

## OVERVIEW

Until recently, the City of Calistoga had limited development opportunities due to serious facilities and infrastructure constraints. As a result of recent renovations to our facilities and infrastructure, the City is now able to consider new development. In 2005, the City Council adopted a Growth Management System to allocate water supply and wastewater treatment capacity through the Resource Management System.

Most development and expansions to existing uses and structures require a Growth Management Allocation. Allocations are non-transferable from one parcel to another.

Some development is exempt from the Growth Management System, including: second dwelling units; development on existing parcels when there is no net increase in water and wastewater resources demand; replacement, additions to and the remodeling of dwellings; projects that are subject to a development agreement; non-residential expansions of up to 10% of the gross floor area; public facilities sponsored by the City of Calistoga or the Calistoga Joint Unified School District; projects sponsored by public and non-profit organizations that provide medical, dental, social services, and the like for Calistoga residents; construction of single-family units on existing lots of record; minor subdivisions (3 or fewer lots); and intensification of existing uses or a change of use.

On November 3, 2009, the City Council adopted Resolution No. 2009-103 which suspended applicable provisions of the Growth Management System (specifically, Sections 19.02.060 A, B, C, D, G-1, G-2, G-5, and G-6), and designated authority to the Planning & Building Director (or designee) to process allocations administratively.

## THE APPLICATION PROCESS

Application packets may be obtained from the Planning & Building Department located at 1232 Washington Street or on the City's website at [www.ci.calistoga.ca.us](http://www.ci.calistoga.ca.us). If you have any questions, please do not hesitate to contact the Planning & Building Department by one of the means listed on the reverse side of this brochure.

## ALLOCATION PREFERENCES

General development objectives for awarding allocations are as follows:

- A. Preference for residential allocations shall generally be given to projects that include one or more of the following:
  1. Construction of deed-restricted residential units that the majority of units go towards the goal of fulfilling the City's remaining regional housing need in the very low-, low- and/or moderate-income housing categories as defined by the General Plan.
  2. Construction of residential units that will be available to households of moderate income as defined by the General Plan.
  3. Construction of residential units that are proposed as part of a mixed-use development project.
  4. Construction of residential units on vacant, underdeveloped or redeveloped land with necessary public infrastructure in place.
  5. Construction of residential units that will be available to special need housing groups or population as defined by the General Plan.
- B. Preference for non-residential allocations shall generally be given to projects that include one or more of the following:
  1. Construction of a structure that includes nonresidential uses as part of a mixed-use development project.
  2. Intensification or expansion of existing uses greater than ten percent (10%) in floor area or new construction on vacant, underdeveloped or redeveloped land with necessary public infrastructure in place.
  3. Public or quasi-public uses (e.g., schools, churches, community facilities, etc.)
- C. Preference for residential and/or non-residential allocations shall generally be given to those projects that further the City's Local Climate Action Program greenhouse gas emission reduction measures and policies at the time the City's program is in place.

## STANDARDIZED USE TABLE

### Single-family dwelling

• 1 - 3 bedrooms	
Water	.428 AFY <sup>1</sup> , 382 gpd <sup>2</sup>
Wastewater	.224 AFY, 200 gpd
• 4 bedrooms	
Water	.539 AFY, 482 gpd
Wastewater	.319 AFY, 285 gpd

### Apartment, condominium

1 - 2 bedrooms	
Water	.382 AFY, 341 gpd
Wastewater	.213 AFY, 190 gpd

### Second Dwelling Unit ("granny unit")

Water	.165 AFY, 147 gpd
Wastewater	.146 AFY, 130 gpd

### Transient Lodging Room

Water	.170 AFY, 152 gpd
Wastewater	.150 AFY, 134 gpd

### Commercial (per 1,000 square feet)

Water	.110 AFY, 98 gpd
Wastewater	.099 AFY, 88 gpd

### Bar (per 1,000 square feet)

Water	.220 AFY, 196 gpd
Wastewater	.198 AFY, 177 gpd

### Restaurant (per 1,000 square feet)

Water	.580 AFY, 518 gpd
Wastewater	.524 AFY, 468 gpd

This is a summary of the City's Standardized Use Table. Please refer to Resolution #2015-029 for a complete list. Some uses/projects may require a project specific, engineered Water/Wastewater Use Study. Please refer to the "Guidelines for Water/Wastewater Use Studies" for more information.

<sup>1</sup> Acre feet per year

<sup>2</sup> Gallons per day

# City of Calistoga Growth Management System

## ALLOCATION INFORMATION

### City of Calistoga

#### Planning & Building Department

1232 Washington Street  
Calistoga CA 94515

707.942.2830 phone  
707.942.2831 fax

[planning@ci.calistoga.ca.us](mailto:planning@ci.calistoga.ca.us)



Calistoga Municipal Code  
Title 19, Chapter 19.02