the Calistoga Municipal Code (CMC) and the "Standard Specifications" of the Public Works Department to the satisfaction of the City Engineer. Approval of plans depicting improvements that do not conform to the CMC or City standards does not constitute approval or exception to the CMC or City standards unless explicitly stated herein or by the City Engineer or Public Works Director.
29. The developer shall submit a soils investigation/geotechnical report for the project site with the first set of improvement plan check prints. The improvement plans shall incorporate all design and construction criteria specified in the report. The soils engineer shall review the improvement plans and provide a letter to the City stating the plans are consistent with their recommendations.
30. Improvement plans shall include an erosion control plan and an NOI/SWPPP.
31. An encroachment permit is required for any work within the City's right-of-way.
32. The developer shall dedicate and record all necessary rights-of-way and easements for onsite public improvements. Rights-of-way and easements shall be dedicated on the project's subdivision map or provided by grant deed. The developer shall prepare all necessary legal descriptions and deeds and incur all costs associated with their recordation and/or City peer-review costs.
33. All onsite storm drain facilities, except for the main storm drain pipe conveying offsite drainage from the diversion structure (which will be owned and maintained by the City), shall be privately owned and maintained.

34. A minimum 15-foot wide public utility easement shall be dedicated for the onsite water main and the main storm drain pipe conveying offsite drainage from the diversion structure.
35. All existing public utility, drainage or roadway easements shall be abandoned.
36. A complete set of electronic (i.e., CAD and PDF) and hard copy as-built and reproducible record improvement plans showing all constructive changes from the original plans shall be submitted to the Public Works Department prior to City acceptance of the public improvements. The plans shall include sub-centimeter survey-grade locations (x,y,z) for all off-site utilities (e.g., manhole locations, water valves, fire hydrants, catch basins) upon completion of installation of the facilities for incorporation into the City's utility infrastructure database.
37. Improvement plans, project documents, and as-built plans shall use the National American Vertical Datum of 1988 (NAVD88).
38. Prior to City acceptance of the work shown on the signed improvement plans, the developer shall provide a written statement signed by the project engineer certifying that site grading and all private site improvements have been completed in accordance with the improvement plans approved by the City Engineer. The City will not be accepting on-site improvements; the City will approve them based on the project engineer's wet signature statement.
39. Prior to City acceptance of the work (see above), the developer shall provide a written statement signed by their geotechnical engineer certifying that they observed the work and reviewed testing results and that all of the work was performed in accordance with the recommendations included in the soils investigation, geotechnical report or other recommendations necessitated by field conditions.

#### Street Improvements

40. The first improvement plan submittal shall address on-site and off-site street improvements for review and approval by the Public Works Department.
41. 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.
42. The Developer shall grind and overlay Redwood Avenue with a minimum of 3-inch hot mix asphalt, or as recommended by the project geotechnical engineers and civil engineers of record.
43. New sidewalk shall be extended to Grant Street along west side of Redwood Avenue within the existing public Right of Way.
44. Damaged curb and gutter along Redwood Avenue shall be repaired prior to pavement overlay.

45. Where 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.
46. Pavement markings and signage shall be provided on all streets as necessary and as required by the City Engineer. Signage restricting parking and red-painted curbing shall be installed where appropriate. Speed limit signs shall be installed at locations determined by the City Engineer. A licensed Traffic Engineer shall design the site entrance improvements to ensure safe conveyance of pedestrians, bicyclists, and vehicles.
47. All internal roads and driveways shall be privately owned and maintained.

Water and sanitary sewer improvements

48. The project's sewer main shall be connected to the existing manhole in Grant Street with an 8-inch PVC pipe and the existing 8-inch AC pipe in Redwood Avenue shall be abandoned.
49. Water main shall be looped by a new 8-inch line from Grant Street and Redwood Avenue intersection to Amber Way. All new watermains, hydrant and service lines will be owned and maintained as public utilities.
50. Where public water or 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.
51. All private storm drains, water, fire line services, sewer laterals, and appurtenances, must be located within the private property and clearly identified as private on the design drawings.
52. Developer/Owner shall design and install a private on-site sewer lift station in compliance with all current regulations. Developer/Owner shall prepare an Operation and Maintenance Plan. Prior to issuance of the first occupancy certificate or recordation of the Final Map, whichever comes first, the Developer/Owner or HOA shall sign and record a Maintenance Agreement to properly maintain the system. If the Maintenance Agreement is recorded prior to the formation of an HOA, it shall include language that the Developer/Owner is responsible for ongoing maintenance until such time as the Maintenance Agreement is duly transferred to the HOA with the approval from the City and recorded with the Napa County Recorder's Office. Developer/Owner or HOA as appropriate shall provide the City with an annual summary of maintenance of the system to the satisfaction of the Public Works Department.
53. Sewer grades must be designed such that ultimate finished floors are a minimum of 12-inches above upstream manhole or clean-out rim elevations. Inadequate elevation differentials or grade on private laterals, as determined by the City, must be mitigated by raising finished floor elevation(s).



