

City of Calistoga Agenda

Mayor: Jack Gingles
Vice Mayor: Michael Dunsford
City Council: Chris Canning
Gary Kraus
Karen Slusser



**CITY COUNCIL – SPECIAL MEETING
PUBLIC HEARING
ENCHANTED RESORTS PROJECT
TUESDAY, AUGUST 14, 2012 – 6:30 P.M.
CALISTOGA COMMUNITY CENTER**

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the "Oral Communication" portion of the agenda may voluntarily complete a "Speaker Card" and submit it to the City Clerk BEFORE that portion of the agenda is called. Speaker cards are available on the table in back of the room. Please observe the time limit of three minutes.

As a courtesy, please silence your cell phones and other electronic devices while the meeting is in session. Thank you.

- A) CALL TO ORDER**
- B) SALUTE TO THE FLAG**
- C) ORAL COMMUNICATION ON CONSENT ITEMS OR NON-AGENDA ITEMS**

This time is set aside to receive comments from the public regarding matters on the Consent Calendar or matters of municipal concern not on the agenda. Pursuant to Government Code section 54954.3 (the Brown Act), however, the Council cannot consider any issues or take action on any requests during this comment period. Speakers are encouraged to limit their comments to 3 minutes maximum so that all speakers have an opportunity to address the City Council.

- D) ADOPTION OF MEETING AGENDA**
- E) PUBLIC HEARING**

- 1) Consideration of a General Plan Amendment (GPA 2010-01), Zoning Text Amendment (ZO 2010-01), Vesting Tentative Subdivision Map (TTM 2010-01), Preliminary and Final Development Plan (PD 2010-01), Conditional Use Permit (U 2010-02), Design Review (DR 2010-04) and Development Agreement (DA 2010-01) requested by Enchanted Resorts Inc., to develop the Enchanted Resorts Project on the 88-acre project site. The project would feature 110 resort hotel units (grouped among 36 cottages), 20 residence club units, 13 custom residences, public restaurant and bar, event facilities, spa and swimming pools, and parking and support facilities. Offsite sewer and recycled water improvements would be installed. The property is located at 515 Foothill Boulevard (011-

310-031 through 011-310-041 and 011-310-044 011-320-007; 011-320-039 through 011-312-069; and 011-310-024).

A Final EIR must be certified before any decision can be made about the proposed project. The City Council will be considering certification of the Final EIR.

RECOMMENDATIONS:

- A. Adopt a Resolution certifying the Final Environmental Impact Report, including adoption of a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program based upon the Findings.
- B. Adopt a Resolution approving a General Plan Map and Text Amendment establishing a Planned Development Overlay and associated goals for the Enchanted Resorts properties.
- C. Introduce Ordinance and waive the first reading approving a Zoning Map and Text Amendment establishing the "PD 2010-01", Enchanted Resort and Spa Planned Development District.
- D. Adopt a Resolution approving a Vesting Tentative Subdivision Map
- E. Adopt a Resolution approving Preliminary & Final Development Plan, Conditional Use Permit and Design Review
- F. Introduce an Ordinance and waive the first reading approving a Development Agreement for the Enchanted Resorts Project.

F) ADJOURNMENT

To the regular meeting of the Calistoga City Council, on Tuesday, August 21, 2012, Calistoga Community Center, 1307 Washington Street, 7:00 p.m.



Amanda Davis, Deputy City Clerk

NOTICE: If you challenge a city's zoning, planning, or other decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Judicial review of any City administrative decision may be had only if a petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for Litigation, in certain cases 30 days following the date of final decision.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the public counter at City Hall located on the first floor at 1232 Washington Street during normal business hours.

AMERICANS WITH DISABILITIES ACT: In compliance with the American Disabilities Act, if you need special assistance to participate in this meeting please contact the City Clerk's Department at (707) 942-2807. Notification forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangement to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II).

POSTING: I declare a copy of this agenda was posted at City Hall, 1232 Washington Street, Calistoga, among other locations in the city limits of Calistoga, on Friday, August 10, 2012 at 12:00 p.m.