

**CALISTOGA PLANNING COMMISSION
STAFF REPORT**

TO Chairman Manfredi and Members of the Planning Commission
FROM Lynn Goldberg, Planning & Building Director
MEETING DATE January 8, 2014
SUBJECT **General Plan Amendments GPA 2014-1
Updates to Public Safety and Public Services Elements**

1 ITEM

2 Consideration of amendments to the Public Safety and Public Service Elements of the
3 Calistoga General Plan

4 BACKGROUND

5 State law requires the City to amend the safety element of its general plan to include
6 analysis and policies regarding flood hazard and flood management information, prior to
7 the next revision of its housing element. Staff is currently drafting revisions to the
8 Housing Element that must be certified by the end of 2014.

9 The Public Safety Element was comprehensively updated as part of the 2003 Calistoga
10 General Plan. A number of revisions to the element are needed to reflect changes in
11 circumstances. Since the Public Services Element includes a Fire Protection and
12 Emergency Medical Services section, this element also needs to be revised to maintain
13 consistency within the General Plan.

14 PROPOSED AMENDMENTS

15 Public Safety Element

16 The primary revisions proposed to the Public Safety Element include the following (see
17 Attachment 2 for all proposed changes):

- 18 • Update the status of unreinforced masonry buildings
- 19 • Incorporate the 2008 Flood Insurance Rate Map, which delineates the city's 100-
20 year floodplain (i.e., floodway and floodway fringe)
- 21 • Provide background on wildfire prevention, response and recovery efforts
- 22 • Update the inventory of hazardous waste sites
- 23 • Acknowledge the permanent closure of the gliderport
- 24 • Update goals, objectives, policies and actions to reflect revisions to the above

25 Public Services Element

26 The primary revisions proposed to the Public Services Element include the following
27 (see Attachment 3 for all proposed changes):

- 28 • Reflect the 2010/2011 upgrades to the fire station and current Fire Department
29 equipment
- 30 • Reflect completion of Mt. Washington water storage tank
- 31 • Summarize the City's enhanced fire code requirements
- 32 • Add a description of fire protection within the unincorporated area of the Planning
33 Area
- 34 • Add a description of emergency medical services
- 35 • Update goals, objectives, policies and actions to reflect revisions to the above

36 **DISCUSSION**

37 The proposed amendments to the Public Safety Element address all of the State's
38 requirements related to flood hazards information, and goals, policies, objectives and
39 implementation measures to address these hazards.

40 As required by state law, the City submitted the initial draft of the revised Public Safety
41 Element to the State Board of Forestry and Fire Protection for review. Staff responded
42 to the Board's comments on the initial draft and submitted a revised draft for review. On
43 November 25, 2013, the City was advised that the Board has no further comments.

44 **ENVIRONMENTAL REVIEW**

45 Under Section 15061(b)(3) of the California Environmental Quality Act (CEQA)
46 Guidelines, the proposed amendments are not subject to CEQA because it can be seen
47 with certainty that there is no possibility that they could have a significant effect on the
48 environment.

49 **RECOMMENDATION**

50 Staff recommends that the Planning Commission adopt a resolution recommending to
51 the City Council approval of amendments to the Public Safety and Public Services
52 Elements of the Calistoga General Plan in order to update them and bring the General
53 Plan into conformance with state law.

ATTACHMENTS

1. Draft resolution recommending to the City Council approval of amendments to the Public Safety and Public Service Elements of the Calistoga General Plan
2. Proposed amendments to the Public Safety Element
3. Proposed amendments to the Public Service Element
4. State requirements for safety element update
5. Letter from State Board of Forestry and Fire Protection