

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIRMAN MANFREDI AND MEMBERS OF THE PLANNING COMMISSION

FROM: JOEL GALBRAITH, CONTRACT PLANNER

MEETING DATE: MARCH 28, 2012

SUBJECT: SILVER ROSE RESORT – 400 SILVERADO TRAIL

1 **REQUEST:**
2

3 Consideration of a Zoning Text Amendment (ZO 2011-03), Preliminary and Final
4 Development Plan (PD 2011-02), Conditional Use Permit (U 2011-14) and
5 Design Review (DR 2011-12), Tentative Subdivision Map (TTM2011-01), and
6 Development Agreement (DA2011-03) requested by Silver Rose Venture LLC, to
7 demolish the existing resort and construct a new resort consisting of an 85-room
8 hotel, restaurant, spa, expanded winery and 21 single-family homes on a 22.5
9 acre site located at 400 Silverado Trail (APNs 011-050-035, 036, 037, 039 and
10 040) within the "PD", Planned Development District.
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12 **SUMMARY:**
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14 The applicant is proposing to demolish the existing Silver Rose Resort and
15 construct a new and larger resort on the 22.5 acre site which is located at an
16 entry to the City on Silverado Trail. It is staff's position that the project as
17 proposed and conditioned is consistent with the adopted goals and policies of the
18 City's General Plan, and therefore, it is recommended by the Planning and
19 Building Department that the Planning Commission recommend to the City
20 Council the adoption of a Mitigated Negative Declaration, and recommend
21 approval of the Rezoning, Planned Development, Conditional Use Permit, Design
22 Review, Tentative Subdivision Map, and Development Agreement applications.
23

24 **BACKGROUND:**
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26 Existing Land Use-Project Site
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28 The 22.5 acre site consists of 5 individual parcels currently developed with a
29 resort consisting of 20 hotel units, spa, 5,000 case per year winery, 160-seat
30 restaurant, manager's unit, parking lots, four-bedroom single-family dwelling, 8
31 acres of vineyard and a one-acre irrigation pond. Only the winery is in full

32 operation. The site is generally flat with a small developed knoll located on the
33 western portion of the site. The site includes several heritage oaks located on
34 the western third of the site. The site includes frontage on Silverado Trail and
35 Rosedale Road.

36 37 Surrounding Land Uses

38
39 North: Vineyards.

40 West: Solage Resort, City water tank under construction, grassland (proposed
41 Arden Winery).

42 East: Vineyards and a single-family home.

43 South: Vineyards and a single-family home.

44 45 Project History

- 46
- 47 1. Existing Silver Rose Resort developed in the early 1990's by the
48 Dumont Family.
 - 49 2. In 2007, the Planning Commission and City Council approved the
50 Terrano Napa Valley Resort project which included the redevelopment
51 of the Silver Rose Resort consisting of replacing the two existing visitor
52 accommodations buildings with 18 separate buildings with a total of 66
53 separate occupancies, 214 seat restaurant, expanded winery, spa and
54 culinary center. No portions of the approved project were constructed.
 - 55 3. On June 22, 2011, the Planning Commission considered conceptual
56 designs submitted by Bald Mountain Development, contemplating the
57 development of the current proposal on the property. At the meeting,
58 the Commission provided feedback and direction on the project design
59 and land use issues presented in the staff report. At the June, 2011,
60 meeting, the Planning Commission identified the following issues:
 - 61 • Integration/connection of the site and use with the downtown area
62 and businesses.
 - 63 • Additional detailing of the materials and design of building exteriors,
64 including height.
 - 65 • Consideration of neighbor concerns.
 - 66 • Scaling back of the retail use ("general store"), so that it does not
67 compete with downtown businesses.
 - 68 • Additional information on the location and provision of off-site
69 parking for employees.
 - 70 4. On July 19, 2011, the Silver Rose Renovation and Expansion Project
71 went before the City Council for consideration of a Memorandum of
72 Understanding (MOU) as requested by the applicant. At the City
73 Council meeting, the Council approved the MOU based upon positive
74 comments from Planning Commission and staff. The execution of an
75 MOU is a determination of the City Council, that the project has

- 76 sufficient merit to encourage the proponents to pursue land use
77 entitlements including a development agreement.
- 78 5. On December 22, 2011, a formal application was submitted by Bald
79 Mountain Development on behalf of Silver Rose Venture LLC. Since
80 submittal, staff and the applicant have been working through the
81 development issues relative to infrastructure service, drainage, access,
82 design and environmental sensitivity.
- 83 6. On February 24, 2012, staff completed an Initial Study and released
84 the Mitigated Negative Declaration for the proposed resort project for
85 public review concluding that the project would not have significant
86 unmitigated environmental impacts.
- 87 7. On March 2, 2012, staff attended a neighborhood meeting sponsored
88 by the applicant.

