

Existing Element with Redline Changes

3 LAND USE ELEMENT

The purpose of the Land Use Element is to shape the future physical development of Calistoga and to preserve, protect and enhance Calistoga's current quality of life, so that the city can remain a walkable, small town with a complementary mixture of buildings and land uses in a pleasant environmental setting. The Land Use Element is the central chapter of the General Plan.

As required by state law, this Land Use Element contains text and maps that designate the future use and reuse of land within Calistoga city limits. The Land Use Element also includes standards of density and building intensity recommended for the City of Calistoga, which is also required by law.

While Napa County has direct control over land within the unincorporated part of the Planning Area, the Calistoga General Plan Land Use Element also provides guidance for this part of the Planning Area, which will be used by the City in commenting on projects in the Planning Area.

A. *Background Information*

Current Existing Land Uses

~~As part of the preparatory work to update the General Plan, a preliminary land use inventory of the city and Planning Area was conducted in 2000. Table LU-12 details how much land within the Planning Area is taken up by each and identifies the acreage of major land uses within the city limits, as defined in Table LU-1. This information is graphed in Figure LU-1 and mapped in Figure LU-2.~~

~~Even inside the city limits, intensive agriculture and vacant/low intensity agriculture cover the largest amount of land within the city, comprising a quarter of land within the city limits.¹ Residential uses comprise about one-third occupy nearly half of the land within the city limits. Agricultural land comprises approximately one-fifth. Parks and public space are also major existing uses within the city limits in terms of area. Commercial development constitutes only two percent of land area and is centered on Lincoln Avenue, which comprises "main street" for the community. Most retail and service establishments are small businesses. Tourism-related commercial occupies approximately seven percent of the city limits. Light industrial area is very limited.~~

As shown in Figure LU-3, agriculture and open space occupy the largest amount of land in the unincorporated part of the Planning Area. This is because of Measure J, which was passed by Napa County voters in 1990 and protects Agricultural Resource and Agricultural, Watershed and Open Space land in the unincorporated part of the Planning Area from being subdivided or converted to other land uses without a countywide vote. Much of this land is also too steep and hilly to allow for development, and the County limits development along the ridgelines.

Single-family housing comprises the largest amount of developed land within the city limits. Vacant and ~~low-intensity~~ agricultural lands also comprise a large amount of land.

Agriculture and open space occupy the largest amount of land in the unincorporated part of the Planning Areas.

TABLE LU-1 EXISTING LAND USE DEFINITIONS

Vacant and Low-Intensity Agriculture	Parcels which appear to be completely <u>are essentially</u> undeveloped, in addition to including those parcels used only for grazing and other agriculture occupying a large area relative to the value of the crop.
Agriculture; Intensive	Agricultural uses such as vineyards and orchards. Also Does not includes <u>wineries and tasting rooms</u> and wine stores if the latter retail/tourism function is secondary to the vineyards.
Single-Family Homes <u>Residential</u>	Parcels containing a single residence and related structures, such as garages and sheds. Additional units not readily discernible from the street are also included in this category. However, the single-family residential land use d Does not include bed-and-breakfast <u>inns</u> that are indicated by signs ; such properties were included in the resort/t <u>Tourism-Related</u> category.
Multi-Family <u>Residential</u>	Lots with more than one residence in the form of duplexes, second units , apartments, condos, townhouses, group housing. Does not include mobile home parks.
Mobile Home Park	Areas where mobile homes or recreational vehicles are installed on a long-term basis.
<u>Retail</u> Commercial	Lots used for the purposes of buying or selling goods and or offering services; e.g., food markets, <u>apparel and gift stores</u> , restaurants, banks, and <u>offices</u> car dealerships . Includes properties with stores on the ground floor and offices or dwellings above or in the rear of the building. These latter properties are shown as "Retail/Office" and "Retail/Apartment" respectively in Figure LU-2.
Resort/ <u>Tourism-Related</u>	Parcels that contain visitor accommodations <u>and services</u> related to the tourism industry such as bed-and-breakfast <u>inns</u> , the geyser site , hotels, motels, <u>resorts</u> and spas. Does not include restaurants, which are classified as <u>Commercial</u> retail .
<u>Light</u> Industrial	Includes light industrial uses such as the wineries , bottling plants, warehouses and self-storage facilities, and a construction company yard.
Public	Government <u>Publicly</u> -owned and operated <u>facilities</u> , e.g., public schools , post office, City Hall, <u>police and fire stations</u> , <u>cemetery</u> , <u>and</u> wastewater treatment plant, <u>spray fields</u> and ponds.
<u>Church/Religious Institution</u> Facility	Properties used for the practice of religion or spirituality including churches, synagogues, and religious accessory residences.
Park/ Public Park; Recreation	Includes open space <u>Recreational areas and facilities</u> owned by the City and other jurisdiction entities, like <u>Pioneer</u> including <u>P</u> parks, and the County Fair Ggrounds and the Mount St. Helena Golf Course.

TABLE LU-2 EXISTING LAND USE ACREAGE IN CALISTOGA AND THE PLANNING AREA

	Acres		
	Within City Limits	Rest-of Planning Area	Total
Agriculture ¹² , Intensive	268299	3,105	3,373
Vacant and Low-Intensity Agriculture	37495	2,271	2,647
Gliderport	42	0	43
Single-Family Homes Residential	430515	677	1,107
Multi-Family Residential	3962	1	40
Mobile Home Park	7475	0	74
Group Home	3	6	9
Retail Commercial ^{*3}	2627	4	29
Office	4	1	4
Resort/Tourism-Related	7392	24	97
Light Industrial	2133	1	20
Public	81106	2	83
Church/Religious Institution Facilities	48	0	4
Park, Public Recreation	8689	0	86
Total	1,5241,401	6,092	7,616

Because parcel-by-parcel land use data had not been inventoried previously, information in this table and in Figure LU-1 were compiled from a field survey. Vacant lands and fallow agricultural fields could not be easily differentiated in this type of survey; therefore they are grouped together.

**Includes retail/office and retail/apartment uses (See Table LU-1)
Numbers do not add up exactly due to rounding.*

¹ Some parcels included in the agricultural categories could have been classified as either single-family or agriculture, since they are comprised of a house surrounded by vineyards. Generally, these are categorized as Agriculture because they differ from the majority of single-family homes in terms of their large lot size (typically greater than two acres) and because most of the parcel has an economic use, i.e., viticulture.

[Existing Figures LU-1 and LU-2 replaced]

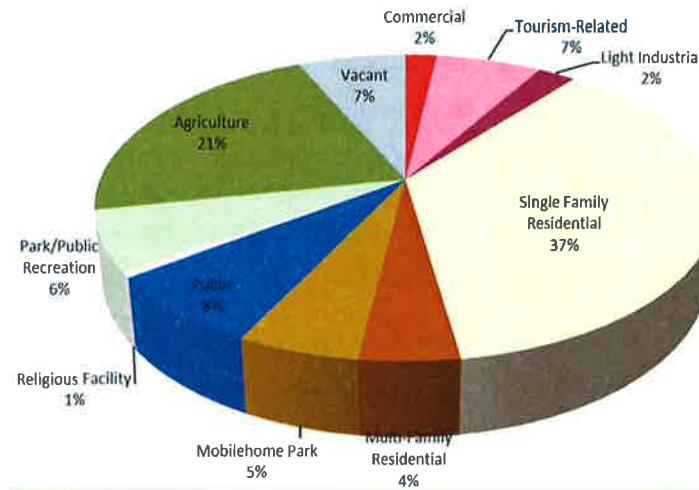


FIGURE LU-1 EXISTING LAND USE DISTRIBUTION

Figure LU-3 Existing Land Use in Planning Area map [no changes]

A distinctive feature of the Calistoga Planning Area is the placement of single-family homes on large lots planted with grapevines or orchards. This feature characterizes other nearby communities and landscapes, providing a visual sense of place in the region.

Growth Management

Economic expansion in the nine-county San Francisco Bay area has fueled dramatic construction rates throughout the region. In contrast, development in Calistoga has been less intense. This is partially because limitations in the availability of water and wastewater treatment capacity restricted growth throughout the 1990s. Calistoga's Resource Management System, which limited the amount of new residential development allowed each year, was instituted in 1990; wastewater treatment capacity was reached in 1995. The 1990 General Plan allowed for a three percent growth rate, while the RMS allowed a rate of one percent.

Partly As a result of the RMS, both population growth and construction occurred at rates much lower than was the case elsewhere in the region. The full development potential of the 1990 General Plan, which would have allowed the development of 1,678 housing units without growth limitations⁴, has not been realized. While Calistoga's population grew by a total of 150.9 percent between 1990 and 2010, Napa County's total population (including all cities and the unincorporated area) grew by 2545.2 percent during this same time period.

As discussed in the Infrastructure Element, the recent purchase of additional water supply from Kern County and expansion of the wastewater treatment system mean that the limitations that created a need for this

⁴Buildout calculation taken from the Calistoga 1990 General Plan Environmental Impact Report.

Resource Management System are largely no longer in effect. However, the City is committed to the continued management of its growth to maintain its unique small town character.

Since the adoption of the 1990 General Plan, land use planning has begun to reflect increasing concerns about the impact of conventional models of suburban development on community character, resource use, and the environment. Many communities, including Calistoga, are interested in looking at new modes of development that incorporate ecological principles such as “green building” practices and sustainable urban development. Infill development of vacant and underutilized land in the urbanized area, as well as clustered development that seeks to minimize conversion of open space lands are among some of the other important strategies in sustainable urban development.

Green construction and land development techniques are more environmentally benign than standard ones. Examples of “green building” include passive solar energy use and the use of materials such as straw bale.

Jobs/Housing Balance

Calistoga currently has ~~a relatively healthy balance between jobs and housing, with about 1.3 jobs per housing unit per household, which is less than~~ This is roughly consistent with the ~~number of approximately 1.2~~ employed residents per household⁵; ~~which~~ The latter tends to range from about 1.3 to 1.5 in communities like Calistoga with large senior populations. ~~However, as many as 1,300 jobs could be added within the next 20 years⁶. While the City seeks new employment opportunities for local residents, it also seeks to pace commercial growth so that the existing jobs/housing balance is retained.~~

B. Key Findings

1. Calistoga has avoided the extreme results of “suburban sprawl”, i.e., conventional, post-~~Second~~ World War II zoning. As a result, the community displays a mixture of housing of many different price ranges within walking distance of a commercial downtown. It has not created large monotonous areas of just one type of land use such as the “cookie-cutter” subdivisions so prevalent elsewhere in California.
2. The majority of commercial uses in Calistoga are centered on Lincoln Avenue. Most retail properties are small businesses⁷; few are franchise and formula operations. These qualities add to the economic and commercial diversity of downtown.
3. Single-family homes on large lots planted with grapevines form a distinctive feature of land use in the Calistoga Planning Area. They make Calistoga’s location in a winemaking region apparent and help provide a visual sense of place.
4. Currently, about 400 acres of land within the city limits are vacant or used for ~~low-intensity~~ agriculture. These sites are significant because their development could have a profound impact on the appearance and function of the community.

