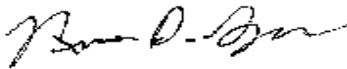


City of Calistoga Staff Report

TO: Honorable Mayor and City Council
FROM: Lynn Goldberg, Planning & Building Director
DATE: March 3, 2015
SUBJECT: **General Plan Annual Report**

APPROVAL FOR FORWARDING



Richard D. Spitler, City Manager

1 **ISSUE:** Annual report on the status of the Calistoga General Plan and progress made
 2 toward its implementation during 2014

3 **RECOMMENDATION:** Accept the annual report and direct Staff to file it with the
 4 appropriate state agencies

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

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

19 **DISCUSSION**

20 **Status of the Calistoga General Plan**

21 The Calistoga General Plan was comprehensively updated in 2003. Several of its seven
 22 mandated elements have been updated since then:

- 23 • Housing Element (2015)
- 24 • Circulation Element (2014)
- 25 • Public Safety Element (2014)

- Land Use Element (2012)

General Plan Implementation during 2014

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

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

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

Multiple Elements

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

Housing Element

- Completed a study of the long-term viability of Calistoga mobile home parks as affordable housing for low-income seniors and presented it to the City Council (Goal H-3)
- Amended the Zoning Code’s regulations for second residential units to encourage their development (H-1.2-2)
- Adopted updated development-related impact fees and affordable housing linkage fees assessed on nonresidential development (H-1.3-4, H-2.3-2)
- Explored providing assistance to a potential affordable housing project on lower Washington Street (H-2.2-2)
- Facilitated the construction of a 48-unit apartment project targeted to households headed by farmworkers with a maximum income of 60% of area median income (H-4.1-3).
- Received a HOME residential rehabilitation grant to help lower-income

65 households maintain and upgrade their property, lower their energy expenses
66 and provide disabled accessibility (H-4.4-3, H-5.1-2, H-8.1-3)

67 Community Identity Element

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

71 Circulation Element

- 72 • Incorporated bicycling and walking facilities into Berry Street Bridge replacement
73 (CIR-1.4-1)
- 74 • Applied for funding for pedestrian-activated signalized crossing at Lincoln and
75 Brannan (CIR-1.4-2)
- 76 • Indian Springs Resort Expansion constructed 450 linear feet of multi-use
77 pathway on Lincoln Avenue and 400 linear feet of sidewalk on Brannan Street
78 (CIR-3.2-1)
- 79 • Completed environmental work for Fair Way Extension Path and 35%
80 construction plans (CIR-3.3-1)

81 Infrastructure Element

- 82 • Completed environmental work and plans for a 15 million-gallon recycled water
83 storage pond (I-3.1/A1)
- 84 • Boron water quality sampling plan submitted to and agreed upon by the Regional
85 Water Quality Control Board for Napa River boron. Sampling completed and
86 report being prepared. (I-3.3/A1)
- 87 • Completed design plans are for the Grant Street storm drain improvements (I-
88 4.2/A1)
- 89 • Contracted for preparation of plans and environmental review document for
90 intake tower improvements at Kimball Reservoir (I-1.2/A1)
- 91 • Completed 100% design plans for the Dwyer Road NBA pump station (I-1.2/A1)

92 Safety Element

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

96 Public Services Element

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

102 Economic Development Element

- 103 • Allocated \$325,000 to the Chamber of Commerce for visitor destination
104 marketing and operation of the city's visitor center to support community-based
105 economic development objectives. (ED-1.2/A4)
- 106 • Silver Rose demolition completed and rough grading permit issued. New
107 restaurants and wineries, and expansions and renovations of existing restaurants
108 and businesses occurred in response to the City's economic development
109 program (ED P1.1-2).
- 110 • Indian Springs Resort expansion essentially completed, adding hotel rooms that
111 will transient occupancy tax to the City, a restaurant that will serve residents and
112 visitors to the community and a meeting/special events facility that is available to
113 the community. (ED P1.1-3)

114 **General Plan Implementation anticipated during 2015**

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

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

140 **General Plan amendments anticipated during 2015**

141 General Plan amendments anticipated during 2015 include the following:

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

151 **Planning Commission Recommendation**

152 The Planning Commission, at its February 25, 2015 meeting, recommended to the City
153 Council acceptance of the annual report on the General Plan.

154 **Environmental Review**

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

157 **FISCAL IMPACT:** The annual report itself has no fiscal impacts. The fiscal impacts of
158 each General Plan action will be determined at the time of its implementation.

159 **ATTACHMENT**

160 1. 2014 General Plan Annual Progress Report