

CITY OF CALISTOGA

GROWTH MANAGEMENT SYSTEM

Are you exempt from this process?

Chapter 19.02.050. Exception permits allow the following development to be exempt from the City's Growth Management System Allocation Process and authorizes development to proceed through the permit review process without an allocation:

- A. Second Dwelling Units, as provided in Government Code Section 65852.2. Such units shall be counted towards the five-year cycle 1.35% growth rate in this chapter.
- B. Residential development submitted as part of an approved permit or subdivision authorized by the City on or before January 1, 2004, and which are intended for lower-income households as defined by this title. For dwellings located within a multiple lot subdivision, only those dwellings that qualify and are secured as affordable to lower-income households shall be exempt from the residential growth management system. The remaining dwellings shall be required to receive an allocation prior to proceeding through the permit review process.
- C. Dwellings or non-residential structures which have received final design review, if required, and which have previously received a building permit prior to the effective date of this ordinance which has not expired under the terms of the uniform codes adopted in this title.
- D. Dwellings or non-residential structures on existing parcels of record which have paid water and wastewater connection fees prior to the effective date of this ordinance and are paying water meter service charges and/or a waste water capacity allocation charge to maintain a water and/or waste water allocation. In such instances, the parcel shall have a history of residential or non-residential development in the past, and the proposed new development shall not exceed the water consumption and wastewater production of the original development, as defined in the City's Standardized Use Table or established baseline allocation, as applicable. This exception does not apply to parcels that do not have a history of residential or non-residential development.
- E. Dwellings which are replaced, including mobile homes on an approved mobile home site, and additions, alterations, remodeling and repair to existing dwellings, provided that there is no net increase in the number of units.
- F. Development projects for which the City has entered into a Development Agreement with the project proponent may be exempt from provisions of this

chapter; however, any residential component of such projects shall be subject to the 1.35% growth rate in this chapter.

- G. Replacement, repair, remodeling, minor additions or alterations to existing non-residential structures provided that the net increase in gross floor area does not exceed 10% and there is no significant change in use.
- H. Public facilities sponsored by the City of Calistoga or the Calistoga Joint Unified School District.
- I. Projects sponsored by public and non-profit organizations which provide medical, dental, social services, and the like for the residents of Calistoga.
- J. Construction of single family residential development located on existing residential lots of record. Such units shall be counted towards the five-year cycle 1.35 percent growth rate in this chapter.
- K. Minor residential subdivisions (3 or fewer lots in total; not more than two newly created lots) located within the Rural, Rural Hillside, Low, Medium, and High Density General Plan Land Use Designations. Such units shall be counted towards the five-year cycle 1.35 percent growth rate in this chapter.
- L. Intensification of existing uses, a mixed use, a change of use, or additions to existing structures resulting in an increase in floor area not more than ten percent (10%). Such allocations shall be granted by the Planning & Building Director in small increments and shall be counted towards the applicable annual cycle, and limited to a cumulative total of two (2) acre feet of water in a calendar year.

To ensure that you are Exempt from the City's Growth Management System Allocation Process, please contact the Planning and Building Department (707) 942-2827.