⁵ ABAG Projections 2013

⁶ EPS, *Nonresidential Development Housing Linkage Fee Nexus Study*, 2014

- ~~5. The 1990 General Plan allowed for the potential development of 1,678 new housing units, most of them on the outskirts of Calistoga. Consequently, there was relatively little incentive for infill development and redevelopment.~~
- 6.5. ~~Much of the development foreseen in the 1990 General Plan did not occur because~~ limitations in water supply and wastewater treatment capacity caused the City to adopt a Resource Management System. Now that these infrastructure limitations are being addressed, growth management will ~~continue to be even more an~~ important ~~as a means to of~~ maintaining Calistoga's rural town character and quality of life.
- 7.6. Calistoga currently has a relatively healthy jobs/housing balance. Although the City seeks additional employment development, it also seeks to maintain this jobs/housing balance by ensuring that commercial growth does not outpace residential growth through limitations on both residential and commercial growth.
- 8.7. ~~Since the time of the adoption of the previous General Plan more than a decade ago, c~~Concerns about the impact of land development on natural resources and energy use ~~has~~ve grown. Conventional suburban development is now perceived to have negative impacts related to the environment, preservation of natural resources ~~efficiency~~ and community character. Interest in integrating ecological and environmental concerns into what is called "green building" and "sustainable development" is increasing.
- 9.8. In the unincorporated part of the Planning Area, Napa County's Agricultural Resource Land Use designation and Measure J protect much of the agricultural land. The County rural residential designation, which requires 10-acre minimum lot sizes, also protects open space. As long as this area remains subject to these kinds of controls, agricultural uses will remain in the unincorporated part of the Planning Area.

C. *Land Use Designations within the City Limits*

This section provides land use designations within the city limits. (Land use designations for the rest of the Planning Area are discussed in Section E.) All new development in the city must conform to these designations.

The City Land Use Designations Map, Figure LU-4, depicts the location of the permitted type and density of all land uses within Calistoga. Figure LU-5 provides comparisons of acreages allocated to different land use designations. More than three-quarters of land is designated for residential uses. Approximately eight percent of land is planned to be used for public/quasi-public purposes; approximately seven percent is planned for commercial uses. No land is designated solely for agriculture.

The nine different land use designations shown on the Land Use Designations Map are defined here. The designations provide a range of densities and intensities of use in order to provide flexibility. Development densities and intensities are *maximum* amounts of development. The development levels listed here do not create entitlements to a specific number of dwelling units or amount of floor area. Densities may be lower due to site constraints or other City regulations.

Land Use designations have the same force as General Plan policies. This means that future projects that do not conform to the land use designations as described here and mapped in Figure LU-4 cannot be approved unless a General Plan Amendment is approved.

Development intensity for housing is expressed in terms of dwelling units per gross acre. Development intensity for commercial and other non-residential uses is expressed as floor area ratios (FARs), which is the gross floor area of all construction divided by the net property area.

The Land Use Designations Map is implemented through the Zoning Code, which provides more specific classifications than this General Plan. In some cases, more than one zoning district is consistent with the General Plan Land Use designation. Other parts of the Municipal Code, especially the Subdivision Ordinance, provide additional development standards. Under State law, the Zoning Code and other City regulations must be consistent with the General Plan.

~~The Land Use Designation Map provides for less development at the city's edges than did the 1990 General Plan.~~ By reducing the level of density allowed on the outskirts of the city, infill development is encouraged and density is feathered downward in intensity from the downtown to the city's edge.

Figure LU 4 Land Use Designations

Existing Figure LU-5 replaced!

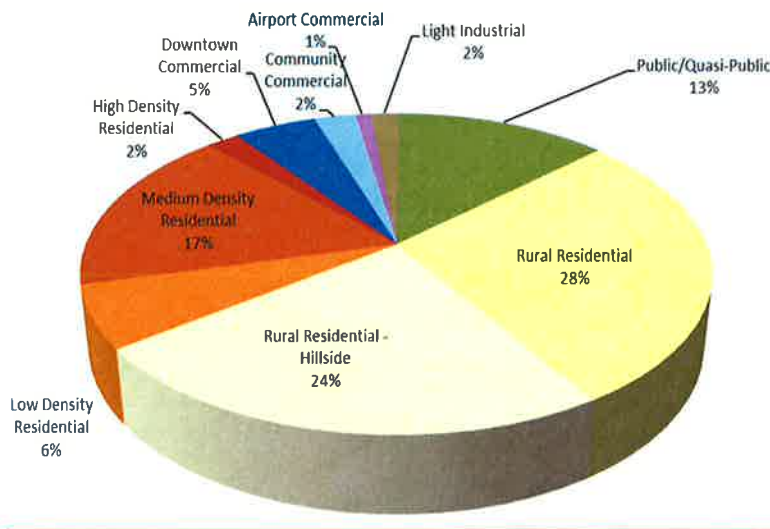


FIGURE LU-5_ COMPARATIVE ACREAGE OF GENERAL PLAN LAND USE DESIGNATIONS WITHIN CITY LIMITS

Rural Residential Land Use Designation

Lands designated Rural Residential serve as a buffer between the agricultural lands around the city and the urbanized part of Calistoga. The intent of this land use designation is to establish a limit to the urbanized parts of Calistoga. This area currently contains a mixture of agriculture and large-lot residential use. Farming, including grapes, is expected to remain a major land use. There could also be some new residential subdivisions and some economic development related to wineries.

Uses allowed in this designation ~~generally~~ include crop production, vineyards, light agricultural structures, and single-family residences. Wineries and visitor accommodations may occur with discretionary permit approval.

~~The M~~maximum densities in areas designated Rural Residential ~~may be allowed up to is~~ one unit per acre ~~and will be substantially lower in most areas~~. The allowed density shall be determined through the subdivision review process, which will include an assessment of the proposed developments according to the following performance standards. Development at or near one unit per acre will be permitted only if the performance standards are met:

- Cluster development ~~consistent where feasible~~ to minimize the deleterious effects of monotonous development that contradicts the residential character of the community.
- Preserve and enhance open spaces and agricultural lands.
- Target higher densities, within the range, adjacent to the more densely-developed areas and lower densities, within the range, outward to the City's edge consistent with the community's interest in feathering development.
- Provide landscaping and/or open space buffers between development and at the entrances to new development.
- Maintain scenic vistas from public rights-of-way and existing private development.
- Preserve natural resources important to the community, such as waterways.
- Enhance the rural traditions of the community and preserve Calistoga's small-town character through sensitive architectural and site planning.

In order to offset the cost of preserving large lots in agricultural production, the following uses may also be permitted if they conform to all relevant General Plan policies: light agricultural uses and structures; small-scale wineries ~~and inns~~; bed-and-breakfast ~~units~~~~inns~~; religious facilities ~~houses of worship~~; and home occupations.

~~The size and number of lots and development standards in hillside areas is established by ordinance. The number of units in areas designated Rural Residential-Hillside are calculated through a slope density formula adopted by ordinance.~~

A portion of the Rural Residential area is designated Rural Residential-Hillside. This designation occurs in rural residential areas where steep slope or hillside conditions exist in order to ensure that development meets public safety, open space conservation and visual concerns. The size and number of lots and development standards in hillside areas are established by ordinance. Clustered single-family development may be permitted if it conforms to all General Plan policies.

Low Density Residential Land Use Designation

The Low Density Residential designation applies to ~~residential~~ areas on the outskirts of Calistoga that are served by public water and sewer services and are generally flat in topography. These areas provide a transition between the Rural Residential areas and the more densely populated areas located closer to downtown Calistoga.

Single-family homes are allowed at densities ranging from 1 to 4 dwelling units per acre, along with supportive housing, transitional housing and residential care will be the predominant use.

The following uses may also be permitted if they conform to all relevant General Plan policies: schools, ~~bed-and-breakfast-units~~inns, home occupations and religious facilities~~houses of worship.~~

Medium Density Residential Land Use Designation

Areas with the Medium Density Residential designation are generally located between the Low Density and High Density residential designations. This designation is applied to areas in which both City water and sewer services are provided.

The Medium Density Residential designation allows single-family homes at densities ranging from 4 to 10 dwelling units per acre, along with supportive housing, transitional housing and residential care ownership for a broad range of households. Duplexes and mobile home parks are also allowed, where appropriate. ~~Sensitively-sealed multi-unit housing within the allowed density range may also occur adjacent to areas designated High Density Residential/Office.~~

The following uses may also be permitted if they conform to all relevant General Plan policies: ~~convalescent care, community care and congregate care,~~ schools, ~~bed-and-breakfast inns-units,~~ live-work units and home occupations and religious facilities ~~houses of worship.~~

High Density Residential/Office Land Use Designation

The High Density Residential/Office designation generally occurs adjacent to downtown and on large land holdings provided with full City services and good street access.

Allowed uses are multi-family housing ~~(three or more attached units) at densities of 10 to 20 dwelling units per acre, along with supportive housing, transitional housing and residential care,~~ including dedicated affordable housing and senior housing, and offices. ~~Housing at densities of 10 to 20 dwelling units per acre, including multi-family units (fourplex and higher) and mobile home parks, will be the predominant uses.~~

~~Dedicated affordable housing units may have a density of up to one unit per 1,000 square feet.⁷ Offices are allowed in appropriate areas and may be developed~~ development may have at a floor area ratio up to 0.8.

Single-family homes on lots ranging from 0.25 acres to 0.5 acres shall be the predominant use in areas designated as Low Density Residential.

CONVALESCENT CARE:

Facility for people who are suffering or recovering from an illness but do not require hospitalization.

COMMUNITY CARE:

Facility for senior citizens and others not requiring nursing support.

CONGREGATE CARE:

Facility for seniors and others requiring a wide range of support, including nursing.

⁷This exceeds State requirements for density bonuses

The following uses may also be permitted if they conform to all relevant General Plan policies: ~~convalescent care, community care and congregate care~~; visitor accommodations other than bed-and-breakfast units, ~~but only~~ where the Visitor Accommodation Overlay District is applied; bed-and-breakfast ~~inns, units~~; live-work units, ~~and~~ home occupations; and ~~religious facilities~~ houses of worship.

Downtown Commercial Land Use Designation

The Downtown Commercial designation generally applies to properties located along the central-southerly portion of Lincoln Avenue and along Foothill Boulevard near its intersection with Lincoln. This area primarily provides ~~retail and other business commercial~~ uses for visitors and residents, ~~but may also include public uses~~.

