



City of Calistoga
Planning Commission
Agenda Item Summary

DATE	February 25, 2015
ITEM	General Plan Annual Report
STAFF CONTACT	Lynn Goldberg, Planning & Building Director
POTENTIAL CONFLICTS	None
RECOMMENDATION	Recommend to the City Council acceptance of the annual report on the General Plan

CALISTOGA PLANNING COMMISSION
STAFF REPORT

TO: Chairman Manfredi and Members of the Planning Commission
FROM: Lynn Goldberg, Planning & Building Director
MEETING DATE: February 25, 2015
SUBJECT: **GENERAL PLAN ANNUAL REPORT**

Background

1 The Calistoga General Plan serves two primary functions. As an information document,
2 it describes existing conditions and makes development projections. As a policy
3 document, the General Plan establishes a vision for the community's future and
4 guidelines for decision-makers through goals, objectives, policies and actions. Using
5 these guidelines, Calistoga's City Council and Planning Commission, as well as the
6 Active Transportation Advisory and Green Committees take incremental steps toward
7 achieving the larger goals of the City. City staff also implements policies and actions
8 contained in the General Plan through day-to-day operations of the City.

9 The State requires the City to submit an annual report on the status of its general plan
10 and progress made toward its implementation to the City Council, the Governor's Office
11 of Planning and Research and the California Department of Housing and Community
12 Development. The report also identifies how City decision-making was guided by the
13 General Plan's goals, policies and actions.

Status of the Calistoga General Plan

14 The Calistoga General Plan was comprehensively updated in 2003. Several of its
15 11 elements have been updated since then.

General Plan Implementation during 2014

16 The Housing, Circulation and Public Safety Elements were comprehensively updated in
17 2014. The Housing Element update was part of the eight-year planning cycle required
18 by state law. The State also required the City to update its Circulation Element to
19 incorporate "complete streets" provisions; revisions were also made to the Element's
20 street network modifications plan, and most cyclist- and pedestrian-related exhibits,
21 policies and actions were moved to the *Active Transportation Plan*. Additionally,
22 sections of the Public Services Element relating to fire and emergency medical services
23 were updated.
24

25 Actions that were taken by the City during 2014 to implement the General Plan's
26 policies and actions are summarized by element in the attached annual report
27 document.
28

29

30 A summary of significant accomplishments follow, along with their applicable goals,
31 objectives or actions.

32 Multiple Elements

- 33 • Adopted residential design guidelines (LU-3.2/A1, CI-1.1/A2, CI-1.3/A1, OSC
34 5.3/A1, 5.4/A1)
- 35 • Declared a Stage II Water Conservation Mandate implementing best
36 management practices. Established a water conservation program staffed by two
37 part-time employees. Rebate program approved by Council for water efficient
38 appliances and toilets and “cash for grass” replacement of turf with low water-use
39 landscaping. Provided educational seminars to businesses, schools and service
40 organizations. Water conservation measures resulted in a 30% reduction of
41 wastewater compared to flows in 2003. (I-1.3/A2, OSC-1.3/A3)

42 Housing Element

- 43 • Completed a study of the long-term viability of Calistoga mobile home parks as
44 affordable housing for low-income seniors and presented it to the City Council
45 (Goal H-3)
- 46 • Amended the Zoning Code’s regulations for second residential units to
47 encourage their development (H-1.2-2)
- 48 • Adopted updated development-related impact fees and affordable housing
49 linkage fees assessed on nonresidential development (H-1.3-4, H-2.3-2)
- 50 • Explored providing assistance to a potential affordable housing project on lower
51 Washington Street (H-2.2-2)
- 52 • Facilitated the construction of a 48-unit apartment project targeted to households
53 headed by farmworkers with a maximum income of 60% of area median income
54 (H-4.1-3).
- 55 • Received a HOME residential rehabilitation grant to help lower-income
56 households maintain and upgrade their property, lower their energy expenses
57 and provide disabled accessibility (H-4.4-3, H-5.1-2, H-8.1-3)

58 Community Identity Element

- 59 • Secured offer of land dedication for future pedestrian access along Napa River
60 adjacent to 1310 Lincoln (AT&T building) to Fire Station parking lot and secured
61 grant funding for path construction (CI-1.2/A4)

62 Circulation Element

- 63 • Incorporated bicycling and walking facilities into Berry Street Bridge replacement
64 (CIR-1.4-1)
- 65 • Applied for funding for pedestrian-activated signalized crossing at Lincoln and
66 Brannan (CIR-1.4-2)

67

- 68 • Indian Springs Resort Expansion constructed 450 linear feet of multi-use
69 pathway on Lincoln Avenue and 400 linear feet of sidewalk on Brannan Street
70 (CIR-3.2-1)
- 71 • Completed environmental work for Fair Way Extension Path and 35%
72 construction plans (CIR-3.3-1)