54. Internal sewer lines, lift stations, and sewer appurtenances shall be privately owned and maintained.
55. The new water services for each lot shall be a single new point of connection to serve fire and domestic, similar to Santa Rosa Standard Detail 870.
56. Domestic booster pumping may be required to adequately serve the project (per Santa Rosa Standard Water Standards Section XIV).
57. Provide final fire flow/sprinkler calculations that include existing city pressure/flows at main and account for all losses due to the new service line, backflow devices/meters/minor losses, and elevation losses to the project. Additional fire pumping will likely be required to adequately serve the project.
58. The City agrees to provide the project a baseline annual allocation of domestic water as defined under the Resource Management System to serve 15 new single-family dwellings subject to payment of the Water Service Connection Fee in effect at the time of building permit issuance. The total water baseline annual allocation shall be determined per the City's Standard Use Table at the time of building permit issuance.
59. The City agrees to provide the project a baseline annual allocation of wastewater as defined under the Resource Management System to serve 15 new single-family dwellings subject to payment of the Wastewater Service Connection Fee in effect at the time of building permit issuance. The total wastewater baseline annual allocation shall be determined per the City's Standard Use Table at the time of building permit issuance.
60. The development shall not utilize geothermal water or discharge any geothermal water to the City's sewer collection system.

#### Drainage improvements

61. Drainage improvements shall be designed by a civil engineer in accordance with the Napa County Design Criteria and any other applicable City standards. Off-site grading and drainage improvements, if any, shall be shown on the improvement plans.
62. Developer/Owner shall design and install a private on-site drainage system to be compliant with all current regulations. Developer/Owner shall prepare an Operation and Maintenance Plan. Prior to issuance of the first occupancy certificate or recordation of the Final Map, whichever comes first, Developer/Owner or HOA shall sign and record a Maintenance Agreement to properly maintain the system. If the Maintenance Agreement is recorded prior to the formation of an HOA, it shall include language that the Developer/Owner is responsible for ongoing maintenance until such time as the Maintenance Agreement is duly transferred to the HOA with the approval from the City and recorded with the Napa County Recorder's Office. Developer/Owner or HOA as appropriate shall provide the City with an annual summary of maintenance of the system to the satisfaction of the Public Works Department. Developer/Owner or HOA as appropriate shall prepare and sign a

maintenance agreement related to all storm drain facilities that require significant modification. The Maintenance Agreement shall include the existing drainage ditch in Parcels B, C, D and F. Public storm drains shall be excluded from the Maintenance Agreement.

63. Project hydrology and hydraulic shall be designed to retain the 100-year, 24-hour storm event to ensure the post-project improvements' peak stormwater discharge is not higher than existing conditions. The project will be required to retain/detain this volume at a minimum.
64. A final drainage study and stormwater control report (per BASMAA standards) is required prior to improvement plans approval.
65. The developer's engineer shall include a site grading plan that conforms to the requirements of CMC 19.08 as part of the required improvement drawings.
66. All drainage inlets shall be permanently marked "No Dumping-Flows to River". Stenciling is not acceptable.
67. All internal drainage facilities including the existing drainage ditch in Parcels B, C, D and F, shall be privately owned and maintained except for the storm drain pipe conveying offsite drainage from the diversion structure.
68. The Developer's engineer shall design a flow diversion structure to limit flow to the existing drainage ditch to the maximum capacity of the existing ditch. All excess flow shall be conveyed by a properly-sized storm drain pipe to the existing 54-inch pipe in Grant Street.
69. The drainage system shall be designed to prevent any overtopping in the existing drainage ditch to Grant Street.
70. Lot to lot runoff or runoff to neighboring properties shall not be allowed unless the runoff is contained within a drainage easement.