As an incentive for mixed use projects, residential development shall not be counted against allowed FARs.

~~The principal uses allowed are to be include~~ stores ~~and other retail facilities~~, offices, personal services, banks and restaurants, bars and visitor accommodations. Medium-to-high-density multi-family housing at 10 to 20 dwelling units per acre, including live-work units, is also permitted above the ground floor. The maximum allowed FAR ~~shall be~~ 2.0. Medium-to-high-density housing (at 4 to 20 dwelling units per acre), including live-work units, is also permitted. Housing floor area is not included in the FAR calculations. ~~Dedicated affordable housing and senior housing projects are eligible for density bonuses.~~

The following uses may also be permitted if they conform to all relevant General Plan policies: bars, visitor accommodations, tasting rooms, service stations; ~~and religious facilities~~ houses of worship.

Since they are located in the central part of Calistoga, parcels in the Downtown Commercial areas shall be subject to a wider array of development and design requirements than are other parts of the City. These requirements are summarized in the Community Identity Element.

Community Commercial Land Use Designation

The Community Commercial designation applies to areas at the edge of the downtown, and at the entry corridor at the intersection of Foothill Boulevard and Petrified Forest Road. Some of these areas are transitional between the downtown commercial area and residential neighborhoods. Others provide a combination of visitor- and local-serving commercial uses for residential neighborhoods at the outskirts of the city.

Principal uses ~~shall allowed include~~ retail, personal services, professional offices, medical offices and clinics, ~~restaurants, bars,~~ at a maximum FAR of 0.8. The residential ~~part floor area~~ of mixed use projects is not ~~calculated included as part of this in the calculation of FAR~~. Multi-family Residential projects shall have is allowed at densities in the range of 410 to 20 dwelling units per acre, except that a lower density may be approved for vertical mixed use projects with dedicated affordable housing projects eligible for density bonuses.

CONVALESCENT CARE:

Facility for people who are suffering or recovering from an illness but do not require hospitalization.

COMMUNITY CARE:

Facility for senior citizens and others not requiring nursing support.

CONGREGATE CARE:

Facility for seniors and others requiring a wide range of support, including nursing.

The following uses are also permitted if they conform to all relevant General Plan policies: restaurants; bars; public uses; ~~limited new~~ visitor accommodations including

motels, hotels, resorts and inns where the development provides opportunities for amenities serving the local community; ~~do not replace existing residential uses, and are generally not the predominant use on the site;~~ spas; ~~houses of worship~~religious facilities; service commercial uses; convalescent care, ~~elderly~~ community care and ~~elderly~~ congregate care facilities; outdoor sales such as nurseries ~~and greenhouses~~; and service stations. ~~The conditions under which these uses will be allowed will be stipulated by City ordinance.~~

Airport Commercial Land Use Designation

The Airport Commercial designation applies to the former Gliderport property, ~~which is currently closed.~~ ~~The Gliderport is~~ comprised of a group of parcels covering approximately 43 acres extending downvalley from Lincoln Avenue in central Calistoga. Most of this site is undeveloped, with the only construction being a former hangar, which has been converted into service uses and storage, and the former gliderport office; ~~which is a temporary senior center.~~ Any redevelopment of the property will require its reclassification to another land use designation. The existing uses may continue until such redevelopment.

~~When functioning, the Gliderport was an important asset to the community because it provided a distinctive service for tourists and contributed to the unique identity of Calistoga. It is the City's policy to re-establish the Gliderport as a private or special-use airport, principally for glider planes. As long as a facility for glider planes remains a potential use of the property, project review shall ensure that land use types and densities in areas on and adjacent to the Gliderport are compatible with airport activity.~~

~~Allowable uses are limited to airport and airport-related activities, such as glider operations and aircraft repair and maintenance. Limited accessory uses, such as offices and eating establishments, shall be permitted if incidental to airport use. The buildings shall have a maximum FAR of 0.10.~~

Light Industrial Land Use Designation

The Light Industrial designation is applied to certain areas of the city where existing industrial uses occurs or where industry can be isolated or buffered from residential uses.

This area is set aside for heavy commercial and light industrial uses, including light manufacturing, auto repair, bottling plants, storage, assembly, service and repair, ~~and greenhouses.~~ developed at a Mmaximum FAR shall be of 0.60. Uses shall be appropriately planned and designed to minimize conflict with adjacent areas, as established in policies listed in Section F.

Accessory commercial uses, such as retail, offices and eating establishments, may be permitted if they conform to all relevant General Plan policies.

Public/Quasi-Public Land Use Designation

The Public/Quasi-Public designation applies to existing and planned public facilities such as the County fairgrounds, parks, City Hall, the community center, the police station, the cemetery, schools and the wastewater treatment plant, spray fields and holding ponds. Policies and actions related to the development and operation of such facilities are included in the Circulation, Infrastructure and Public Services Elements of the General Plan.

D. Overlay Designations

This General Plan includes four overlay designations that provide special design and development guidance for key sites in Calistoga. Except where specified differently below, allowable uses for overlay designations

are the same as those of the underlying designation. Overlay designations are mapped in Figures LU-6 and LU-7.

Planned Development Overlay

The Planned Development Overlay (PD) is applied to large land holdings with unique features, parcels that are located in sensitive environmental and transitional areas, and in areas where innovative design standards are to be applied to achieve a superior design or to permit dedicated affordable housing. Development in PD areas is subject to design review. Specific guidance for each PD area is discussed below.

Properties designated with the Planned Development Overlay merit particular attention because of their size or location or due to environmental constraints.

Mascfield/Adams Beverage Company Properties-Silverado Trail Planned Development Overlay (PD-1)

Development on these large parcels on the Silverado Trail shall be designed to be visually suitable for its entry corridor location on the edge of town and should contribute to the economic and/or community vitality of Calistoga. Development on this site shall respond to the following issues:

- A balance of uses among various parts of the site.
 - Sensitivity to the natural landscape, scenic vistas (particularly to the Palisades) and site features, including adequate creek setbacks and preservation of vegetation on Mount Washington.
 - Protection of natural resources, including retention of on-site drainage, mature trees and sensitive habitat.
 - Clustering of development to allow for the retention of habitat-containing open space.
 - Minimization of grading.
 - Minimization of impacts on adjacent land uses, including appropriate siting of noise generators, lighting, and building location, height and style.
 - Incorporation of adequate landscaping, including provision of a landscaped setback from Silverado Trail and a landscaped berm or other screening along the boundary with the mobile home park.
 - Ensure that new development is of a scale subordinate to the agricultural uses of properties located at these entry corridors.
 - Consideration of passive recreational opportunities on Mount Washington and a pedestrian pathway on the site to provide public access to this area. An appropriate location for such a pathway may be along the boundary with the mobile home park.
 - Adequate consideration, through submittal of geotechnical and preliminary drainage plans with a project application, of geological and hydrological constraints, including soil erosion and slope stability, drainage, flooding, and drainage ditch maintenance.
 - Provision of on-site parking and circulation that includes safe access to Silverado Trail.
- Land uses shall be limited to agriculture, residences and visitor accommodations, including hotels, motels, and destination resorts. Agriculture uses may include, but are not limited to, horticulture, floriculture, viticulture, apiaries, and similar uses (excluding stockyards or commercial feeding of animals), and related uses such as wineries and retail wine sales, provided that these uses are clearly subordinate to the primary agricultural use. Residential uses may include single-family homes, mixed density development and senior retirement center. Residential densities normally allowed under the Rural Residential designation shall apply to the Planned Development area.

Figure LU-6 Overlay Designations Map *[no changes]*

Figure LU-7 Character and Gateway Areas *[no changes]*

- Visitor accommodations may include related visitor services such as restaurants, recreational amenities, wine retail sales and storage, spa and retail shops, provided that they are clearly secondary to the visitor accommodation use. Development of these parcels shall be varied and shall not include a single land use or predominant use such as visitor accommodations or wineries on each lot.

Ehanted-Resorts-Properties Calistoga Hills Planned Development Overlay (PD-2)

Development on these hillside properties along Foothill Boulevard shall be carefully designed to provide appropriate transition into town while protecting the visual quality and integrity of the forested hillside and contributing to the economic and/or community vitality of Calistoga. Land uses shall be limited to light agricultural, residences and visitor accommodations, including destination resorts and fractional club units. Agriculture uses may include, but are not limited to, horticulture, floriculture, viticulture, apiaries, timber harvesting and similar uses (excluding stockyards or commercial feeding of animals), and related uses such as wineries and retail wine sales, provided that these uses are clearly subordinate to the primary use. Residential uses may include single-family homes and residential second units. Residential densities normally allowed under the Rural Residential-Hillside designation shall apply to the Planned Development area. Visitor accommodations may include related visitor services such as restaurants, recreational amenities, wine retail sales and storage, spa and retail shops, provided that they are clearly secondary to the visitor accommodation use. The Resort Club shall respect the residential density requirements.

Entry Corridor Overlay

The principal entrance points into Calistoga provide a unique opportunity for community identity. It is important to preserve and protect the “country town” appearance of Calistoga by ensuring that new development is of a scale subordinate to the agricultural uses of properties located at these entry corridors.

The Entry Corridor ~~Overlay~~ designation is intended to enhance Calistoga’s small town, rural character by interweaving elements of the natural and built environment between primarily agricultural lands in the County and developed lands in the City.

As shown in Figure LU-6, properties located at entry corridors into Calistoga are all designated with Entry Corridor Overlays. These overlay designations will enhance Calistoga’s small-town, rural character by interweaving elements of the natural and built environment between primarily agricultural lands in the County and developed lands in the City. This will be reinforced through appropriate land uses, design elements and landscaping. All development in this area should maintain existing rural and open space qualities. Appropriate site layout, architecture, and setbacks should be used to create an understated visual appearance for development visible from the roadway.

Development in all entry corridors shall incorporate the following features:

- Setbacks shall be wide in order to preserve rural characteristics and shall be landscaped with trees, vineyards and/or native vegetation. These setbacks shall not be deducted from the calculation of net density (i.e., the same amount of development is permitted, shifted elsewhere on the property).
- Walls, fences and berms included in landscaping should incorporate materials and design that blend harmoniously with the surrounding landscape.
- Existing orchards and stands of mature trees shall be maintained or replaced with similar vegetation.
- Unique natural features shall be preserved and remain visible.

- The appearance of historic buildings visible from public streets shall be preserved.
- New buildings should reflect small-scale, low-rise design characteristics with an understated visual appearance, and should maintain existing small-town rural and open space qualities.
- Parking areas should not be visible from the entry corridor roadway.
- All development within designated entry corridors shall be subject to design review.
- New development shall not include shopping centers, gas stations, “big-box” retailers, or other commercial centers with strip retail characteristics, and formula businesses shall be discouraged.
- Commercial uses permitted in the entry corridor should complement rather than compete with Calistoga’s downtown commercial core. Examples of such uses include, but are not limited to, nurseries, destination spas and resorts, museums, winery and vineyard-related businesses and community facilities such as a library or recreational use. Such uses shall be allowed only if they are consistent with the underlying land use designation.

