



# Tentative Subdivision Map

## APPLICATION + SUBMITTAL REQUIREMENTS

THIS APPLICATION MAY BE USED FOR TENTATIVE SUBDIVISION MAPS, VESTING MAP, & PARCEL MAPS

**PLANS MUST BE PREPARED & SIGNED BY A LICENSED CIVIL ENGINEER OR SURVEYOR**

### APPLICATION SUBMITTAL & REQUIREMENTS (CMC 16.06)

- COMPLETED & SIGNED GENERAL PLANNING APPLICATION
- APPLICATION FEE/INITIAL DEPOSIT
- SOILS REPORT
- SITE PHOTOS
- TITLE REPORT (LESS THAN 6 MONTHS OLD)
- (1) HARDCOPY OF ALL REPORTS, FORMS, LETTERS, ETC. IN 8.5"X11" SIZE
- (1) HARDCOPY OF ALL EXHIBITS, MAPS, PHOTOS, ETC. IN 11"X17" SIZE (MAX)
- PDF OF ALL APPLICATION MATERIALS EMAILED TO [PLANNING@CALISTOGACA.GOV](mailto:PLANNING@CALISTOGACA.GOV) OR A THUMB DRIVE WITH PDF VERSIONS OF APPLICATION MATERIALS
- PROJECT NARRATIVE  
DESCRIBE EXISTING & PROPOSED ZONING & GENERAL PLAN LAND USE DESIGNATIONS & THE PROPOSED DEVELOPMENT INCLUDING, BUT NOT LIMITED TO: THE NUMBER OF LOTS, SITE DESIGN INTENT, HOW THE PROJECT WILL FIT WITH THE SURROUNDING AREA, PROPOSED PHASING, PUBLIC AREAS TO BE DEDICATED, PROPOSED WATER SUPPLY & METHOD OF SEWAGE DISPOSAL, WHETHER THE LOTS WILL BE SOLD AS LOTS OR FULLY DEVELOPED, WHETHER THERE WILL BE A HOA & LOCATION OF STREET LIGHTING
- COPY OF ANY CONDITIONS, COVENANTS & RESTRICTIONS (CC&RS), EXISTING OR PROPOSED & A COPY OF PROPOSED DEED RESTRICTIONS.

### MAP REQUIREMENTS

NOTE: PLEASE CHECK WITH STAFF IF YOU HAVE QUESTIONS ABOUT ITEMS ON THIS LIST

- NAME & ADDRESS OF RECORD OWNER & SUBDIVIDER
- NAME & ADDRESS OF THE LICENSED CIVIL ENGINEER OR SURVEYOR THAT PREPARED THE MAP
- PROPERTY ADDRESS
- DATE, NORTH ARROW & SCALE. MINIMUM SCALE 1' – 100'
- EXISTING & PROPOSED ZONING & GENERAL PLAN DESIGNATIONS
- NAME OF SUBDIVISION & OF ALL ADJACENT SUBDIVISIONS OR PARCELS
- PROPOSED BUILDING SITES OR ENVELOPES & DRIVEWAYS
- AVERAGE CROSS SLOPE OF EXISTING PROPERTY & EACH PROPOSED PARCEL
- SHOW EXISTING BUILDING LOCATIONS, FENCES, DITCHES, UNDERGROUND STRUCTURES, UTILITY LINES, EXCAVATION OF FILL AREAS WITHIN 200 FEET OF ANY PORTION OF THE SUBDIVISION, NOTING THEREON WHETHER ANY EXISTING FEATURES ARE TO BE ABANDONED OR USED.
- LOCATION/DIMENSIONS OF EXISTING & PROPOSED ON-SITE PARKING SPACES & BACKUP/TURNAROUND AREAS; INTERNAL VEHICULAR CIRCULATION; PEDESTRIAN & BICYCLE WAYS INCLUDING PEDESTRIAN ENTRY POINTS TO BUILDINGS & ANY BICYCLE PATHS/TRAILS IN THE GENERAL PLAN; COMMERCIAL VEHICLE LOADING & STORAGE AREAS, PROJECT ACCESS (DRIVEWAYS OR PRIVATE STREETS) TO THE PUBLIC STREET SYSTEMS; ANY TRANSIT STOPS OR FACILITIES. THE PLAN MUST DEMONSTRATE ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS. THIS PLAN SHALL COVER AN AREA LARGE ENOUGH TO SHOW THE ENTIRE PROJECT SITE, THE CLOSEST INTERSECTIONS IN ALL DIRECTIONS THAT WOULD PROVIDE ACCESS TO THE PROJECT, & A MINIMUM OF 100 FEET BEYOND ANY PROPOSED OFF-SITE ROADWAY IMPROVEMENTS.
- SITE FEATURES INCLUDING CREEKS, RIVERS & ADJACENT RIPARIAN VEGETATION & RELATED SETBACKS; WETLANDS; MAJOR ROCK OUTCROPPINGS; LANDSLIDES; FLOOD ZONES; EARTHQUAKE FAULTS & RELATED SETBACKS. PLOT ALL TREES OVER 4" IN DIAMETER 4.5 FEET ABOVE EXISTING GRADE. PROVIDE THEIR COMMON NAME, SIZE, CONDITION, DRIP LINE & LOCATION ONSITE. ANY TREES PROPOSED TO BE REMOVED SHALL BE IDENTIFIED ALONG WITH THE REASONS WHY THEY ARE PROPOSED FOR REMOVAL. ANY TREE WITH A DIAMETER AT BREAST HEIGHT (DBH) GREATER THAN 12 INCHES, ANY NATIVE OAK WITH A DBH GREATER THAN SIX INCHES & ANY VALLEY OAK, SEEDLING, SAPLING OR OLDER ARE PROTECTED UNDER CALISTOGA MUNICIPAL CODE SECTION 19.010.40. REMOVAL OF THESE TREES WILL REQUIRE A TREE PROTECTION PERMIT AS SPECIFIED IN THE MUNICIPAL CODE. IN ADDITION, SHOW TREES IN THE ADJACENT RIGHT-OF-WAY WITHIN 30 FEET OF THE AREA PROPOSED FOR DEVELOPMENT AND ON ADJACENT PROPERTIES WITH DRIP LINES OVER THE PROJECT SITE. AN ARBORIST REPORT & PHOTOGRAPHS MAY BE REQUIRED.