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90 **PROJECT DESCRIPTION:**

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92 Silver Rose Venture, LLC, the project applicant, proposes to demolish the
93 existing resort and residence and construct new visitor accommodations, spa,
94 winery, restaurant and recreational uses on the site, and establish a geothermal
95 energy use on the site, while maintaining the site in active, agricultural use. The
96 project also includes single family residences. The applicant's development
97 proposal includes the following uses:

98
99 **Visitor Accommodations:** The proposed hotel will consist of 85
100 guestrooms within 16 villas. Villas are one and two story with five configurations
101 that accommodate a mix of room types. Individual unit amenities include a living
102 room, balconies, private outdoor landscaped areas, covered porches and
103 terraces. The villas are clustered in two areas east of the main building with
104 swimming pools and vineyards in between. The villas are one and two stories
105 with a maximum height of 28.5 feet.

106
107 The main hotel building is located on the western portion of the site and
108 surrounds an entry courtyard which is located above underground parking. The
109 building has 64,000 square feet of floor area and is 35 feet in height.

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111 **Restaurant:** A new, 110 seat Restaurant with a 40 seat bar/lounge are
112 proposed to be located within the hotel. The restaurant is a part of the main hotel
113 building and will be open to the general public.

114
115 **Winery:** Production in the existing winery is proposed to be increased
116 from 5,000 cases to 10,000 cases per year. The production facility is to remain
117 in its existing location. Barrel storage is below grade and adjacent to the winery
118 and underground parking. The existing tasting room will be relocated to a new
119 structure and the crush pad will be relocated away from Silverado Trail.

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Single Family Residential: The project includes 21 single family homes in two residential clusters. One cluster is located at the northeast corner of the site and is accessed from Rosedale Road. The second cluster is located at the southern corner of the property and is accessed from Silverado Trail. The residential units are a mix of two-, three-, and four-bedroom units in one- and two-story configurations. Home sizes range from 1,859 square feet to 2,937 square feet.

Each residential unit would be located on a separate parcel. Lot sizes range from 6,787 square feet to 12,733 square feet. The proposed residential density is 0.93 dwellings per acre for the 22.5 acre site. It is expected that the homes will be purchased as vacation/second homes and will be occupied by the owner for limited periods each year. The owners of the residence will have the option to place their home in the hotel rental pool as a visitor accommodation unit, and a substantial number of them are expected to do so.

Vineyards and Landscaping: The project includes approximately 6 acres of replanted vineyard. The vineyards will be in active production and will be planted primarily in cabernet sauvignon, with a few blocks of cabernet, franc and merlot. The winery will utilize the grapes grown on the property, as well as fruit sourced from other vineyards in the Calistoga AVA and elsewhere in Napa County. The vineyards will likely be hand-farmed to reduce the noise and dust impacts to resort guests and residence owners and neighbors.

The project was designed to incorporate and preserve the existing heritage oaks on the site. The site includes 37 oaks of which 16 will be removed as discussed in the Arborist Report. Eight of the trees to be removed may be eligible for transplantation as these young oaks located in the parking lot. Additional landscaping includes new plantings of olive trees, event lawns, and other decorative landscaping elements. As the design is finalized, plantings will be considered that can reduce solar impacts on buildings and outdoor living areas. Screening plants will be used extensively along the roads to soften of the view from the public right of way.

Resort Access and Parking: The resort's main entrance will be off Silverado Trail, slightly down valley from the current entrance which will be removed. This new entrance will serve the hotel and winery. A separate driveway entrance down valley from the main entrance will provide access to the southeastern cluster of residences. Off Rosedale Road there will be a service entrance to the hotel, and further down valley on Rosedale Road there will be a driveway for the residences clustered on the northeastern corner of the property. Off-street parking will be provided in multiple locations along the residential

163 access roads. This residential parking will be screened with berms and
164 landscaping. Parking facilities include:

- 165
- 166 • 104 underground valet parking spaces beneath the hotel core.
- 167 • 49 surface parking spaces and 25 overflow parking spaces in the olive
- 168 grove that runs parallel to Silverado Trail. The olive grove parking will be
- 169 screened from view from Silverado Trail with berms and landscaping. A
- 170 semi-permeable surface is proposed from the overflow parking area, such
- 171 as grasscrete or turf block.
- 172 • 42 parking spaces at the residences which includes two carport parking
- 173 spaces for each of the 21 homes.
- 174 • No off-site parking is proposed.
- 175

176 **Spa and Fitness:** A new spa with six treatment rooms is proposed at the
177 north end of the main hotel building and will include locker rooms, outdoor
178 terrace with small pools, tubs, and support facilities.