For those parts of the entry corridors located outside of city limits, the City shall provide input to the County Planning Department and other County review authorities.

The following sections describe each entry corridor and give additional guidance for their development.

Entry Corridor 1: Downvalley Foothill Boulevard

The majority of people approach ~~es~~ Calistoga along Foothill Boulevard from the southeast, and pass through this entry corridor. The entry corridor is ~~currently~~ undeveloped except for a small number of single-family homes set back from the road, and some vineyards and orchards outside of the city limits. A portion of the right-of-way is an open gravel area running alongside the road, which is controlled by Caltrans.

All development in this area should maintain the rural and open space qualities, with minimal visibility from the highway.

Entry Corridor 2: Downvalley Silverado Trail

~~Much of this is currently undeveloped. Vineyards and related uses are the predominant use of land on the north side of Silverado Trail in this area, both inside the city limits and in the adjacent unincorporated area. Properties located between Silverado Trail and Rosedale Road are occupied by vineyards and related uses. Land on the north side of Silverado Trail is outside of city limits or is currently vacant. An extensive tree corridor exists on the Maxfield/Adams property in this area. The south side is primarily developed with a resort and winery, along with a public water tank at the top of Mt. Washington. Further along Silverado Trail, between Brannan Street and Lincoln Avenue, uses include a light industrial facility, a church, a winery and some rural residential uses.~~

~~A religious institution, a winery, a~~ tourist entertainment business, including bicycle rentals and tours, may be considered subject to the processing of a use permit. All development in this area should preserve vineyards and existing trees along Silverado Trail, to the extent feasible, and conform to the rural quality of the area.

Entry Corridor 3: Lincoln Avenue at Foothill Boulevard

With its flashing light and historic directional arrow sign, this three-way intersection is the visual entrance to downtown Calistoga. Most properties in this entry corridor are highway-oriented; there is limited landscaping and substantial amounts of land on each parcel is set aside for automobile access and parking.

The City desires that new development in this area include minor landmark features such as small signs or gateway landscaping to mark the entrance to the Downtown on Lincoln Avenue. One- and two-story construction, oriented toward the intersection, would be appropriate. ~~Development at the intersection of Foothill Boulevard and Petrified Forest Road should have positive visual qualities to mark the entrance to the town~~

Entry Corridor 4: Lincoln Avenue/Silverado Trail

The part of this entry corridor outside of city limits is mostly undeveloped. The major exception is the PG&E power substation and homes on parcels generally exceeding two acres. The area's general appearance is rural. The appearance of the western side, within the city limits, is similar, although slightly more developed, with some single-family homes on large parcels, interspersed with areas of low intensity or vacant agricultural land.

All development in this area should maintain existing rural and open space qualities. Appropriate site layout, architecture, and setbacks should be used to create an understated visual appearance for development visible from the roadway.

Entry Corridor 5: Upvalley Foothill Boulevard

In this entry corridor, the hilly terrain of the southwest side of Foothill Boulevard contrasts greatly with the flat open fields of the northeast side. Houses are relatively small and the agricultural uses of the properties dominate visually.

Any development in this area should preserve the rural open space character visible from Foothill Boulevard. Development at the intersection of Foothill Boulevard and Petrified Forest Road should have positive visual qualities to mark the entrance to the town.

Entry Corridor 6: Petrified Forest Road

This entry corridor is hilly and heavily forested, except at the commercial properties at the intersection with Foothill Boulevard. Properties directly fronting the intersection are auto-oriented, with little indication that this is an entrance to Calistoga. Most existing development on the other parcels is set further back from the public right-of-way.

~~Development at the intersection of Foothill Boulevard and Petrified Forest Road should have positive visual qualities to mark the entrance to the town.~~ New development along Petrified Forest Road should retain or enhance tree cover visible from the roadway.

Visitor Accommodation Overlay

This overlay designation allows both new and existing visitor accommodations, including motels, hotels and inns, within certain areas that would not otherwise allow these uses. ~~Motels, hotels and inns are allowed within the Visitor Accommodation Overlay.~~ Spas are allowed in conjunction with these uses, provided that they are not the primary use. Other uses allowed in-by the underlying land use designation are also allowed.

Character Area and Gateway Overlays

Character Area and Gateway overlay designations are applied to areas that will play an integral role in the quality of life and economic

Properties designated with ~~the~~ a Character Area or Gateway ~~Overlay~~ merit particular attention to ensure that the values and vision of the community are realized and that Calistoga's identity as a unique historic small town is preserved.

vitality of Calistoga. Guidance for development and/or redevelopment of these areas is necessary to ensure that the values and vision of the community are realized and that Calistoga's identity as a unique historic small town is preserved. Character and Gateway areas are mapped on Figure LU-7. Land use, design and connectivity considerations are identified for each Character and Gateway area.

Downtown Character Area Overlay

The Downtown Character Area extends from Foothill Boulevard to the northerly end of Wappo Avenue, encompassing the City's commercial core. The area is comprised of several sub-areas, including the historic commercial district ("Historic District"), properties along Stevenson Avenue and Grant Street area ("Stevenson/Grant"), and properties within the Lincoln/Foothill Gateway area.

Connectivity Considerations

- Create new pedestrian connections to adjacent streets and public areas through new development or redevelopment activities.
- Work with Caltrans to identify alternative routes for truck traffic with the objective of eliminating truck traffic on Lincoln Avenue.
- Enhance pedestrian connections by preserving and creating accessways from Lincoln Avenue to the Sharpsteen Museum/Police Station Plaza, First Street, Fire Station parking lot, Gerrard Street and Elm Street.
- Where possible, access, circulation and parking shall be shared by adjacent properties.
- Encourage reconfiguration or other improvements to the CalMart parking lot to facilitate vehicular access from Fair Way or First Street.
- Extend and connect Gerrard Street to the Fair Way extension to facilitate area circulation and access.
- When appropriate, enhance pedestrian connections to and along the Napa River with the goal of creating a river promenade.
- Consider establishing a pedestrian bridge over the Napa River at Hazel Street to the Fire Station parking lot and development of a river overlook at the Gerrard Street terminus.
- As part of the reconfiguration of the Police Station/Sharpsteen Museum parking lot area into a public event plaza area, design a deliberate connection to Pioneer Park that would establish a synergy between the two public spaces.
- New development projects or major redevelopment of non-residential properties must participate in the necessary mitigation to accommodate improved access, circulation and parking.

Historic District Sub-Area

The Historic District sub-area extends from the Lincoln/Foothill Gateway area to Stevenson Street. The district is characterized by traditional storefront buildings and restored historic structures. Future development in this area should continue to convey and define Calistoga's community heritage of a small town lined with pedestrian oriented shopping and services for residents and visitors. The district should be enhanced with nooks and alcoves to strengthen the unique identity of Calistoga and make it an interactive and inviting place to spend time. Redevelopment of downtown's "second streets" (e.g., First Street, Gerrard Street, Elm Street) and activity-generating uses along connecting east-west streets will serve to broaden and enhance the downtown experience. The Napa River corridor, as an important natural water feature for

Calistoga, should be showcased through development of an inviting river promenade that would serve as a convenient and attractive accessway from the public parking areas at the Sharpsteen Museum/Police Station and the Fire Station to the downtown area.

Land Use Considerations

- The range of land uses allowed in the Downtown Commercial land use designation is appropriate for this area. A diversity of uses should be encouraged and supported.
- Redevelopment should be encouraged to increase the intensity, activity and vibrancy of downtown’s “second streets,” including: First Street, Gerrard Street and Elm Street.
- Encourage the establishment of land use “anchors” in the form of signature development at either end of the character area. The northern anchor should complement the Historic District with a retail-commercial component and provide a distinct connection to the Resort Character Area.
- Encourage greater building density/intensity and allow required parking to be located on-site in shared parking spaces, off-site in shared parking spaces, or in public parking spaces located on the street or in a public parking facility.
- Expand commercial/office development and/or parking at the Fire Station parking lot area and require improvements along the river frontage to facilitate development of a river promenade.
- Support renovation of Doctor Wilkinson’s Hot Springs Resort. Renovations should maintain its signature thermal hot springs resort status and be respectful of its historic presence in town. Ground level retail-commercial active uses may be provided along its street frontages.
- Redevelopment of the Doctor Wilkinson’s Hot Springs Resort and the former Gliderport properties should collectively form an “anchor” at the northern end of the Historic District. Along each property’s Lincoln Avenue frontage, development should be comparable in scale and mutually supportive in use.
- Evaluate current parking standards to minimize the impact of parking requirements on new development and to reduce redundant parking.
- Allow redevelopment of existing small parking lots within the area with multi-story mixed use buildings provided that adequate parking can be provided on site or within a reasonable distance.
- Support the development of multi-story mixed use buildings on the east side of Elm Street.
- Consider relocating the Community Center to allow for the reconfiguration and improvement of the Sharpsteen Museum/Police Station parking lot areas into a public event plaza.
- Opportunities to create an inviting promenade along the Napa River and a public event plaza in the Sharpsteen Museum /Police Station parking lot should be explored as part of public and/or private improvement projects.

Development and Design Considerations

- New development in the district shall be compatible in mass, scale and character with the historic context and immediate neighborhood setting.
- Traditional store front design should be reflected in new development or redevelopment of buildings along Lincoln Avenue from Cedar Street to Fair Way.

- Three-story buildings should be designed so that the upper floor is “stepped back” to lessen the perceived scale at street level.
- Buildings should convey traditional widths of earlier structures in this area. New buildings with larger frontages should be modulated and articulated to maintain the historic architectural rhythm and scale of Lincoln Avenue.
- Use of historic building materials such as stucco, brick and wood is encouraged. More complementary materials may be considered for new development or redevelopment along First, Gerrard and Elm streets.
- As opportunities present themselves, building elevations that face alleys, the Napa River and other public areas should be enhanced.
- Encourage new development to accommodate outdoor seating in areas adjacent to the Napa River, parking lots, public areas, and public rights-of-way through the creation of nooks and alcoves.
- New development or redevelopment of buildings backing to the Sharpsteen/Police Station and Fire Station parking lots should provide some design orientation to these areas.
- Care must be taken in project design to balance the vitality of historically commercial areas along First Street and Elm Street with the residential character and integrity of the Second, Elm and Myrtle street neighborhoods.
- Encourage and support landscaping, redevelopment or new construction on the CalMart supermarket property to enhance the appearance of the parking lot area. Possible integration of the Valley Business Forms property with the CalMart site on the east side of First Street should be explored.
- All overhead utilities shall be placed underground.
- Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the following International Dark Sky Association model ordinance objectives:
 - Provide the minimum lighting level necessary for night-time safety, utility, security, productivity, enjoyment, and commerce.
 - Minimize adverse offsite impacts such as sky glow, light overspill and obtrusive light.
 - Conserve energy and resources to the greatest extent possible.

