

## **Entry Corridor Overlay Excerpts from Calistoga General Plan Land Use Element**

### **Entry Corridor Overlay**

The principal entrance points into Calistoga provide a unique opportunity for community identity. It is important to preserve and protect the “country town” appearance of Calistoga by ensuring that new development is of a scale subordinate to the agricultural uses of properties located at these entry corridors.

As shown in Figure LU-6, properties located at entry corridors into Calistoga are all designated with Entry Corridor Overlays. These overlay designations will enhance Calistoga’s small-town, rural character by interweaving elements of the natural and built environment between primarily agricultural lands in the County and developed lands in the City. This will be reinforced through appropriate land uses, design elements and landscaping. All development in this area should maintain existing rural and open space qualities. Appropriate site layout, architecture, and setbacks should be used to create an understated visual appearance for development visible from the roadway.

Development in all entry corridors shall incorporate the following features:

- Setbacks shall be wide in order to preserve rural characteristics and shall be landscaped with trees, vineyards and/or native vegetation. These setbacks shall not be deducted from the calculation of net density (i.e., the same amount of development is permitted, shifted elsewhere on the property).
- Walls, fences and berms included in landscaping should incorporate materials and design that blend harmoniously with the surrounding landscape.
- Existing orchards and stands of mature trees shall be maintained or replaced with similar vegetation.
- Unique natural features shall be preserved and remain visible.
- The appearance of historic buildings visible from public streets shall be preserved.
- New buildings should reflect small-scale, low-rise design characteristics with an understated visual appearance, and should maintain existing small-town rural and open space qualities.
- Parking areas should not be visible from the entry corridor roadway.
- All development within designated entry corridors shall be subject to design review.
- New development shall not include shopping centers, gas stations, “big-box” retailers, or other commercial centers with strip retail characteristics, and formula businesses shall be discouraged.
- Commercial uses permitted in the entry corridor should complement rather than compete with Calistoga’s downtown commercial core. Examples of such uses include, but are not limited to, nurseries, destination spas and resorts, museums, winery and vineyard-related businesses and

community facilities such as a library or recreational use. Such uses shall be allowed only if they are consistent with the underlying land use designation.

For those parts of the entry corridors located outside of city limits, the City shall provide input to the County Planning Department and other County review authorities.

The following sections describe each entry corridor and give additional guidance for their development.

***Entry Corridor 1: Downvalley Foothill Boulevard***

The majority of people approach Calistoga along Foothill Boulevard from the southeast, and pass through this entry corridor. The entry corridor is undeveloped except for a small number of single-family homes set back from the road, and some vineyards and orchards outside of the city limits. A portion of the right-of-way is an open gravel area running alongside the road, which is controlled by Caltrans.

All development in this area should maintain the rural and open space qualities, with minimal visibility from the highway.

***Entry Corridor 2: Downvalley Silverado Trail***

Vineyards and related uses are the predominant use of land on the north side of Silverado Trail in this area, both inside the city limits and in the adjacent unincorporated area. The south side is primarily developed with a resort and winery, along with a public water tank at the top of Mt. Washington. Between Brannan Street and Lincoln Avenue, uses include a light industrial facility, a church, a winery and some rural residential uses.

A tourist entertainment business, including bicycle rentals and tours, may be considered subject to the processing of a use permit. All development in this area should preserve vineyards and existing trees along Silverado Trail, to the extent feasible, and conform to the rural quality of the area.

***Entry Corridor 3: Lincoln Avenue at Foothill Boulevard***

With its flashing light and historic directional arrow sign, this three-way intersection is the visual entrance to downtown Calistoga. Most properties in this entry corridor are highway-oriented; there is limited landscaping and substantial amounts of land on each parcel is set aside for automobile access and parking.

The City desires that new development in this area include minor landmark features such as small signs or gateway landscaping to mark the entrance to the Downtown on Lincoln Avenue. One- and two-story construction, oriented toward the intersection, would be appropriate. Development at the intersection of Foothill Boulevard and Petrified Forest Road should have positive visual qualities to mark the entrance to the town

***Entry Corridor 4: Lincoln Avenue/Silverado Trail***

The part of this entry corridor outside of city limits is mostly undeveloped. The major exception is the PG&E power substation and homes on parcels generally exceeding two acres. The area's

general appearance is rural. The appearance of the western side, within the city limits, is similar, although slightly more developed, with some single-family homes on large parcels, interspersed with areas of low intensity or vacant agricultural land.

All development in this area should maintain existing rural and open space qualities. Appropriate site layout, architecture, and setbacks should be used to create an understated visual appearance for development visible from the roadway.

***Entry Corridor 5: Upvalley Foothill Boulevard***

In this entry corridor, the hilly terrain of the southwest side of Foothill Boulevard contrasts greatly with the flat open fields of the northeast side. Houses are relatively small and the agricultural uses of the properties dominate visually.