179

180 **Meetings and Events:** The project has been designed to accommodate
181 events such as weddings, corporate group meetings, wine industry events, civic
182 meetings and cultural events. The project contemplates hosting 18 to 24
183 weddings per year with an average size of 75 to 100 attendees. It is expected
184 that those weddings will be for guests staying at the resort. The project
185 contemplates hosting approximately 48 to 60 meetings/corporate events per year
186 with an average size of 20-25 attendees per event. Other than civic meetings
187 and wine industry events, the meeting space will be reserved for use by resort
188 guests and residence owners. Parking for resort events will be accommodated in
189 an overflow parking area that is located in southern area of the site adjacent to
190 the resort main entrance off Silverado Trail.

191

192 This application only proposes private events, such as weddings and meetings
193 where attendance is directly controlled by the hotel. Large public events are not
194 proposed with this application and would require the approval of a City permit at
195 the time event is proposed.

196

197 **Subdivision Map:** A tentative map under the California Subdivision Map
198 Act and Calistoga Municipal Ordinances Title 16 is proposed to create 21 single
199 family residential lots and 3 common parcels. All of the non-residential uses will
200 be located on one common parcel that would allow for a future commercial air
201 space condominium map to be recorded. The remaining two common parcels
202 are a part of the residential portion of the project to allow for common ownership
203 of the private driveway and vineyards. Airspace ownership of the hotel/winery
204 would be a part of a subsequent Condominium Plan as provided for by California
205 Government Code Section 66427 (e). This proposal does not include the

206 individual sale of the 85 hotel units. The purpose of the condominium plan is to
207 allow for the winery use to be sold separately from the hotel.

208
209 Maintenance of the project including driveways, pathways, structures,
210 infrastructure, open spaces and vineyard upon completion of the project will be
211 managed by the hotel operator and homeowner's association. Covenants,
212 codes, and restrictions will be submitted with the Final Map.

213
214 **Geothermal Energy:** Heating and/or cooling for the project is proposed
215 to be supplemented by an on-site, closed loop geothermal energy system.
216 Geothermal groundwater will be produced from up to three-on site production
217 wells, used to provide heating and/or cooling through heat exchange, and re-
218 injected into one on-site re-injection well. Permits for geothermal wells and
219 geothermal energy system will be obtained from the California Department of
220 Conservation.-Division of Oil, Gas and Geothermal Resources, at which time a
221 detail plan for the geothermal energy system will be available.

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223 **PROJECT ANALYSIS:**

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225 **A. General Plan Consistency**

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227 The Calistoga General Plan is the City's fundamental land use and development
228 policy document, which shows how the city will grow and conserve its resources.
229 The purpose of the General Plan is to guide development and conservation in the
230 City through the year 2020. The General Plan includes twelve separate
231 "elements" that set goals, objectives, policies, and actions for a given subject.
232 Under State Law all elements of the General Plan have equal status. While all
233 aspects of the General Plan must be internally consistent, the General Plan
234 addresses a spectrum of values that often compete with each other – the need
235 for housing for all income levels, jobs, transportation, preservation of existing
236 neighborhoods, and preservation of the existing small town and rural character.

237

238 The General Plan tries to balance these competing needs and values in a way
239 that provides a high quality of life for all. The General Plan does not place one
240 need or value before and above all else. Larger projects such as the Silver Rose
241 Resort often require the Planning Commission and City Council to balance
242 competing City goals and policies in determining the project to be consistent with
243 the General Plan.

244

245 The project site is within the Rural Residential General Plan land use
246 designation. The project site is also located within two Overlay Districts
247 consisting of Entry Corridor 2-Downvalley Silverado Trail Overlay and the Visitor
248 Accommodation Overlay.

249

250 The Rural Residential Designation is established around the periphery of the city
251 to provide a buffer between agricultural land and the more urbanized parts of
252 Calistoga. The maximum density allowed in the Rural Residential Designation is
253 one dwelling per acre. The Rural Residential Designation also allows for
254 wineries and visitor accommodations. The Rural Residential land use
255 designation allows crop production, vineyards, light agricultural structures, and
256 single family residences. Wineries and visitor accommodations may occur with
257 discretionary approval.

258

259 The Visitor Accommodation Overlay allows for new visitor accommodations
260 consisting of motels, hotels and inns including accessory uses such as spas and
261 restaurants.