### UTILITIES PLAN

- A UTILITIES PLAN (EXTENDING 100 FEET BEYOND SITE BOUNDARIES) SHOWING LOCATION & SIZE OF EXISTING & PROPOSED WATER-RELATED FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER MAINS WITH VALVE LOCATIONS, WATER SERVICES TO EACH PARCEL, WATER METER LOCATIONS, FIRE SPRINKLER RISERS, BACKFLOW DEVICES, FIRE HYDRANTS WITHIN 300 FEET, FLOW-OFFS & WATER WELLS; SEWERS; EXISTING & PROPOSED EASEMENTS FOR THESE FACILITIES. FOR SEWER SYSTEMS, TOP OF STRUCTURES & INVERT ELEVATIONS SHALL BE SHOWN ALONG WITH SEWER LATERALS, PIPE SIZE, SLOPE & TIE-IN ELEVATIONS AT THE EXISTING DOWNSTREAM SYSTEM.



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### GRADING, DRAINAGE, EROSION AND SEDIMENTATION PLANS

- EXISTING & PROPOSED CONTOURS AND/OR FINISHED ELEVATIONS EXTENDING A SUFFICIENT DISTANCE BEYOND ITS BOUNDARIES TO SHOW DRAINAGE PATTERNS & IMPACTS ON NEIGHBORING PROPERTIES (INCLUDING THE FRONTING STREET RIGHT-OF-WAY) WITH ONE-FOOT CONTOURS FOR LAND WITH A GROUND SLOPE UP TO 5%, TWO-FOOT CONTOURS FOR GROUND SLOPE OVER 5 TO 10%, & FIVE FOOT CONTOURS FOR GROUND SLOPE OVER 10% & SPOT ELEVATIONS. THE DATE, ELEVATION DATUM & CITY OF CALISTOGA BENCHMARK (ASSUMED BENCHMARK ARE NOT ACCEPTABLE) SHALL BE INDICATED ON THE MAP, & THE SOURCE SHALL BE IDENTIFIED.
- A GRADING & DRAINAGE PLAN EXTENDING A SUFFICIENT DISTANCE BEYOND THE PROJECT SITE BOUNDARIES TO SHOW DRAINAGE PATTERNS & IMPACTS ON NEIGHBORING PROPERTIES, INCLUDING THE FRONTING STREET RIGHT-OF-WAY, EXISTING & PROPOSED GROUND CONTOURS, FINISHED FLOOR ELEVATIONS OF EXISTING & PROPOSED BUILDINGS, & EXISTING OR PROPOSED TOP OF CURB ELEVATIONS FOR BOTH SIDES OF ADJACENT STREETS. SHOW EXISTING & PROPOSED ON-SITE & OFF-SITE STORM DRAINS & OTHER FLOOD CONTROL FACILITIES (INCLUDING DETENTION REQUIRED TO LIMIT POST-DEVELOPMENT FLOW RATE TO PRE-DEVELOPMENT LEVELS & DETENTION SIZING CALCULATIONS (WITH PIPE SIZES, RIM AND INVERT ELEVATIONS & TIE-INS TO THE EXISTING DOWNSTREAM SYSTEM. BACK OF LOT ELEVATIONS, LOT DRAINAGE PATTERS & AN OVERLAND PATH-OF-FLOW MUST BE SHOWN. INDICATE ANY EXISTING OR PROPOSED RETAINING WALLS (WITH TOP & BOTTOM OF WALL ELEVATIONS & MATERIALS SPECIFIED).
- STORMWATER POLLUTION "BEST MANAGEMENT PRACTICES" (BMPS) LIST & SHOW ON THE PLANS THE METHODS TO BE INCORPORATED INTO THE PROJECT TO REDUCE STORMWATER POLLUTION, INCLUDING SUPPORTING CALCULATIONS



### REQUIRED FINDINGS

IN ORDER TO APPROVE A TENTATIVE SUBDIVISION OR PARCEL MAP, THE DECIDING BODY MUST MAKE THE FINDINGS UNDER MUNICIPAL CODE SECTION 16.10.040, WHICH ARE LISTED BELOW. PLEASE SUPPLY WRITTEN STATEMENTS IN SUPPORT OF THE FINDINGS.

- THAT THE PROPOSED SUBDIVISION, TOGETHER WITH THE PROVISIONS FOR ITS DESIGN & IMPROVEMENT, IS CONSISTENT WITH THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLAN, & OTHER APPLICABLE PROVISIONS OF THIS CODE.
- EXCEPT FOR CONDOMINIUM CONVERSION PROJECTS WHERE NO NEW STRUCTURES ARE ADDED, THAT 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 & ANY GUIDELINES PROMULGATED BY THE COUNCIL.
- THAT THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE & DENSITY OF DEVELOPMENT.
- THAT THE PROPOSED SUBDIVISION HAS BEEN REVIEWED IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) & THAT THE PROJECT WILL NOT RESULT IN DETRIMENTAL OR ADVERSE IMPACTS UPON THE PUBIC RESOURCES, WILDLIFE OR PUBLIC HEALTH, SAFETY OR WELFARE.