Stevenson/Grant Sub-Area

The Stevenson/Grant sub-area includes the intersection of Lincoln and Stevenson Avenues, Wappo Avenue, Stevenson Avenue and the beginning of Grant Street (including the Gumina property, the Monhoff Building ~~Recreation Center and the public tennis courts~~). This area is a transitional area between the historic downtown area and the Resort Character Area. It's comprised of an effective mixed use development pattern, with older structures existing alongside more modern structures. Some structures are of historical and architectural significance and should be retained and enhanced. There is significant potential for redevelopment in this area which should build upon the complementary mix of uses that currently exist.

Land Use Considerations

- New development or redevelopment of properties in this area should continue/further the mixed use pattern that presently exists within the area.

- Support redevelopment of the Gumina property with a mixed use project that includes ground floor commercial uses fronting on Grant Street and with higher density residential uses on the interior of the site.
- The Monhoff Building should be renovated and the site landscaped to enhance the appearance of the area and provide needed community-serving recreational opportunities. The tennis court complex should be improved to better serve residents and visitors.
- Provision of public restroom facilities should be considered at or near the Monhoff Building.

Development and Design Considerations

- In general, the development and design considerations specified for the Historic District of the Downtown Character Area should be applied in this area.
- The existing tree canopy should be preserved and integrated as part of all future development.
- Encourage the creation of a pedestrian and bicycle connection between the Gumina and Hemberger properties and properties fronting on Wappo Avenue.
- Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the following International Dark Sky Association model ordinance objectives:
 - Provide the minimum lighting level necessary for night-time safety, utility, security, productivity, enjoyment, and commerce.
 - Minimize adverse offsite impacts such as sky glow, light spill and obtrusive light.
 - Conserve energy and resources to the greatest extent possible.

Foothill Character Area Overlay

The Foothill Character Area extends along Foothill Boulevard from the Petrified Forest Gateway to the Lincoln/Foothill Gateway. The southern portion of this area is predominantly developed with hillside residential uses and several small bed-and-breakfast inns of good architectural character. The northern portion consists of single-family residential uses and includes the historic hospital property and the Herrero Italian olive farm reproduction.

Development in this area should convey a sense entering at the edge of a small, historic town. Infill development should reinforce the area's character as an older, well-established neighborhood. Enhancements to Foothill Boulevard such as pedestrian pathways, crosswalks, appropriate street lighting and street trees will help to slow traffic and signal to travelers that that have entered town.

Land Use Considerations

- As an incentive to protect and preserve the historic hospital property, uses such as visitor accommodations shall be permitted provided that:
 - The architectural qualities of the exterior of the structure are maintained.
 - Reuse is suitable to the residential surroundings (e.g., retail functions would not be appropriate).
 - The owner commits to restoration of the building in a fixed period of time.

Community Identity Element policies related to the conservation of historic properties shall apply to the reuse of the historic Hospital property.

The City may consider expanding these uses to adjoining properties if it finds that such expansion would support the rehabilitation of the hospital building.

- Infill development and second units should be encouraged in this area to alleviate the vital need for rental-based workforce housing.
- A limited number of bed-and-breakfast inns may be allowed.
- “Home occupations” that are clearly incidental and secondary to the use of the residence should be encouraged.

Development and Design Considerations

- Architecture should reflect an older mixed density residential neighborhood. Some modern interpretations may be appropriate.
- New development should generally be limited to two stories in height.
- A variety of building setbacks along Foothill Boulevard is encouraged.
- New development shall reflect a positive or deliberate orientation towards Foothill Boulevard.
- All new development must be designed to provide orientation to accommodate vehicles accessing Foothill Boulevard in a forward direction.
- The appearance and presence of Pioneer Cemetery should be enhanced.
- Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the following International Dark Sky Association model ordinance objectives:
 - Provide the minimum lighting level necessary for night-time safety, utility, security, productivity, enjoyment, and commerce.
 - Minimize adverse offsite impacts such as sky glow, light overspill and obtrusive light.
 - Conserve energy and resources to the greatest extent possible.

Connectivity Considerations

- Pedestrian pathways and crosswalks with attractive street lighting should be provided on both sides of Foothill Boulevard. The pathways shall be rural in character and be designed to minimize physical alterations to properties along Foothill Boulevard to the extent possible.
- Measures to calm traffic along Foothill Boulevard should be installed.
- Pedestrian and bicycle path connections to neighboring residential streets should be provided to create shortcuts to the Riverlea Square and downtown areas.
- Provide safe access and parking at Pioneer Cemetery.
- Properties with existing single-family homes shall not be required to participate in the costs of constructing pedestrian and bicycle improvements along Foothill Boulevard.

Gliderport Character Area Overlay

The Gliderport Character Area includes the former Gliderport properties and several smaller parcels located in the southwest portion of the character area. These properties are currently underutilized and are anticipated to be redeveloped in the future. Redevelopment presents an opportunity to add to the excitement and vitality of the downtown area and improve area access and circulation. It is expected that redevelopment efforts will

result in a vibrant and synergistic mix of uses that complement current uses in the downtown area and serve as a catalyst for further redevelopment and improvement of other properties in the City.

Land Use Considerations

- Land uses to be considered in the redevelopment of properties in this area should include retail/commercial uses, a signature full service resort and spa, residential uses and community and visitor serving uses.
- New development and redevelopment should consider and accommodate to the extent possible area access, circulation and parking needs.
- Care must be taken to ensure that development of the disproportionately large former Gliderport properties reflects Calistoga's small town character.
- Any change from the existing General Plan land use designations of Downtown Commercial, Community Commercial or Airport Commercial for properties located within this character area should be accompanied by a project-specific land use plan and supporting reports.
- A Planned Development (PD) zoning overlay approach may be utilized for future development of properties within this character area.

Development and Design Considerations

- Building and landscape design should be of the highest quality and should utilize high quality authentic materials appropriate for Calistoga.
- Design concepts should be imaginative and complementary in nature consistent with the Napa Valley architectural heritage while reflecting the small town character of Calistoga.
- Shared parking opportunities should be considered as part of new development or redevelopment.
- Geothermal waters should be celebrated through tastefully designed water features.
- All overhead utilities shall be placed underground.
- Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the following International Dark Sky Association model ordinance objectives:
 - Provide the minimum lighting level necessary for night-time safety, utility, security, productivity, enjoyment, and commerce.
 - Minimize adverse offsite impacts such as sky glow, light overspill and obtrusive light.
 - Conserve energy and resources to the greatest extent possible.

Connectivity Considerations

- The Fair Way extension should connect with Washington Street via cross streets within the Lower Washington Character Area to facilitate adequate circulation.
- The extension of Fair Way on the east side of Lincoln Avenue should be designed to accommodate surface parking and include generous canopy tree landscaping, appropriate lighting and pedestrian amenities.
- A Class I bicycle path should be constructed along the Fair Way extension from Lincoln Avenue to the existing Class I path located at lower Washington Street.

- New development projects or major redevelopment of non-residential properties must participate in the necessary mitigation to accommodate improved access, circulation and parking.

Lower Washington Character Area Overlay

The Lower Washington Character Area is an older area comprised of a wide variety of land uses, including: commercial services, a medical clinic, a church, single- and multi-family residential, warehousing, a softball field, the City's Public Works yard and the City's wastewater treatment plant and irrigation ponds. This area offers unique redevelopment potential and presents an opportunity to address a number of needs, including affordable housing and development of new leasable space for small start-up businesses.

Given these opportunities, the Lower Washington Character Area should be reserved primarily for more intensive mixed use developments. New development should create a vibrant and interesting overall environment with limited gaps of commercial inactivity. Because the southern boundary of the character area is defined by the Napa River, consideration of river access and experience should be evaluated and incorporated as appropriate.

Land Use Considerations

- Land uses in this area should primarily serve local needs, such as resident-serving uses, commercial storage, office space, artist studios and restaurant uses.
- Development of new rental housing and "live-work" space is encouraged.
- Mixed use development is strongly encouraged.
- Small scale light industrial uses that keep within the character of the area and existing neighborhood constraints should be allowed.
- Current parking standards should be evaluated to minimize the impact of parking requirements on new development and to reduce redundant parking.
- Land should be designated/reserved for future relocation of municipal facilities that will serve as an "anchor" at the eastern end of Washington Street. Future municipal facilities should include public parking.

Development and Design Considerations

- Architecture should be creative and timeless in design and feature high quality materials such as brick, sheet metal, stucco and true wood vertical siding.
- Commercial and residential development along the northern edge of the character area should be compatible with uses and improvements envisioned for the adjacent Gliderport Character Area. Development should also be designed with some orientation towards the Fair Way extension.
- Identify opportunities to create a shared parking facility that can be used to support new development in the area.
- Identify opportunities to create a suitably sized recreation facility to serve existing and future residents of the area. Such facilities could include a playground, athletic fields, and/or a dog park.
- New development should embrace the Napa River as an open space, recreational and social resource. Where appropriate, new development should provide design orientation towards the river and

accommodate river access. River access shall only be provided where there is demonstrable public benefit and shall be designed to respect the private property rights single-family residences.

- Development along Washington Street shall provide for streetscape improvements, including installation of street trees and effective traffic calming elements.
- All overhead utilities shall be place underground.
- Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the following International Dark Sky Association model ordinance objectives:
 - Provide the minimum lighting level necessary for night-time safety, utility, security, productivity, enjoyment, and commerce.
 - Minimize adverse offsite impacts such as sky glow, light overspill and obtrusive light.
 - Conserve energy and resources to the greatest extent possible.

Connectivity Considerations

- Prioritize the extension/improvement of Fair Way from Lincoln Avenue to Earl Street to facilitate good circulation and access to local streets (e.g., Anna Street, Eddy Street).
- Pursue opportunities to establish a pedestrian and bicycle connection to State Highway 29 via a pedestrian and bicycle bridge crossing over the Napa River.
- New development projects or major redevelopment of non-residential properties must participate in the necessary mitigation to accommodate improved access, circulation and parking.
- Consider establishing public access along the Napa River, where appropriate and with exception to developed single-family residences, in conjunction with major development proposals or with the willing cooperation of private property owners. Public access shall be designed in consideration of the security and privacy of adjacent residences.

Resort Character Area Overlay

The Resort Character Area encompasses land adjacent to Silverado Trail from the Silver Rose Inn and Winery and the Solage Resort to the Silverado Trail Gateway and then south along Lincoln Avenue to the Indian Springs Resort. This area is the second most established entry to Calistoga for travelers and visitors approaching from down-valley via Silverado Trail.