262

263 Lastly, the property is within an Entry Corridor Overlay designation as described
264 in the 2003 General Plan Update. "Entry Corridor: 2 Downvalley Silverado Trail"
265 states that development in the area along Silverado Trail should preserve
266 vineyards and existing trees and conform to the rural quality of the area.
267 Development in entry corridors shall incorporate the following features:

268

269 Setbacks shall be wide in order to preserve rural characteristics and
270 shall be landscaped with trees, vineyards, and/or native vegetation.

271

272 Walls, fences and berms included in the landscaping should
273 incorporate materials and designs that blend harmoniously with the
274 surrounding landscape.

275

276 Existing Orchards and stands of mature trees shall be maintained or
277 replaced with similar vegetation.

278

279 New buildings should reflect small, scale, low-rise design
280 characteristics with an understated visual appearance, and should
281 maintain existing small-town rural and opens space qualities.

282

283 Parking areas should not be visible from the entry corridor roadway.

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286 Staff Response: At the time the City approved the Terrano Napa Valley Resort
287 project on this 22.5-acre site in 2007, the Planning Commission and the City
288 Council determined that redevelopment and expansion of the existing resort was
289 appropriate and consistent with the General Plan. The proposed project is
290 generally similar in concept and scale to the previously approved project, and
291 therefore, no additional Land Use issues have been identified with current
292 proposal. At the time the Terrano Napa Valley Resort was approved in 2007, it

293 was acknowledged that the redevelopment of the Silver Rose Resort is a
294 significant decision due to the sites' highly visible location at a City entry.
295

296 Due to the project's highly visible location at a major City entry, development of
297 this site could have an impact on Calistoga's small town, rural identity. The
298 above policies acknowledge that new development will occur; however, new
299 development should maintain and enhance the overall existing character. While
300 the project as proposed is more intense than the existing resort, the project has
301 been designed with a rural/rustic theme consistent Calistoga's identity. The site
302 design and architecture reduce the scale of the project and respect and enhance
303 the gateway to the city.
304

305 The applicant has submitted visual simulations which show three views from
306 Silverado Trail and two views from Rosedale Road. The simulations
307 demonstrate that the project will be highly visible from both streets. The
308 simulations also demonstrate that the scenic views and the rural quality will be
309 maintained due to the low-scale building forms, use of rustic materials, and the
310 provision of large setbacks from Silverado Trail.
311

312 The project will provide an economic benefit to the City in that project will
313 generate Transient Occupancy Tax (TOT). Approximately 49% of the City's
314 general fund revenues come from TOT or about 3.6 million dollars a year. The
315 applicant has estimated that in the first year (2014) the project will generate
316 approximately \$2,400,000 in tax revenue to the City.
317

318 **B. Rezoning/Planned Development** 319

320 The subject property is located within the "PD 2007-01" Planned Development
321 (PD) Zoning District (Attachment 2). The current PD Zoning District was
322 approved in 2007 as part of the Terrano project and encompasses the entire 22.5
323 acre site. It calls for uses on the site to be visually sensitive to the rural scale of
324 the subject parcels and their surroundings. All uses in the PD 2007-01 Zoning
325 District require Conditional Use Permit and Design Review approval. The table
326 below summarizes the existing standards and the proposed changes. The
327 proposed text for the replacement PD District is attached to this report, as well as
328 a copy of the existing PD 2007-1 regulations.
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<i>Existing and Proposed Development Regulations – 400 Silverado Trail</i>			
Development Criteria	Existing Requirements	Proposed	Required Actions
General Plan Designation	Rural Residential; Uses allowed generally include crop production; vineyards light agricultural structures, and single-family residences. Wineries and visitor accommodations may occur with discretionary permit approval. Visitor Accommodation Overlay on Assessor Parcel No. 011-050-039 Entry Corridor EC2	Use of Same Designation	Compliance with Entry Corridor Policies.
Zoning	Planned Development District PD 2007-1	Planned Development District PD 2011-02 , Silver Rose Resort	Text Amendment to PD 2007-1 for modification of development regulations.
Allowed Uses	Light Agricultural Uses; Home Occupations; Accessory Uses that are clearly incidental and subordinate to the main use.	Detached Single-family dwellings	Text Amendment to PD 2007-1 for modification of development regulations
Uses Permitted w/ Use Permit	PD 2007-1 Visitor Accommodations; Spa Facilities; Wineries; Retail subordinate to the winery or spa facility; Restaurant; One Single Family Dwelling; Uses determined by the Commission to be similar in nature	Visitor accommodations; spa; winery; retail use; restaurant; spa; meeting rooms; and special events.	Conditional Use Permit; Design Review; Subdivision – Map.
Minimum Lot Area	2 acres	6,500 square feet for residential lots and 13 acres for the Resort Complex	Text Amendment to PD 2007-1 for modification of development regulations.

