

RESOLUTION NO. 2015-029

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA, RESCINDING RESOLUTION NO. 99-65 AND ADOPTING A REVISED STANDARDIZED USE TABLE FOR THE RESOURCE MANGEMENT SYSTEM

WHEREAS, on October 5, 1999, the City Council adopted Resolution 99-65 establishing the Standardized Use Table for the expected demand by various land uses on the City's water and wastewater treatment systems that are used to determine connection fees; and

WHEREAS, the Standardized Use Table uses the same water and wastewater use demand figures for so-called granny units – now known as second dwelling units – as it does for apartments and condominiums; and

WHEREAS, second dwelling units typically have no associated landscaping that requires irrigation, and CMC Section 17.37.030 limits them to one bedroom and 750 square feet in size, thereby resulting in lower water and wastewater demands than for a typical apartment or condominium; and

WHEREAS, recent water and wastewater demand studies determined that in Healdsburg and Santa Rosa, second dwelling units have actual demands of 0.165 annual acre-feet of water and 0.146 annual acre-feet of wastewater, which are significantly lower than the figures used by Calistoga; and

WHEREAS, the water usage of a continuously-occupied second dwelling unit in Calistoga averages 0.147 annual acre-feet of water, and therefore the figures contained in the above-referenced studies are appropriate for use in Calistoga; and

WHEREAS, very few second dwelling units have been constructed in Calistoga, and possible developers of such units have identified the City's water and wastewater connection fees as one of the greatest impediments to their development as potentially-affordable housing; and

WHEREAS, Housing Element Action 1.2-2 calls for the City to consider reducing the development impact fees on second dwelling units in order to encourage their construction; and

WHEREAS, on January 6, 2015, the City Council directed staff to evaluate the current water and wastewater connection charges for second units and staff concluded that lower demand figures are justified based on the above-referenced studies and actual usage; and

WHEREAS, on March 17, 2015, the City Council considered the recommended reduced water and wastewater usage figures for second dwelling units at a duly and properly-noticed public hearing and during its review, considered the public record, including the staff report, findings, and written materials and testimony presented by the public during the hearing; and

WHEREAS, the proposed amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines, the "general rule" exemption, because it can be seen with certainty that there is no possibility that the action in question may have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Calistoga that Resolution No. 99-65 is hereby rescinded in its entirety.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Calistoga that the Standardized Use Table attached hereto as Exhibit A, which reflects the lower demand figures for second dwelling units, is hereby adopted.

PASSED AND ADOPTED by the City Council at a duly noticed regular meeting held the **17th day of March, 2015**, by the following vote:

AYES:	Councilmembers Lopez-Ortega, Kraus and Barnes, Vice Mayor Dunsford and Mayor Canning
NOES:	None
ABSTAIN:	None
ABSENT:	None



CHRIS CANNING, Mayor

ATTEST:



KATHY FLAMSON, City Clerk

Exhibit A

Standardized Use Table for Resource Management System¹

Use Type	Water		Wastewater	
	Acre feet per year	Gallons per day	Acre feet per year	Gallons per day
Residential				
Single-family dwelling ²				
1 - 3 bedrooms	.428	382	.224	200
4 bedrooms ³	.540	482	.319	285
Apartment, condominium				
1 - 2 bedrooms	.382	341	.213	190
3 bedrooms ³	.494	441	.308	275
Mobile home	.149	133	.125	112
Second dwelling unit	.165	147	.146	130
Transient lodging - Hotel, motel, resort, B&B – per living or rental unit				
	.170	152	.150	134
Commercial - Retail, office, personal service – per 1000 sq. ft. of gross floor area				
	.110	98	.099	88
Bar – per 1000 square feet of gross floor area				
	.220	196	.198	177
Restaurant - per 1000 square feet of gross floor area				
	.058	518	.524	468

¹ The Department of Public Works may reduce the expected demand upon approval of an engineered water study demonstrating/ quantifying the site-specific water usage.

² The adoption of this resolution amending the Standardized Use Table is not intended to affect the number of bedrooms purchased through the now- defunct Leak Detection Program. All projects which purchased leak detection water shall only be vested for the original number of bedrooms purchased.

³ Each additional bedroom, add 100 gallons of water and 85 gallons of wastewater per day