Development or redevelopment of large parcels along Silverado Trail shall be designed to be visually suitable for their entry corridor location on the edge of town and should contribute to the economic and/or community vitality of Calistoga. Development shall be sensitively designed to respect the natural landscape, scenic vistas (particularly to the Palisades) and other site features, including retention of creeks, mature trees and sensitive habitat areas.

Along Lincoln Avenue, clustered residential development such as apartments, townhomes and condominiums is strongly encouraged. Other commercial uses should be limited in size and complementary to the signature resorts and residential neighborhoods.

Overall, development in the Resort Character Area must reflect a low intensity pattern with generously-landscaped setbacks. User-friendly pathways and road crossings for pedestrians and bicyclists must be provided to encourage access from resorts and residential neighborhoods to the downtown area.

Connectivity Considerations

- New development projects or major redevelopment of non-residential properties must participate in the necessary mitigation to accommodate improved access, circulation and parking in this area.
- Properties within this area are encouraged to have vehicular, pedestrian and bicycle interconnectivity.
- Inviting and user-friendly pathways and road-crossings for pedestrians/bikers must be provided leading to and from the downtown area. Along Silverado Trail, the pathways shall be designed to be rural in character.
- A study should be initiated to evaluate all feasible alternatives for the Silverado Trail/State Highway 29 intersection including signalization, intersection realignment, a roundabout and other alternatives to address deficiencies and objectives.

Silverado Trail Section*Land Use Considerations*

- Land uses shall be limited to agriculture, residences and visitor accommodations, including hotels, motels, and destination resorts. Agricultural uses may include, but are not limited to, horticulture, floriculture, viticulture, apiaries, and similar uses (excluding stockyards or commercial feeding of animals), and related uses such as wineries and retail wine sales, provided that these uses are clearly subordinate to the primary agricultural use. Light industrial land uses may only be permitted in areas designated as Light Industrial on Figure LU-4 (Land Use Designations within the City Limits).
- Renovation and/or redevelopment of existing resorts should feature Calistoga's unique attributes and be developed to the highest current standards of the industry
- Visitor accommodations may include related visitor services such as restaurants, recreational amenities, wine retail sales and storage, spa and retail shops that do not compete with downtown commercial enterprises, provided that they are clearly secondary to the visitor accommodation use.
- Residential uses may include single-family homes, multi-family apartments, mixed use/density development, and senior housing.
- Commercial development of properties designated as Rural Residential by the General Plan shall require approval of a Planned Development (PD) zoning overlay.
- Re-use, expansion or improvement of the Calistoga Beverage Company site should be consistent with the development and design considerations outlined in this character area.
- Consider passive recreational opportunities on Mount Washington and a pedestrian pathway on the site to provide public access to this area.

Development and Design Considerations

- Development shall be simple in design, rural in nature and of a scale that is subordinate to surrounding agricultural uses.
- Development should be clustered to allow for the retention of sensitive resources, scenic vistas and open spaces.
- Development shall be designed to minimize impacts on adjacent land uses, including appropriate siting of noise generators, lighting, and building location, height and style.

- Adequate landscaping along Silverado Trail, such as provision of a landscaped setback area or landscaped berm shall be provided as part of new development.
- Calistoga Beverage Company must continue to maintain its setbacks, massing and landscaping along the Silverado Trail.
- On-site parking and circulation that includes safe access to Silverado Trail shall be provided.
- Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the following International Dark Sky Association model ordinance objectives:
 - Provide the minimum lighting level necessary for night-time safety, utility, security, productivity, enjoyment, and commerce.
 - Minimize adverse offsite impacts such as sky glow, light overspill and obtrusive light.
 - Conserve energy and resources to the greatest extent possible.

Lincoln Avenue Section

Land Use Considerations

- Renovation and/or redevelopment of existing resorts should feature Calistoga's unique attributes and be developed to the highest current standards of the industry.
- All lands are encouraged to be developed with residential uses at the densities allowed by the Community Commercial land use designation.
- Visitor accommodation uses are allowed and may include related visitor services such as restaurants, recreational amenities, wine retail sales and storage, spa and retail shops, provided that they are clearly secondary to the visitor accommodation use.
- Other commercial uses shall be limited in size and complementary to resort and residential uses.
- Development of the vacant portion of the Calistoga Beverage Company site should be consistent with the development and design considerations outlined in this character area.
- Renovation and landscaping of the farm equipment dealership on property in a manner consistent with the development and design considerations outlined in this character area shall be encouraged.
- Consider opportunities to provide shared parking facilities.

Development and Design Considerations

- All development in this area shall be simple in design and rural in nature.
- Design should be imaginative and of high quality, built upon the region's heritage and avoiding details of a generic nature.
- Lush landscaping shall be provided along Lincoln Avenue.
- Development of vacant land on the west side of Lincoln Avenue that borders the rear yards of residences on Arch Way and View Drive shall be designed to maintain the privacy of adjoining residences. When in close proximity to the common property line with the adjacent residences, development shall be limited to one-story in height.
- Water features should be part of the public landscape and included within private development projects.

- Building setbacks should be large and varied with ample space for interesting pathway alignments along Lincoln Avenue.
- Parking lots must be set away from public view and substantially landscaped with heavy shade tree planting.
- Project signage shall be of a tasteful, high quality design and very subtle in its presentation.
- Utilities on Lincoln Avenue should be placed underground.
- Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the following International Dark Sky Association model ordinance objectives:
 - Provide the minimum lighting level necessary for night-time safety, utility, security, productivity, enjoyment, and commerce.
 - Minimize adverse offsite impacts such as sky glow, light overspill and obtrusive light.
 - Conserve energy and resources to the greatest extent possible.

State Highway 29 Character Area Overlay

The State Highway 29 Character Area extends along State Highway 29 from Pine Street east to City limits. This area is the most important and established entry to Calistoga for travelers and visitors. It should announce a sense of arrival to Calistoga and convey a transition from agricultural countryside to a rural small town community. Development should complement the dominant agricultural character with active related uses that integrate the agricultural qualities of the upper Napa Valley, including viticulture and orchards, vistas of surrounding lands and preservation of open space. Development should also embrace the Napa River on the north side and the forested hillside which defines the valley edge on the south side.

Land Use Considerations

- In areas designated for commercial or light industrial uses, uses related to agriculture and tourism such as wineries, country stores with picnic grounds and production of other agricultural products produced on- or off-site are appropriate. Small vineyards, gardens, orchards and livestock pastures related to the commercial use are encouraged.
- As a means to encourage agricultural preservation, allow the Bounsall and Bingham Ranch properties to be developed with a mix of commercial uses, including wineries, wine tasting and sales, an inn, a venue for special events, and small workshops or offices (provided that they are accessory and subordinate to the principal use of the property).
- Commercial development of properties designated as Rural Residential by the General Plan shall require approval of a Planned Development (PD) zoning overlay.
- Clustered housing along the Napa River may be considered to the extent allowed by the General Plan, provided it does not detract from the more rural identity of the State Highway 29 frontage.
- Development and Design Considerations
- Any commercial development in areas designated as Rural Residential should be scaled proportionately to the amount of open space and set within vineyards or orchards.
- Future development of the Bounsall and ~~Enchanted Resort~~ Calistoga Hills properties shall include frontage improvements that provide a sense of entry into Calistoga. Site and design elements along each frontage must be appropriately scaled, imaginative and of the highest quality.

- Development of the Calistoga Hills Enchanted Resorts property must preserve the mountain view-shed and the integrity of the forest.
- The design of major new development on the north side of State Highway 29 must be inviting with farm-like structures of authentic design. Traditional materials such as stone, redwood, stucco and sheet metal should be utilized.
- Parking must be shaded and screened from highway view.
- On-site overhead utility lines should be placed underground as part of new development or redevelopment.
- Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the following International Dark Sky Association model ordinance objectives:
 - Provide the minimum lighting level necessary for night-time safety, utility, security, productivity, enjoyment, and commerce.
 - Minimize adverse offsite impacts such as sky glow, light overspill and obtrusive light.
 - Conserve energy and resources to the greatest extent possible.

Connectivity Considerations

- As part of larger development proposals, consider opportunities to establish a pedestrian and bicycle connection between State Highway 29 and lower Washington Street via a pedestrian and bicycle bridge crossing over the Napa River.
- A pedestrian walkway and bikeway with appropriate lighting should be considered along the north side of State Highway 29 to accommodate safe passage to downtown. The walkway shall be designed to be rural in character.
- Consider establishing public access along the Napa River, where appropriate and with exception to developed single-family residences, in conjunction with major development proposals or with the willing cooperation of private property owners. Public access shall be designed in consideration of the security and privacy of adjacent residences.
- Street access should be extended from Pine Street to service and connect with properties within the character area.
- New development projects or major redevelopment of non-residential properties must participate in the necessary mitigation to accommodate improved access, circulation and parking.

Lincoln Avenue/Foothill Boulevard Gateway

The Lincoln Avenue/Foothill Boulevard Gateway serves as a key intersection for bypass traffic and as an entrance into downtown. The area has a distinct and different development pattern than the Historic District in the Downtown Character Area. New development or redevelopment within this area should strive to extend development characteristics found in the Historic District. Attention also needs to be given to more efficient movement of bypass traffic through the Lincoln/Foothill intersection.

Land Use Considerations

- The range of land uses allowed in the Downtown Commercial land use designation is appropriate for this area. A diversity of uses should be encouraged and supported.

- Encourage the establishment of an “anchor” land use on the lands located south of the Lincoln Avenue/Foothill Boulevard intersection. The anchor should include a signature development with enhanced public and shared parking facilities.
- Retain, enhance and supplement the existing conforming retail, commercial, artisan and lodging establishments in the area.
- Gas stations may remain but should be encouraged to enhance the aesthetic appearance of their facilities.

Development and Design Considerations

- Characteristics found in the Historic District of the Downtown Character Area must be carried through the gateway area to effectively “join” the two areas through common physical and functional improvements.
- In general, development and design considerations specified for the Historic District of the Downtown Character Area should be applied in this area.
- The defining streetscape elements of the Historic District of the Downtown Character Area should be extended to the Lincoln/Foothill intersection and along Foothill east to Pine Street and west to Elm Street.
- As opportunities present themselves, enhance the appearance of properties in this area and coordinate improvements to area access, circulation and parking.
- Encourage the gas stations at the Lincoln/Foothill intersection to maintain their facilities in a clean and orderly fashion. Encourage building improvements as well as more subtle signage, lighting and landscaping.
- All overhead utilities should be placed underground.
- Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the following International Dark Sky Association model ordinance objectives:
 - Provide the minimum lighting level necessary for night-time safety, utility, security, productivity, enjoyment, and commerce.
 - Minimize adverse offsite impacts such as sky glow, light overspill and obtrusive light.
 - Conserve energy and resources to the greatest extent possible.