Height	Maximum 35 feet	No Change proposed	Possible Text Amendment to PD 2007-1 for modification of development regulations.
Minimum Setbacks – Main Building	<p>Front: 20 feet</p> <p>Side Yard, Interior: 10 feet</p> <p>Rear: 20 feet</p> <p>Silverado Trail: 30 feet</p>	<p>Main Resort:</p> <ul style="list-style-type: none"> - Silverado Trail: 30 feet - Rosedale Road: 20 feet <p>Single-family</p> <ul style="list-style-type: none"> -Front: 8 feet -Side: 5 to 20 feet -Rear: 10 feet <p>With a minimum 30 foot Silverado Trail setback and 20 foot Rosedale Road setback</p>	Text Amendment to PD 2007-1 for modification of development regulations.
Parking	<p>Tourist/Visitor Accommodations – 1.1 space per unit plus 1 space for manager;</p> <p>Single Family Unit – 2 spaces per unit</p> <p>Spa, Health Resorts w/ Tourist Units – 1.1 space per unit, additional</p> <p>Restaurants - 1 space per 100 spaces</p> <p>Manufacturing or Production (Winery operations) – 1 space per 500 sf</p> <p>Retail Sales, General (Winery and Spa) – 1 space per 200 sf</p>	<p>178 on-site shared parking spaces for the resort and ancillary uses consistent with the approved Development Plan</p> <p>2 on-site covered parking spaces for each single-family residence.</p>	<p>A Parking Assessment has been prepared as a part of the Conditional Use Permit</p>
Maximum Lot Coverage	Maximum 25%	<p>Resort lot 25%</p> <p>Single-family lot 50%</p>	Text Amendment to PD 2007-1 for modification of development regulations.

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As detailed in the table above, this project will require approval of a Zoning Text Amendment to PD 2007-1, a Conditional Use Permit, Design Review and a Subdivision Map.

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338 The proposed Planned Development District would be consistent with the
339 Municipal Code provisions pertaining to purpose and general development
340 principles of the "Planned Development" zoning district. The proposed Planned
341 Development District limits development to specific permitted uses and prohibits
342 all other uses, thereby ensuring that strict parameters are placed on land use
343 activities. In addition, the proposed Planned Development District sets forth
344 development standards that limits the intensity and scale of the development,
345 while also maintaining the rural character of the project site and surroundings,
346 consistent with the purpose of the district.

347

348 As such, the proposed Planned Development District would fulfill the Municipal
349 Code's objective of facilitating a well-planned development that conforms to the
350 General Plan, while also allowing certain desirable departures from the strict
351 application of individual zoning district regulations. Impacts would be less than
352 significant.

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354 **C. Aesthetics/Design Review**

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356 This proposal seeks to replace the existing resort with a new and larger resort.
357 The resort will include approximately 40 individual buildings that are one and two
358 stories in height. The architectural style can be described as a valley farmhouse.
359 Exteriors materials consist of wood, stone and metal roofing. Structures are
360 generally located around the periphery with pools and vineyards located in the
361 center of the site. The valet parking lot is located below grade.

362

363 Landscape design consists of natural pavers and plants to complement the
364 surrounding vineyards and native trees. The existing berms along Silverado Trail
365 will remain and will be planted with vines. The pond at the intersection of
366 Silverado Trail and Rosedale Road will remain and will be reduced in size.

367

368 It is staff's position that the project is well designed and meets the guidelines
369 contained in Chapter 17.06 of the Calistoga Municipal Code. The required
370 findings for Design Review approval are contained in the draft Planning
371 Commission Resolution PC 2012-08.

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374 **D. Grading and Drainage**

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376 BKF Engineering prepared a Hydrological and Drainage Report dated
377 February 10, 2012, that analyzes the site hydrology associated with the proposed
378 development. The purpose of BKF Hydrological report was to investigate the
379 pre-construction and post-construction storm water runoff flows for a 10 year and
380 100 year storms. The report concludes that the on-site detention pond proposed

381 by the project will mitigate the increase of impervious surface due to project
382 development, and therefore, downstream infrastructure will not be impacted, as
383 post-construction runoff will not be increased.

384

385 **E. Affordable Housing**

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387 The contemplated project will generate new jobs and increase the demand for
388 housing in the City. The project will be required to participate in the provision of
389 affordable housing in the community through the City's Inclusionary Housing
390 ordinance. Participation can be achieved in a number of ways, including: on- or
391 off-site construction of affordable units, dedication of land suitable for
392 construction of affordable units, and payment of money into the City's Calistoga
393 Affordable Housing Trust Fund for future development of affordable units. The
394 applicant will be required to pay an in-lieu housing fee of \$496,914.

