

**CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2010-06**

**A RESOLUTION ADOPTING A MITIGATED NEGATIVE DECLARATION  
BASED ON THE INITIAL STUDY PREPARED FOR THE PALMER HOUSE  
RESTORATION AND ADDITION PROJECT LOCATED AT 1300 CEDAR  
STREET (APN 011-223-002) WITHIN THE DOWNTOWN COMMERCIAL –  
DESIGN DISTRICT.**

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1           **WHEREAS**, Robert Fiddaman and Susan Hoffman are proposing  
2 restoration/renovations to an existing structure currently listed on the National Register;  
3 including, but not limited to, new perimeter foundation, re-roof, porch repairs and a 72  
4 square foot addition, all on the property located at 1300 Cedar Street within the “DC-  
5 DD”, Downtown Commercial - Design District (APN 011-223-002);  
6

7           **WHEREAS**, the Planning Commission has reviewed and considered the Initial  
8 Study prepared for the project at its regular meeting on April 28, 2010, and prior to taking  
9 action on the application, the Commission received written and oral reports by the Staff,  
10 and received public testimony;  
11

12           **WHEREAS**, in accordance with the California Environmental Quality Act  
13 (CEQA), the City of Calistoga, Planning and Building Department prepared an Initial  
14 Study/CEQA Checklist, which identified potentially significant impacts to air quality,  
15 biological resources, cultural resources and noise;  
16

17           **WHEREAS**, this project, as mitigated, will not result in any significant adverse  
18 environmental impacts; and  
19

20           **WHEREAS**, that on the basis of the Initial Study prepared for the Palmer House  
21 restoration and addition project, as requested by the property owners, will not have a  
22 significant effect on the environment and, therefore, a mitigated negative declaration is  
23 adopted based on the following findings.  
24

- 25 1. An Initial Study was prepared pursuant to the California Environmental Quality  
26 Act and has been considered as a result of this project and although the project  
27 could have a significant effect on the environment, there will not be a significant  
28 effect in this case because mitigation measures to reduce all impacts to a level of  
29 insignificance or to avoid such impacts have been identified and agreed to by the  
30 applicant. A Mitigated Negative Declaration should therefore be prepared with  
31 the mitigation measures as adopted as Conditions of Approval.  
32
- 33 2. As mitigated this project will not result in any significant adverse environmental  
34 impacts. There is no evidence that this project will result in any adverse impacts to  
35 fish and wildlife habitat.  
36

37           **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning  
38 Commission that based on the above Findings, the Planning Commission adopts a  
39 Mitigated Negative Declaration, subject to the following Mitigation Measures.

40  
41 Aesthetics:

42  
43 *Mitigation Measures AQ-1: Prior to building permit or grading permit issuance, the*  
44 *Applicant shall prepare and submit an Erosion and Sedimentation Control Plan that*  
45 *incorporates the following Best Management Practices with notes, details and or/*  
46 *specifications subject to the review and approval of the Public Works and Planning and*  
47 *Building Directors.*

- 48  
49 a) *Exposed soils shall be watered periodically during construction, a minimum of twice*  
50 *daily. The frequency of watering shall be increased if wind speeds exceed 15 mph.*  
51 *Only on-site well water, purchased city potable water (if available and subject to the*  
52 *review and approval of the Director of Public Works) or reclaimed water shall be*  
53 *used for this purpose. Responsibility for watering shall include weekends and*  
54 *holidays when work is not in progress.*  
55  
56 b) *During excavation activities, haul trucks used to transport soil shall utilize tarps or*  
57 *other similar covering devices to reduce dust emissions.*  
58  
59 c) *Grading and construction equipment operated during construction activities shall be*  
60 *properly muffled and maintained to minimize emissions. Equipment shall be turned*  
61 *off when not in use.*  
62  
63 d) *Construction sites involving earthwork shall provide for a gravel pad area consisting*  
64 *of an impermeable liner and drain rock at the construction entrance to clean mud and*  
65 *debris from construction vehicles prior to entering the public roadways. Street*  
66 *surfaces in the vicinity of the project shall be routinely swept and cleaned of mud and*  
67 *dust carried onto the street by construction vehicles.*  
68  
69 e) *Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed*  
70 *stockpiles (dirt, sand, etc.).*  
71  
72 f) *Post-construction revegetation, repaving or soil stabilization of exposed soils shall be*  
73 *completed in a timely manner according to the approved Erosion and Sediment*  
74 *Control Plan and verified by City inspectors prior to acceptance of improvements or*  
75 *issuance of certificates of occupancy.*  
76  
77 g) *The Developer shall designate a person with authority to require increased watering*  
78 *to monitor the dust and erosion control program and provide name and phone*  
79 *number to the City of Calistoga prior to issuance of grading permits.*  
80  
81

82 Biological Resources

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84 *Mitigation Bio 1: Prior to building permit issuance, a Tree Protection Plan consistent*  
85 *with Chapter 19.01 shall be reviewed and approved by the Public Works Department. All*  
86 *requirements and restrictions contained in Chapter 19.01 of the Calistoga Municipal*  
87 *Code (CMC) shall be complied with, which shall incorporate replacement trees for those*  
88 *trees slated for removal and shall include any recommendations of the Project Arborist.*

89

90 Cultural Resources

91

92 *Mitigation CR.1: If archaeological, historical, paleontological resources or other human*  
93 *remains are encountered, all construction activity in the affected area shall cease and no*  
94 *materials shall be removed until a qualified professional surveys the site and mitigation*  
95 *measures can be proposed by the qualified professional to the satisfaction of the*  
96 *Planning Division for approval and subsequent implementation by the Applicant.*

97

98 Noise

99

100 *Mitigation Measure N-2: Construction activities shall be limited to the hours of 7 AM*  
101 *and 7 PM Monday through Saturday, unless otherwise authorized by the Planning and*  
102 *Building Department.*

103

104 **PASSED, APPROVED, AND ADOPTED** on April 28, 2010, by the following  
105 vote of the Calistoga Planning Commission:

106

107 AYES:

108 NOES:

109 ABSENT/ABSTAIN:

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

119

Kathleen Guill  
Secretary to the Planning Commission

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JEFF MANFREDI, Chairman