73 Infrastructure Element

- 74 • Completed environmental work and plans for a 15 million-gallon recycled water
75 storage pond (I-3.1/A1)
- 76 • Boron water quality sampling plan submitted to and agreed upon by the Regional
77 Water Quality Control Board for Napa River boron. Sampling completed and
78 report being prepared. (I-3.3/A1)
- 79 • Completed design plans are for the Grant Street storm drain improvements (I-
80 4.2/A1)
- 81 • Contracted for preparation of plans and environmental review document for
82 intake tower improvements at Kimball Reservoir (I-1.2/A1)
- 83 • Completed 100% design plans for the Dwyer Road NBA pump station (I-1.2/A1)

84 Safety Element

- 85 • Tested potential unreinforced masonry buildings for presence/absence of
86 reinforcement, advised owners of preliminary URM determination, and drafted
87 Seismic Retrofit Requirements chapter for Municipal Code (SAF-1.1/A2)

88 Public Services Element

- 89 • Ran hydraulic scenarios for planned developments and new infrastructure using
90 a city-wide, calibrated, hydraulic model of the water system. Submitted revised
91 flow numbers as part of the ISO Insurance rating updates; City received an
92 improved ISO rating of 3 compared to previous rating of 5. (SER-1.1/A1)

93 Economic Development Element

- 94 • Allocated \$325,000 to the Chamber of Commerce, in part to support community-
95 based economic development objectives. (ED-1.2/A4)
- 96 • Silver Rose demolition completed and rough grading permit issued. New
97 restaurants and wineries, and expansions and renovations of existing restaurants
98 and businesses occurred in response to the City's economic development
99 program (ED P1.1-2).
- 100 • Indian Springs Resort expansion essentially completed, adding hotel rooms that
101 will transient occupancy tax to the City, a restaurant that will serve residents and
102 visitors to the community and a meeting/special events facility that is available to
103 the community. (ED P1.1-3)

105 **General Plan Implementation anticipated during 2015**

106 The following efforts to implement the General Plan have been completed or are
107 anticipated during 2015.

- 108 • Adopted an ordinance on February 17, 2015 providing for the approval of density
109 bonuses and other incentives for projects that reserve units for extremely low-,
110 low- and moderate-income households, consistent with State law (H-2.1-1)
- 111 • Implement seismic retrofit regulations; regulations adopted February 17, 2015
112 (SAF-1.1/A2)
- 113 • Establish a Fire-Wise program to prepare a community wildfire risk assessment
114 and provide educational workshops. Explore possibility of establishing a Council
115 and preparing a community action plan. Explore possible funding for fire safety
116 grants to fund wildfire mitigation activities such as vegetation management.
117 (SAF-3.2-A1, SAF-3.3-A1, SAF-3.3-A2, SAF-3.3-A3, SAF-3.3-A4)
- 118 • Construct intake tower improvements at Kimball Reservoir for water supply
119 reliability (I-1.2/A1)
- 120 • Complete design and permitting for the replacement of the Dwyer Road NBA
121 pump station (I-1.2/A1)
- 122 • Construct a new sewer trunk main from downtown to the wastewater treatment
123 plant (I-2.2/A1)
- 124 • Construct a 15 million-gallon recycled water storage pond (I-3.1/A1)
- 125 • Construct new replacement sewer lift station at Pine Street (Obj. 1-2.2)
- 126 • Construct Grant Street storm drain improvements (I-4.2/A1)
- 127 • Obtain new NPDES permit for the Wastewater Treatment Plant, including boron
128 and antimony reductions methods and reductions of geothermal water (I-3.3/A1)
- 129 • Reconstruct the Monhoff Recreation Center (OSC P4.2-2)
- 130 • Work with Rotary to construct a bocce court at Logvy Park (OSC P4.1-1)
- 131 • Implement the Climate Action Plan (OSC Obj. 6.1, 7.1)

132 **General Plan amendments anticipated during 2015**

133 General Plan amendments anticipated during 2015 include the following:

- 134 • An update of the Land Use Element to delete completed actions, update the
135 Existing Land Uses map and quantified existing land use information, delete
136 language calling for re-establishment of the gliderport, delete the outdated
137 maximum theoretical housing buildout section, and revise a policy that allows
138 short-term visitor rentals of residential properties by use permit, among other
139 recommendations.
- 140 • Consideration of a General Plan Amendment application to reclassify the
141 Craftsman Inn and an adjacent property on Foothill Boulevard from Residential to
142 Downtown Commercial.

143

144 **Environmental Review**

145 The annual report on the General Plan is not a project and is therefore not subject to
146 environmental review.

147 **Recommendation**

148 It is recommended that the Planning Commission recommend to the City Council
149 acceptance of the annual report on the General Plan.

Attachment

1. 2014 General Plan Annual Report