395

396 **F. Growth Management**

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398 It is anticipated that the City and the owner will enter into a Development
399 Agreement for the project. Pursuant to Section 19.02.050 (F) of the Calistoga
400 Municipal Code, projects for which a Development Agreement has been entered
401 into are allowed to proceed through the entitlement process without first obtaining
402 a Growth Management allocation.

403

404 **G. Land Use**

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406 The proposed project must be found to be consistent with General Plan goals
407 and policies calling for the preservation of the Calistoga's "Country Town"
408 appearance due to the project's highly visible location in a designated Entry
409 Corridor. It is staff's position that the project is consistent with City objectives, in
410 that the project has been designed as a low-scale development with a significant
411 amount of open space that will be planted with vineyards. The project has been
412 broken up to include relatively small buildings which reduces the scale of the
413 overall project. Buildings are setback from Silverado Trail to maintain open
414 vistas to the surrounding hills and mountains.

415

416 **H. Traffic and Circulation**

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418 The project is located at the intersection of Silverado Trail and Rosedale Road.
419 Silverado Trail is classified as an Arterial Street in the *City of Calistoga 2003*
420 *General Plan*. This roadway has two 12-foot travel lanes and approximately six-
421 foot wide paved shoulders within the vicinity of the project site and a posted
422 speed limit of 45 miles per hour (mph). A painted median (two sets of double
423 yellow lines), which is part of the roadway transition to a left turn pocket at the

424 existing entry exists along the project frontage. Rosedale Road is a paved
425 County Street approximately 20 feet in width.
426

427 A traffic study was prepared for the project by W-trans dated February 14, 2012.
428 The analysis reviewed the project's need for improved access (i.e. sight distance,
429 left-turn lanes and internal circulation) based upon the findings that the project
430 will generate 1,163 additional daily trips.
431

432 The W-trans report concluded that the existing left-turn pocket at the project entry
433 will need to be extended due to the relocation of the project entry down valley.
434 The report also concluded that a left-turn pocket at on Silverado Trail at its
435 intersection with Brannan Street is not warranted under existing plus project
436 volumes. The report did conclude that at some point in the future warrants for
437 the Brannan Street left-turn pocket would be met. A left turn pocket at Brannan
438 Street may not be appropriate, as General Plan goals and policies call for traffic
439 calming measures on Brannan Street to discourage cut-through traffic.
440

441 Silverado Trail Right of Way Improvements: As proposed and conditioned the
442 left-turn pocket will be extended down valley to align with the relocated project
443 entrance, and the existing Class II bike lane will be widened to 4 feet at locations
444 where the current width is less than 4 feet.
445

446 Rosedale Road Improvements: To maintain the rural character, improvements
447 have been minimized to only include widening of this Napa County Road from 19
448 feet to 24 feet from Silverado Trail to the back of the residential access driveway.
449 The road widening will primarily occur on the Silver Rose Resort side of
450 Rosedale Road. The remainder of the Rosedale Road would remain at its current
451 width and would be slurry sealed along the project frontage. There are no
452 requirements for curb, gutters, sidewalk or additional street lights. Conditions
453 require the one existing street light at the intersection of Silverado Trail to be
454 relocated closer to the intersection.
455

456 Chapter 12.04 of the Calistoga Municipal Code generally calls for parking lanes,
457 curbs, gutters and sidewalks on all streets. Typically new development would be
458 required to construct these improvements as a part of the project. Section
459 12.04.130 of the Municipal Code allows for modifications in cases where design
460 flexibility is warranted. To maintain the existing rural character and to discourage
461 pedestrians crossing Silverado Trail, parking lanes, curbs, gutters and sidewalks
462 have not been proposed by the applicant or conditioned.
463

464 **I. Parking**

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466 A total of 220 parking spaces are proposed, which includes 153 standard parking
467 spaces for non-residents and 42 for residents. The project also includes 25

468 overflow parking spaces. The applicant's consultant, Omni Means prepared a
469 parking analysis for the project. The City's consultant, W-Trans also analyzed
470 the proposed. Both reports concluded that the proposed parking is adequate for
471 the project as proposed. The major issue discussed concerns the adequacy of
472 parking for special events. The amount of parking proposed by the applicant
473 assumes an internal capture of 75% for special events such as weddings. Both
474 Omni Means and W-Trans agree that a majority of the event guest would be
475 staying at the hotel and that the parking provided is adequate. A condition of
476 approval requires the applicant to submit a detailed plan for managing parking
477 during events prior to the issuance of building permits.
478

