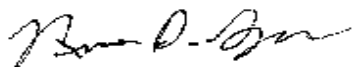


City of Calistoga

Staff Report

TO: Honorable Mayor and City Council Members
FROM: Erik V. Lundquist, Senior Planner
DATE: October 2, 2012
SUBJECT: AT&T OFFER OF LAND DEDICATION – 1310 Lincoln Avenue

APPROVAL FOR FORWARDING:



Richard D. Spitler, City Manager

1 **ISSUE:** Discussion of an offer of land dedication from AT&T Services, Inc.
2 regarding the property located at 1310 Lincoln Avenue.

3
4 **RECOMMENDATIONS:** Discuss and provide direction to staff.

5
6 **BACKGROUND/DISCUSSION:** This matter was originally scheduled for City
7 Council consideration at their regular meeting of September 18, 2012. During this
8 meeting the City Council heard a presentation from staff and continued the
9 matter due to a lack of quorum.

10
11 See the attached City Council Staff Report dated September 18, 2012 for details
12 regarding the project.

13
14 **NEXT STEPS:** At this time, staff is recommending that the City Council discuss
15 the matter and direct the City Manager to move forward with the offer of land
16 dedication. Upon receiving this direction from the City Council, the Planning and
17 Building Department will conduct the necessary environmental review for the
18 project pursuant to the California Environmental Quality Act (CEQA) and prepare
19 a recommendation for use permit approval to the Planning Commission
20 authorizing the project. In the event that the use permit is approved, AT&T may
21 commence constructing the stabilization components of the project and the City
22 could then move forward with securing funding and constructing the pathway. In
23 conjunction with the pathway construction the City Manager would accept the

24 offer of land dedication and convey the appropriate easement back to AT&T
25 without further review of the City Council. Pursuant to Resolution 2001-110 the
26 City Council has authorized the City Manager to accept and consent to deeds or
27 grants conveying any interest in or easement upon real property to the City of
28 Calistoga for public use.

29

30 **GENERAL PLAN CONSISTENCY:** Calistoga's General Plan promotes the
31 development of public accessibility to the Napa River and to its tributary creeks
32 (Open Space, Action A.2, Page OSC-52). In addition, Figure CIR-3 of the
33 General Plan indicates a Class I, Bike Path along the Napa River. As such,
34 accepting the offer of land dedication from AT&T and seeking funding to develop
35 a pathway along the Napa River is consistent with the General Plan.

36

37 **FISCAL IMPACT:** Permitting and construction of the soil stabilization and grade
38 beam/retaining wall will be funded by AT&T. The pathway (e.g. ledger boards,
39 decking, guard rails, etc.) would be the City's responsibility. The City would seek
40 a grant(s) or other funding source(s) for pathway construction. At time of
41 pathway construction, the City would accept the offer of land dedication and
42 maintenance responsibility. There will be periodic maintenance burden for graffiti,
43 vandalism, railing repair, lighting, trash, fallen tree debris, tree trimming, leaves,
44 dog poop, and trip hazards.

45

46 **ATTACHMENTS:**

47

- 48 1. City Council Staff Report dated September 18, 2012