# City of Santa Rosa

## MEMORANDUM

Date:      June 25, 2014
To:        Chair Cisco and Members of the Planning Commission
From:      Susie Murray, City Planner
Subject:   Calistoga Cottages Mitigated Negative Declaration

Consistent with the California Environmental Quality Act (CEQA), Section 15073.5(c)(4), the purpose of this memo is to clarify the project description and identify the parameters used for analysis to prepare the Initial Study that resulted in a Mitigated Negative Declaration for the proposed Calistoga Cottages subdivision located at 408 Calistoga Road.

The project includes a General Plan Amendment from Very Low Density to Low Density residential, Rezoning from RR-40 (Rural Residential) to R-1-6 (Single Family Residential), and a Tentative Parcel Map proposing four new lots, which would allow the construction of three new single family dwellings, with the existing residence remaining. While the application does not include any building plans, elevations, or conceptual drawings for new houses, the analysis for the Initial Study/Mitigated Negative Declaration considered the construction of three new units.

Most of the Initial Study discusses the construction of three additional dwellings; however, Section X, Land Use and Planning, located on page 22, states the following:

> *The site is currently developed with a single family dwelling with attached garage and is surrounded by a school and similar residential uses. The proposed General Plan Amendment, Rezoning, and Tentative Parcel Map will allow up to three additional residential units; however, the site's potential buildout with the changes in zoning and General Plan land use could result in six new homes.*

To clarify, the maximum development potential under the proposed General Plan Amendment & Rezoning would allow for seven single family dwellings. The proposed project includes four single family dwellings of which one is already built and will be retained. Accordingly, the Initial Study/Mitigated Negative Declaration appropriately analyzed three additional single family dwellings as described herein.