479 **J. Utilities**

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481 Water Service: The site is not currently served with City water. The project will
482 connect to City water with irrigation for landscaping, vineyard irrigation, and pool
483 make-up to be sourced from existing on-site wells.
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485 Wastewater Service: The project would generate approximately 40.65 acre-feet
486 of wastewater per year. The City's commitment to provide water to the project
487 also includes available capacity to treat wastewater generated by the project.
488 The project will connect to existing infrastructure constructed by the neighboring
489 Solage Resort and will be subject to a reimbursement agreement.
490

491 **K. Health and Safety**

492
493 Permits are required from the Napa County Department of Environmental
494 Management for the proposed winery operation, restaurant and spa (i.e. Land
495 Use Development Permits and a Hazardous Materials Business Plan).
496

497 The Fire Department has reviewed the application and has indicated that a fire
498 sprinkler system is required in the proposed structure. The Fire Department also
499 expressed that the fire flows are not adequate to meet code requirements based
500 upon the analysis submitted by RJA Fire Protection Consultants. Therefore, prior
501 to building permit issuance, an automatic fire sprinkler system including any
502 necessary mechanical devices such as booster pumps and valves shall be
503 reviewed and approved by the Fire, Public Works and Building Departments.
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505 **L. Heritage Trees**

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507 In order to protect trees and to increase their chances for natural survival, a tree
508 protection plan is required and a reasonable effort shall be made to design the
509 plan such that negative impacts to protected trees is minimized. The applicant
510 submitted a Tree Protection Plan prepared by certified arborist James MacNair
511 and Associates dated December 8, 2011. The plan does include some

512 development within the drip lines of trees to be preserved which could impact the
513 long-term health and viability of these trees. The tree protection measures stated
514 in the plan have been included as conditions of the Mitigated Negative
515 Declaration. The MacNair and Associates Report will be reviewed by a City hired
516 arborist prior to the issuance of building permits.

517

518 **PUBLIC COMMENTS:**

519

520 A neighborhood meeting sponsored by the applicant was held on March 2, 2012,
521 at the Silver Rose Resort. Issues raised by neighbors in attendance included
522 impacts to wells, drainage, noise impacts to the project from adjacent agricultural
523 uses, noise from outdoor events and increased traffic, overflow parking on
524 Rosedale Road, and project intensity and impacts to the existing rural character.

525

526 In general, neighbors were not opposed to redevelopment of the resort, but some
527 felt that the project was too intense and was not in keeping with the existing rural
528 character of the area.

529

530 One letter in support of the project has been received. No letters in opposition
531 have been received as of March 23, 2012.

532

533 **ENVIRONMENTAL REVIEW:**

534

535 In accordance with the California Environmental Quality Act (CEQA), the City of
536 Calistoga, Planning and Building Department prepared an Initial Study/CEQA
537 Checklist for the project. Potentially significant impacts to air quality, biological
538 resources, cultural resources, greenhouse gas emissions and Hazards and
539 Hazardous Materials were identified. The applicant has agreed to incorporate the
540 mitigation measures; therefore, the Planning and Building Department
541 determined that the proposed project as amended by mitigation measures would
542 not have a significant adverse impact on the environment. As previously stated,
543 the Initial Study/Mitigated Negative Declaration was sent to the State
544 Clearinghouse for distribution to state agencies. The comment period for the
545 environmental document was February 27, 2012 to March 27, 2012. Both a
546 Notice of Intent to Adopt a Mitigated Negative Declaration was sent to adjoining
547 properties and a Notice of Public Hearing was sent to all property owners within
548 300 feet of the subject site. The notice advised of the public comment period and
549 also advised that additional comments would be taken at the public hearing. Prior
550 to any project approvals, the Planning Commission will need to adopt the
551 Mitigated Negative Declaration. CEQA requires the lead agency to consider the
552 environmental document in conjunction with the comments received. If the
553 comments contain substantial evidence supporting a fair argument that the
554 project may actually produce significant environmental impacts, the lead agency
555 must find a way to mitigate the impacts to a level of insignificance, and then

556 recirculate a revised proposed negative declaration or prepare an EIR.
557 Recirculation is not required when new project revisions are added in response
558 to written or verbal comments which are not new avoidable significant effects.

559
560 As a result of sending the CEQA notice to the State Office of Planning and
561 Research (OPR) Clearinghouse, the City has received no written comments as of
562 March 23, 2012.

563

564 **PROJECT FINDINGS:**

565

566 To reduce repetition, all of the necessary findings are contained in each of the
567 respective Resolutions, see attached.