Connectivity Considerations

- A study should be initiated to evaluate all feasible intersection improvement alternatives to address deficiencies and objectives for the Lincoln/Foothill intersection, including pedestrian safety control measures to facilitate access to the downtown area.
- Wayfinding signage should be integrated into the intersection design to direct visitors to the downtown area and other destinations
- Consider prohibiting through-traffic on Hazel Street from Myrtle Street to Foothill Boulevard and encourage private or public improvements to the intersection.
- Improve pedestrian and bicycle circulation and facilities in the area.
- Establish a pedestrian crosswalk on State Highway 29 at Pine Street.

- New development projects or major redevelopment of non-residential properties shall participate in necessary mitigation to accommodate the improvements to the intersection.

Petrified Forest Gateway

The Petrified Forest Gateway is a “country crossroads” located at the intersection of Petrified Forest Road and Foothill Boulevard. This intersection primarily serves commute traffic between Lake, Napa and Sonoma counties. Commercial uses in the area should serve travelers but also include limited services for nearby residents. Although safety and circulation improvements are needed, the intersection should remain compact to avoid encouragement of commercial sprawl. The character of the area should have an understated visual appearance and provide a preview of the community’s unique qualities.

Land Use Considerations

- The range of uses established for the Community Commercial land use designation is generally appropriate for the area.
- Agriculturally oriented uses such as produce stands, nurseries, winery and vineyard related uses are encouraged.
- Development or redevelopment around the intersection shall not be of a design or style that is typical for a suburban strip center. Formula chain businesses are discouraged.
- Commercial uses should primarily serve the commuter-traveler. Uses that also serve nearby residents but do not compete with downtown businesses may also be allowed.
- A Planned Development (PD) zoning overlay approach may be utilized for future development or redevelopment of larger properties within the area to address shared access opportunities and circulation needs.

Development and Design Considerations

- The scale of new development or redevelopment must not overpower the surrounding neighborhoods and should be understated, using small scale and low-rise building design.
- The approach to town from a rural setting must convey a sense of arrival and signify the characteristics of a unique, small visitor-friendly town.
- Building massing, form and lay-out must convey a diverse village character and reflect Calistoga’s individualistic nature.
- Where appropriate, new development or redevelopment should provide some orientation toward Cyrus Creek.
- Landscaping should convey a rural rather than manicured urban setting.
- Parking should be screened from street view and placed at the rear of properties while buildings should be placed in close proximity to the road.
- Uniform setbacks, heights, roof forms and architectural language should be avoided so that the appearance of a large development is that of one which was built over time.
- Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the following International Dark Sky Association model ordinance objectives:

- Provide the minimum lighting level necessary for night-time safety, utility, security, productivity, enjoyment, and commerce.
- Minimize adverse offsite impacts such as sky glow, light overspill and obtrusive light.
- Conserve energy and resources to the greatest extent possible.

Connectivity Considerations

- Intersection improvements are needed to allow for increased/ more efficient traffic flow during peak commuter traffic periods and to improve pedestrian and vehicular safety.
- In addressing intersection design deficiencies, all feasible alternatives including signalization, intersection realignment and installation of a roundabout should be evaluated.
- Commuter traffic congestion must be monitored and managed to ensure that it does not become hindrance to visitor access.
- Development should be coordinated to ensure logical and efficient circulation. Particular attention should be paid to minimizing site access points and creating opportunities for shared parking.
- Opportunities to improve pedestrian, bicycle and vehicular access to sites within close proximity to the intersection should be explored as part of public and private improvement projects.
- Pedestrian and bicycle path connections to the downtown area should be accommodated so that commercial opportunities and services can become more accessible.

Silverado Trail Gateway

The Silverado Trail Gateway is located approximately one-half mile north of downtown and lies within the Resort Character Area. At its center is the intersection Silverado Trail, Lincoln Avenue/State Highway 29 and Lake Street. As a major entry into town, the Silverado Trail Gateway must convey several strong messages. Design and development should provide a clear sense of entry into Calistoga and build anticipation of the City's unique character. It should incorporate local elements such as a geothermal feature to highlight Calistoga's unique resource. Special attention must also be given to the Oat Hill Mine Trail trailhead which also lies within this gateway area. The trailhead area should be showcased, and facilities for accommodating access by residents and visitors should be provided.

Land Use Considerations

- Development and redevelopment of land within this area must substantially enhance the appearance of this critical entry.
- Opportunities to provide parking accommodations and quality trailhead amenities for Oat Hill Mine Trail users should be explored as part of public or private improvement projects.

Development and Design Considerations

- Design of all improvements around the intersection must convey a strong sense of arrival to Calistoga and signal aspects of its identity.
- Landscaping at the intersection shall be attractive and appropriately design and should borrow from the prevailing landscaping theme within the Resort Character Area.
- Development leading to and around the intersection must be setback from the street edge to accommodate installation of meandering and well landscaped pathways.

- Improvements to the Oat Hill Mine Trail trailhead must be of high quality, yet simple and rural in character with heavy use of stone and wood.
- All parking should be screened from public view to the extent possible.
- Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the following International Dark Sky Association model ordinance objectives:
 - Provide the minimum lighting level necessary for night-time safety, utility, security, productivity, enjoyment, and commerce.
 - Minimize adverse offsite impacts such as sky glow, light overspill and obtrusive light.
 - Conserve energy and resources to the greatest extent possible.

Connectivity Considerations

- Inviting and user-friendly pathways and road-crossings for pedestrians and bicyclists shall be provided to and from the resorts located within the Resort Character Area. Pathways shall be designed to be rural in character.
- New development projects or major redevelopment of non-residential properties within the Resort Character Area shall participate in the funding of needed improvements to the intersection to the appropriate extent.
- Traffic calming techniques to slow traffic in this area should be explored as part of public or private improvement projects.
- In addressing intersection design deficiencies, all feasible alternatives including signalization, intersection realignment and installation of a roundabout should be evaluated.
- Wayfinding signage should be integrated into the intersection design to direct visitors to the downtown area and other destinations.

E. Land Use Designations in the Unincorporated Planning Area

The portion of the planning area outside of Calistoga city limits is under the jurisdiction of Napa County. The City has no intention of annexing any area outside of the current city limits, and the City's Sphere of Influence is coterminous with the city limits. However, development in the surrounding area may impact long-term city planning and development efforts.

Napa County has applied three Land Use designations in the unincorporated part of the Calistoga Planning Area. As shown in Figure LU-7, the area east of Foothill Boulevard is designated Agricultural Resource. Almost all land west of Foothill Boulevard and outside of the city limits is in the "Agriculture, Watershed and Open Space" land use designation. The exception is comprised of parcels downvalley from city limits as far as Mountain Road on the west side of Foothill Boulevard. This approximately 75-acre area is designated Rural Residential.

Land designated by the County as Agricultural Resource is subject to the protection of the Napa Valley Agricultural Preserve, created through Measure J. Conversion to a non-agricultural development would require a change in County zoning and land use designation, which requires approval by Napa County voters. The following text has been excerpted from the 1990 Napa County General Plan, and serves as the City of Calistoga's land use designations for parcels outside the city limits.

Rural Residential Land Use Designation (Unincorporated)

This designation applies to land in proximity to existing urban areas but currently in agriculture or developed with low-density year-round residences. Further parcelization of these lands is discouraged. Minimum parcel size is 10 acres, with one housing unit per parcel.

Agriculture, Watershed and Open Space Land Use Designation

This designation provides areas where the predominant use is agriculturally oriented; where watershed areas, reservoirs, floodplain tributaries, geological hazards, soil conditions and other constraints make the land relatively unsuitable for urban development; where urban and erosion is essential to the general health, safety, and welfare. Minimum parcel size is 160 acres.

Figure LU-8, County LU Designations [no changes]

Agricultural Resource Land Use Designation

This designation identifies areas in the Napa Valley and foothills in which agriculture is and should continue to be the predominant land use, where uses incompatible with agriculture should be precluded and where the development of urban type uses would be detrimental to the continuance of agriculture and the maintenance of open space. Minimum parcel size is 40 acres.

Goals, Objectives, Policies and Actions

Goal LU 1 Protect the small-town qualities of Calistoga, which include walkability, vineyards, orchards, natural habitats and open space.

Objective LU 1.1 Ensure that new commercial development enhances and maintains the vibrancy of Calistoga's downtown.

Policies

- P1.1-1 Formula businesses within the city limits shall generally be prohibited. Exceptions may be made for formula businesses primarily meeting local residents' and business owners' needs.
- P1.1-2 Commercial development in Calistoga shall be focused in the downtown area.
- P1.1-3 The City shall encourage commercial development to incorporate local-serving commercial and residential uses in the second story.
- P1.1-4 New development in the downtown is encouraged to have a minimum of two-stories development. Second stories in this district may be limited to resident-serving commercial uses and/or residential units where appropriate, given the context of surrounding units. Third stories shall be limited to residential units only.
- P1.1-5 The City shall encourage infill development and development on land with necessary public infrastructure in place over peripheral development.

Actions

- A1.1-1 Encourage the County to regulate formula businesses in the rest of the Planning Area.
- A1.1-2 Enforce and expand landscape standards for all uses within the downtown to promote a human scale, and provide visual interest, protective shading and other natural vegetation features.

~~A1.1-3 When awarding growth management nonresidential allocations, give preference to the intensification or expansion of existing uses greater than 10 percent in floor area or new construction on vacant, underdeveloped or redeveloped land with necessary public infrastructure in place.~~

Objective LU 1.2 Promote a balance between visitor-oriented and local-serving commercial development.

Policies

- P1.2-1 Tourism activities shall be regulated to minimize adverse impacts to other segments of the economy, and the resident population.
- P1.2-2 New visitor accommodations proposed in Calistoga shall be required to mitigate all environmental impacts.
- P1.2-3 Although existing visitor accommodations in Community Commercial areas may expand, new visitor accommodations in these areas shall generally be allowed only where they are part of mixed use projects that provide tangible benefits to the Calistoga community.
- P1.2-4 New visitor accommodations development shall be designed, constructed and operated so as to be compatible with adjacent uses, particularly residences.
- P1.2-5 Short-term visitor rentals of residential properties intended for long term use shall be prohibited; ~~unless specifically approved through a conditional use permit.~~

Actions

- A1.2-1 Continue to regulate the expansion of bed-and-breakfast units to ensure an appropriate mix of land uses and to retain the predominantly residential character of established neighborhoods.
- A1.2-2 ~~Establish—Conduct an~~ annual inspections ~~program~~ to ensure compliance with Use Permit requirements for bed-and-breakfast ~~inns~~ to ensure that bed-and-breakfast development does not result in the net loss of housing.