Any development in this area should preserve the rural open space character visible from Foothill Boulevard. Development at the intersection of Foothill Boulevard and Petrified Forest Road should have positive visual qualities to mark the entrance to the town.

***Entry Corridor 6: Petrified Forest Road***

This entry corridor is hilly and heavily forested, except at the commercial properties at the intersection with Foothill Boulevard. Properties directly fronting the intersection are auto-oriented, with little indication that this is an entrance to Calistoga. Most existing development on the other parcels is set further back from the public right-of-way.

New development along Petrified Forest Road should retain or enhance tree cover visible from the roadway.

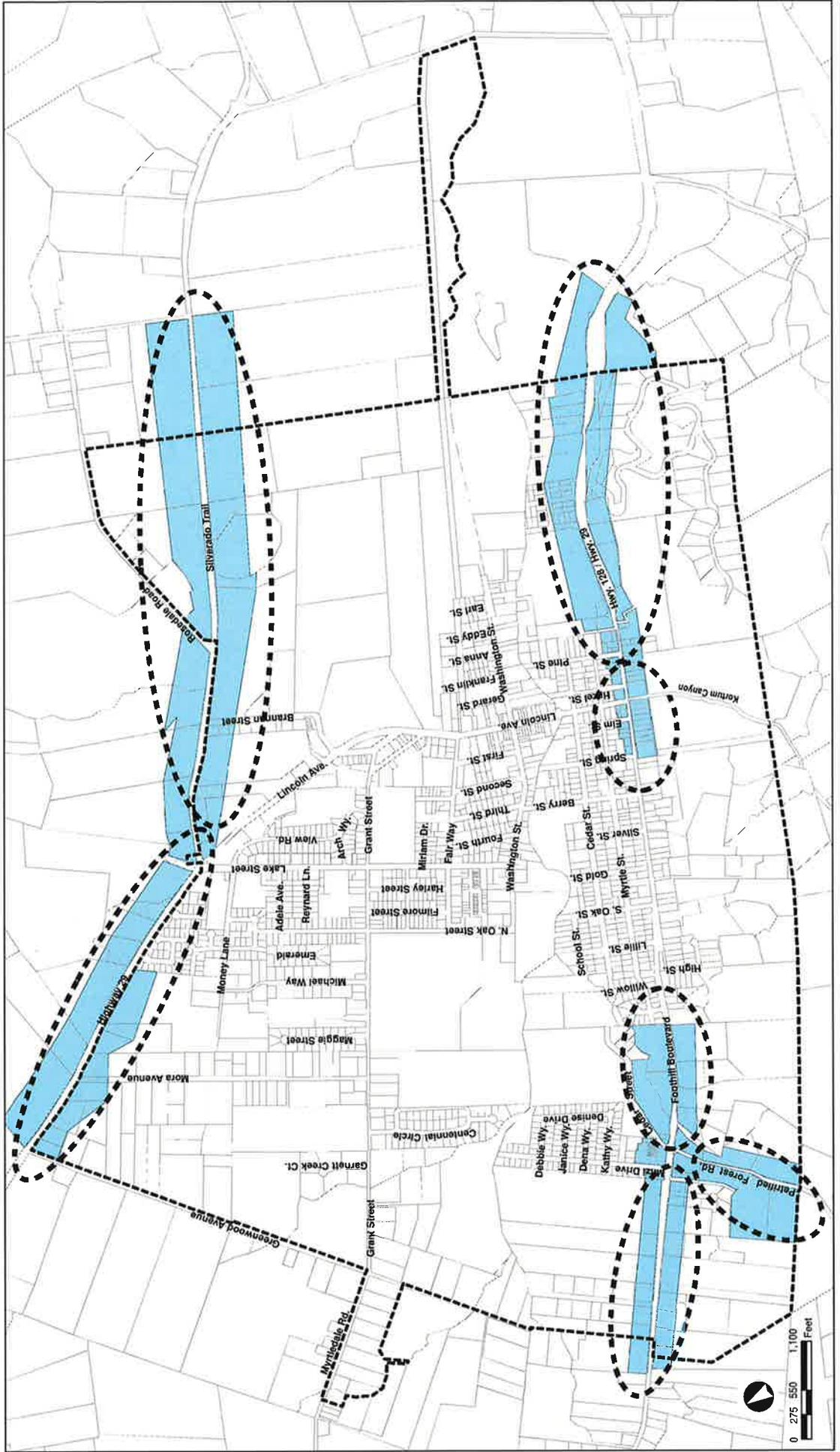


FIGURE CI-1

**ENTRY CORRIDORS**

CITY OF CALISTOGA  
2010 GENERAL PLAN

- Entry Corridor Overlay Area  
(See Figure LU-6)
- Entry Corridor Locations
- City Limit Line