568

569 **DEVELOPMENT AGREEMENT:**

570

571 Chapter 17.39 of the Municipal Code allows the City to enter into a development
572 agreement with any person having a legal or equitable interest in real property for
573 the development of such property. The development agreement shall not be
574 approved unless the City Council finds the provisions of the agreement are
575 consistent with the General Plan and any applicable specific plan. The Municipal
576 Code requires both the Planning Commission and City Council to hold hearing
577 prior to acting on the proposed development agreement.

578

579 The Development Agreement is a contract between the City and the developer
580 through which mutual benefits are provided. The Development Agreement
581 references the project approvals (those ultimately granted by the Council after
582 Planning Commission recommendation). The Draft Development Agreement
583 addresses the following main issues:

584

- 585 1. Establish and initial (5) year time period to the permitted entitlements,
586 with one year time extensions for an additional (5) years, as
587 determined by the City Manager;
- 588 2. Sets the annual water and wastewater allocations under the Resource
589 Management System for the project;
- 590 3. Sets the development impact fee payment schedule for the project.

591

592 The Draft Development Agreement is attached; however the precise language of
593 the agreement is still being negotiated. Any changes will be presented to the
594 Planning Commission at the March 28, 2012, hearing. Changes to the to the
595 three issues listed above is not expected.

596

597

598

599 **RECOMMENDATIONS:**

600

601

602 A. Staff recommends that the Planning Commission adopt Resolution PC
603 2012-09 adopting a Mitigated Negative Declaration, finding that with the
604 inclusion of mitigation measures, the project will not have a significant
605 adverse impact on the environment.

606

607 B. Staff is recommending that the Planning Commission adopt Resolution PC
608 2012-10 recommending to City Council approval of a Zoning Text
609 Amendment (ZO 2011-03) incorporating the findings as provided in the
610 resolution.

611

612 C. Adopt Planning Commission Resolution PC 2012-11 recommending to the
613 City Council approval of a Preliminary/Final Planned Development Plan
614 (PD 2011-02, Conditional Use Permit (U2011-14) and Design Review (DR
615 2011-12), and, for the project incorporating findings and subject to the
616 conditions of approval as provided in the resolution.

617

618 D. Adopt Planning Commission Resolution PC 2012-12 recommending to
619 the City Council approval of a Tentative Subdivision Map (TTM 2011-01)
620 incorporating the findings and subject to conditions of approval as
621 provided in the resolution

622

623 E. Adopt Planning Commission Resolution PC 2012-13 recommending to the
624 City Council approval of a development Agreement (DA2011-02)
625 incorporating the findings as provided in the resolution.

626

627 **ATTACHMENTS:**

628

629 1. Vicinity Map

630 2. Draft Planning Commission Resolution PC 2012-09, Mitigated Negative
631 Declaration

632 3. Draft Planning Commission Resolution PC 2012-10, Zoning Text
633 Amendment

634 4. Draft Planning Commission Resolution PC 2012-11, Conditional Use
635 Permit, Design Review, Preliminary/Final Planned Development Plan

636 5. Draft Planning Commission Resolution PC 2012-12, Tentative Subdivision
637 Map

638 6. Draft Planning Commission Resolution PC 2012-13, Development
639 Agreement

640 7. W-TransTraffic Study for the Silver Rose Project dated February 14, 2012

641 8. Napa County Department of Public Works letter dated March 20, 2012

642 9. Engineered Plan Set received February 27, 2012

- 643 10. Architectural Plan Set received February 27, 2012
644 11. Silver Rose Narrative, Air Quality Assessment, Arborist Report, Biological
645 Assessment, Cultural Resources Report, Earthwork Volumes, Fire
646 Protection Report, Geotechnical Report, Hydrology Study, Noise
647 Assessment, Water and Wastewater Demand Study, dated February 27,
648 2012.
649 12. Planning Commission Minutes dated June 22, 2011
650 13. City Council Minutes dated July 19, 2011
651 14. Levenstein Letter date March 13, 2012
652 15. Draft Development Agreement
653 16. Omni-Means Parking Analysis dated January 26, 2012.
654

655 *The Initial Study and Notice of Intent to Adopt Mitigated Negative Declaration is*
656 *Available Upon Request at the Planning and Building Department, 1232*
657 *Washington Street, City of Calistoga or on the City's web site at*
658 *www.ci.calistoga.ca.us. Please be advised that these documents have been*
659 *distributed to the Planning Commission in advance of this meeting.*
660

661 NOTE: The applicant or any interested person is reminded that the Calistoga
662 Municipal Code provides for a ten (10) calendar day appeal period. If there is a
663 disagreement with the Planning Commission, an appeal to the City Council may be
664 filed. The appropriate forms and applicable fee must be submitted prior to 5:00
665 p.m. on or before the tenth calendar day following the Commission's final
666 determination.
667