~~A1.2-3 Redouble efforts to enforce the City's existing Bed and Breakfast and Inns Ordinance.~~

Objective LU 1.3 Ensure that commercial and industrial development is designed, located and operated so as to not disturb Calistoga's quality of life, and approved at a rate and scale that retains Calistoga's small-town character.

Policies

- P1.3-1 New commercial and industrial development shall occur at a rate that maintains a healthy jobs/housing balance, in conformance with Calistoga's growth management strategy.
- P1.3-2 Development that creates new jobs shall be balanced with the ability to house new employees in Calistoga.

- P1.3-3 Commercial and industrial land shall be developed in an environmentally-sensitive manner and shall be compatible with any adjacent residential and commercial uses.
- P1.3-4 No commercial or industrial uses shall be permitted unless they meet noise, air, water and wastewater quality standards and have access to City water, wastewater, fire and police services.
- P1.3-5 Commercial and industrial development shall be appropriately landscaped, provide sufficient on-site parking and be designed to minimize the size and bulk of individual buildings.
- P1.3-6 The conversion of residential buildings to commercial uses shall be prohibited in areas designated solely for residential use, such as the RR, RR-H, R-1, and R-2 districts.
- P1.3-7 In areas designated for commercial uses, developers shall offset, on a one-to-one basis, any loss of housing that occurs through the redevelopment of residential buildings to commercial uses.
- P1.3-8 Napa County shall be encouraged to prevent the proliferation of commercial and industrial activities in the unincorporated part of the Planning Area, especially if State Highway status is shifted from Lincoln Avenue.

Actions

- ~~A1.3-1 Continue to manage Create and adopt a commercial and industrial growth through the gGrowth mManagement System ordinance that limits commercial and industrial growth in a manner similar to that allowed for residential development.~~
- ~~A1.3-2 Review all development applications to maintain an acceptable balance between jobs and housing in Calistoga, as described on page LU-10.~~
- ~~A1.3-3 Revise the Zoning Ordinance to include Community Commercial and Downtown Commercial zones that implement the Community Commercial and Downtown Commercial land use designations. Each set of zoning regulations should include regulations regarding permitted and conditionally permitted uses, lot coverage, building size, parking and other performance requirements.~~

Objective LU 1.4 Develop and phase new housing at a rate that can be absorbed by public infrastructure and in a manner that fits within Calistoga's small-town identity.

Policies

- P1.4-1 On average, Calistoga's annual residential growth rate shall be no more that 1.35% of the number of residents in Calistoga the previous year. This rate may be exceeded in a single year provided that the growth rate is not exceeded when combining up to five years growth; average annual growth in the five-year period shall not exceed 1.35% as measured through the adopted residential growth allocation procedures. High priority shall be given to affordable housing and infill development and the development of land with necessary public infrastructure in place.
- P1.4-2 Development that meets performance standards for growth consistent with community character shall be given a high priority, including affordable housing, mixed-use projects, infill development and second units.
- P1.4-3 Generally, no more than ten market-rate units may be built in a single subdivision in any given year. Exceptions may be allowed for subdivisions that provide benefits to the city.

Actions

~~A1.4.1 Amend City Ordinances and the Resource Management System to replace references to growth management based on water and sewer infrastructure deficiencies with a strategy based in maintaining Calistoga's unique small town character.~~

~~A1.4.2 Adopt an ordinance which implements the residential growth management system to include the following elements:~~

- ~~• Maintain a residential growth rate of no more than 1.35%.~~
- ~~• Allow averaging over a five-year housing cycle, provided that the average rate of growth of 1.35% is not exceeded.~~
- ~~• Allow pre-commitment of future years' allocations within a housing cycle.~~
- ~~• Structure the allocation system based on Calistoga's share of the region-wide housing needs, providing first priority of allocations to very low and low-income households and second priority to moderate-income households.~~
- ~~• Set aside units for above-moderate income housing to recognize this component of Calistoga's share of the region-wide housing needs and to provide balance in the development of housing for all economic segments of the community.~~
- ~~• Other than allocations to the above affordable housing categories, priority shall be given to infill development.~~
- ~~• Allow any unallocated units from a previous year to be "rolled-over" into subsequent years within a housing cycle. Unallocated units shall be placed in a very low to low-income category and may be allocated first to moderate and then to above-moderate income projects only when there is not sufficient demand for very low and low-income housing units within the subsequent allocation year.~~

A1.4.1 Continue to administer the Growth Management System.

Goal LU 2	Designate a broad range of land uses within the city limits.
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Objective LU 2.1 Ensure that an adequate amount of land is designated in the General Plan to permit desired development in Calistoga, while also preserving Calistoga's small town character.

Policies

P2.1-1 All new development in the city shall comply with the policies of the individual land use designations in Section C of this Land Use Element.

P2.1-2 All new development on sites with overlay designations shall follow the overlay designation regulations in Section D of this Land Use Element to ensure that their development is in harmony with the surrounding environment.

P2.1-3 Recognize the importance of affordable, conveniently-located, quality child care as a component of family life in Calistoga, particularly given the rapidly increasing rate of working women with young children.

Actions

~~A2.1-1 Amend the Zoning Ordinance to ensure it is consistent with the 2003 Land Use Designation Map and land use descriptions, including the modifications made to permitted uses, densities and minimum lot size provisions of other residential land use designations.~~

~~A2.1-2 Amend the Hillside Ordinance to clarify the calculation of slope and permitted densities.~~

A2.1-13 Develop measures that would enhance the provision of quality large and small child care facilities in Calistoga, such as reduced or eliminate permitting fees, flexible parking standards, fast-track permitting or permit exemptions, and similar provisions.

Goal LU 3 Ensure that new development mitigates significant environmental, design and infrastructure impacts.

Objective LU 3.1 Prevent development from occurring where the location or the physical or biological characteristics of the site would make the land use inappropriate.

Policies

P3.1-1 New development shall be focused within the existing developed areas, and not at the city's periphery.

P3.1-2 New development shall be designed so as to not adversely impact adjacent uses, particular those of lower intensities.

P3.1-3 The approval of all development projects shall be coordinated with the provision of infrastructure and public services required to meet the needs of the development.

P3.1-4 The development area of a site shall be calculated based on net acreage, once areas of steep slopes, floodways, streets and park dedications have been subtracted from the gross acreage of a parcel. Properties with the Rural Residential-Hillside designation shall be subject only to the street and park dedication exclusions, since they are subject to a slope density formula established by ordinance.

P3.1-5 Clustering of development shall be encouraged, especially in areas of ecological sensitivity including hillside areas and on and around Mount Washington.

Action

A3.1-1 Standards for new subdivisions will be developed to include clustering as a component to promote the preservation of open space.

Objective LU 3.2 Ensure that new development complements Calistoga's small town rural character and minimizes impacts on the environment.

Policies

P3.2-1 New development shall be designed to respect and enhance Calistoga's small-town rural character and the natural environment.

P3.2-2 The use of "green construction" and land development techniques shall be encouraged as a means to reduce the environmental impacts of construction activity.

Actions

~~A3.2-1 Amend the Zoning Ordinance to require multi-family structures located adjacent to single-family parcels to incorporate adequate screening into project design.~~

A3.2-12 Use the design review process to ensure that development meets community concerns for visual and functional quality.

Goal LU 4 Maintain the rural qualities of the unincorporated part of the Calistoga Planning Area.

Objective LU 4.1 Preserve agricultural and natural resources in the unincorporated area to provide the natural setting for Calistoga's identity.

Policies

- P4.1-1 Annexation of any unincorporated land shall be discouraged.
- P4.1-2 Napa County shall be requested to limit land use activities in the unincorporated part of the Planning Area, including that designated Rural Residential, to agricultural and open space uses.
- P4.1-3 Napa County, the State, non-profit organizations and interested individuals shall be encouraged to preserve, acquire and enhance open space in the Planning Area.
- P4.1-4 The City shall collaborate with Napa County and with Napa County LAFCO to protect existing land uses from development inappropriate for rural areas.
- P4.1-5 The City shall advocate at the State level for expansion of incentives, such as Williamson Act contracts, that allow agricultural operations to remain economically viable.
- P4.1-6 Local property owners shall be encouraged to place agricultural land in the Land Trust of Napa County and/or to protect their farms with Williamson Act ~~designation~~contracts.
- P4.1-7 Provide input to Napa County on applications in the Planning Area for discretionary land use approvals, both through the environmental review process and by commenting on referrals from the County.

~~**F. Buildout Projections**~~

~~Table LU-3 shows the maximum expected housing buildout under land use designations in the General Plan. As shown in this table, the land use designations in this General Plan would theoretically allow for 1,401 new units, for a total of 3,443 units in the city. However, this General Plan reflects a horizon year of 2020, and the growth rate under this General Plan is set at a maximum of 1.35 percent per year. With these limitations, only a maximum of 665 new units can be constructed at the allowed 1.35 percent growth rate through 2020⁸. Assuming an average 1.35 percent annual growth rate, the total of 1,401 new units could be achieved at buildout in 2038, based on available land.~~

⁸—665 units represents a maximum growth scenario, since it is calculated based on twenty years growth at 1.35% from a Census 2000 total of 2,042 units. Growth between 2000 and 2002 has actually occurred at less than 1.35 percent, which will result in fewer than 665 units by 2020.

It is much more difficult to quantify new commercial development expected under this General Plan, since many commercial areas are already developed and it is hard to know how much redevelopment would occur. However, Action A1.3-1 under Objective LU-1.3 requires that job growth be limited to be commensurate with housing growth. Assuming the same 1.35 percent job growth rate as is required for housing, about 920 jobs could be added through 2020, for a total of approximately 3,900 jobs in the city⁹.

TABLE LU-3 MAXIMUM THEORETICAL HOUSING BUILDOUT

General Plan Land Use Designation	New Units	Second Units*
Rural Residential**	-327	
Rural Residential-Hillside***	-72	
Low Density Residential	-209	—2
Medium Density Residential	-323	—14
High Density Residential†	-249	—8
Community Commercial†	-197	
Total New Units at Buildout	1,377	—24
<i>Total Units at Buildout</i>	<i>1,401</i>	

*— Assumes that second units will be built on 10 percent of 240 parcels that currently accommodate single-family homes, and which are not otherwise projected to be redeveloped.

**— Assumes maximum subdivision to one-acre parcels, or 1.0 dwelling units/acre. As noted in the text on Page LU-17, this is a maximum buildout, which is not expected in all cases. Therefore, this is a conservative estimate.

***— Assumes maximum subdivision to 5-acre parcels, or 0.2 dwelling units/acre.

†— Assumes an affordable housing density bonus will be applied to 33 percent of this development.

Note that achieving full buildout would extend beyond the 20-year planning horizon.

⁹— Based on total of 2,980 jobs in 2000. Source: ABAG, *Projections 2002*.