

# City of Calistoga

## Staff Report

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**TO:** Honorable Mayor and City Council  
**FROM:** Erik V. Lundquist, Senior Planner  
**DATE:** December 15, 2015  
**SUBJECT:** Logvy Community Park Master Plan Revision

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APPROVAL FOR FORWARDING



Michael T. Kirn, Acting City Manager

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1 **ISSUE:** Consideration of an addendum to the Mitigated Negative Declaration prepared  
2 for the Logvy Community Park Master Plan and revisions to the Logvy Community Park  
3 Master Plan replacing the teen center/art center and community gardens with the Boys  
4 and Girls Club and other minor modifications.

5 **RECOMMENDATION:** Adopt Resolution

6 **BACKGROUND:** On May 18, 1999, the City Council adopted the Logvy Community  
7 Park Master Plan. In 2005, the Master Plan was updated to reflect new sports fields,  
8 the relocation of the community pool and associated parking lot. An addendum to the  
9 2005 Master Plan was approved on March 6, 2007 addressing the results of a noise  
10 study.

11 Another update to the Master Plan was adopted in 2009 to advance the Plan from its  
12 conceptual level to a more-precise facilities planning level (City Council Resolution  
13 2009-094). The updated Plan envisioned the development of five facilities over time: a  
14 sport court/fitness building, a teen/art center building, a recreation office/programming  
15 building, a pool party room building, and a new maintenance shed in the City  
16 maintenance yard. Other improvements envisioned in the Master Plan include the  
17 addition of a concessions room and water slide to the community pool; a bike and  
18 pedestrian trail along the perimeter of the playfields, with a pedestrian bridge; bocce  
19 courts in the southern-most portion of the site; and various landscaping enhancements.  
20 In addition to these facilities, the 2009 Master Plan reflects the existing community  
21 swimming pool, Veterans Memorial, community garden, maintenance yard, and playing  
22 fields.

23 Recently, the City has been working with Calistoga Rotary to design and build the  
24 planned bocce courts.

25 **DISCUSSION:** The City has also been in discussions with the Boys and Girls Club of St.  
26 Helena and Calistoga, Inc. to develop a new boys and girls club facility at the park. On

27 August 18, 2015, the City Council authorized the City Manager to execute a ground  
28 lease and joint use agreement, whereby the Boys and Girls Club would develop the  
29 project and provide community programming, while allowing public use of the facility for  
30 City and community activities.

31 The club facility would be located in the northernmost portion of the park, where the  
32 Logvy Park Master Plan calls for the teen/art center building, a recreation  
33 office/programming building and community gardens to be located.

34 The club facility and associated uses are classified as conditionally-permitted uses in  
35 the P Public/Quasi-Public Zoning District, and therefore require the approval of a use  
36 permit by the Planning Commission. In order for the Planning Commission to take this  
37 action, the project must be found consistent with the Master Plan. As such, the City  
38 Council should adopt an update to the Master Plan that replaces the originally-planned  
39 teen/art center building with the club facility, which would allow the Boys and Girls Club  
40 to proceed with their use permit application.

41 **ENVIRONMENTAL REVIEW:** The potential environmental impacts associated with the  
42 development of Logvy Park have been addressed as various phases were considered by  
43 the City. As part of its initial action to approve the Logvy Community Park Master Plan, the  
44 City Council adopted a Mitigated Negative Declaration and Mitigation Monitoring Program  
45 on May 18, 1999 (Resolution 99-27). The City Council subsequently adopted a Mitigated  
46 Negative Declaration (Resolution 2009-093) as part of its review of a 3,552-square foot  
47 Teen/Art Center building in 2009, which would have been located on the same site as  
48 the Boys and Girls Club facility. The Initial Study for that project addressed potentially-  
49 significant impacts to aesthetics, air quality, archaeological resources, biological  
50 resources, geology and soils, noise, public services, traffic and water quality.

51 The potential environmental impacts that could occur as a result of the proposed  
52 amendment to the Logvy Park Master Plan would be substantially similar to those  
53 identified and addressed by earlier environmental reviews. Therefore, an addendum to  
54 Mitigated Negative Declaration prepared for the Logvy Community Park Master Plan  
55 should be adopted by the City Council pursuant to Section 15164 of the CEQA  
56 Guidelines.

57 **CONSISTENCY WITH COUNCIL GOALS AND OBJECTIVES:** The proposed revisions  
58 to the Logvy Park Master Plan would help to fulfill the following City Council goals and  
59 priority projects for Fiscal Year 2015-16:

60 Goal 6 Expand and improve recreational facilities

61 Priority Projects

- 62 1. Support efforts to establish a new Boys and Girls Club facility in Calistoga.
- 63 2. Update the Logvy Park Master Plan to reflect current and projected needs  
64 upon collaboration with other agencies and groups.

65 **FISCAL IMPACT:** The fiscal impacts resulting from these revisions are limited to costs  
66 associated with staff time.

**ATTACHMENTS**

1. Draft resolution with addendum to Mitigated Negative Declaration and revised Master Site Plan attached
2. 2009 Logvy Community Park Master Plan
3. 2009 Mitigated Negative Declaration (Resolution 2009-093)

## RESOLUTION NO. 2015-XXX

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA, ADOPTING AN ADDENDUM TO A PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION FOR THE LOGVY COMMUNITY PARK MASTER PLAN AND APPROVING A REVISED MASTER PLAN FOR THE DEVELOPMENT OF LOGVY COMMUNITY PARK**

1           **WHEREAS**, the City of Calistoga owns the 10.2+/- acres known as the Logvy  
2 Community Park located at 1745 Washington Street and 1401 N. Oak Street (APNs 011-  
3 410-009 and 011-014-056); and

4           **WHEREAS**, the City of Calistoga originally adopted the Logvy Community Park  
5 Master Plan on May 18, 1999 (Resolution 99-30) to guide the development of the property;  
6 and

7           **WHEREAS**, the City Council noted that the Master Plan would require amendment  
8 in the future as new opportunities and community desires arise; and

9           **WHEREAS**, the City Council made revisions to the Master Plan in 2005, 2007 and  
10 2009; and

11           **WHEREAS**, the City Council adopted a Mitigated Negative Declaration (Resolution  
12 2009-093) for revisions to the Logvy Community Park Master Plan in 2009, as part of its  
13 review of a 3,552-square foot Teen/Art Center building on the 1.06 acre parcel; and

14           **WHEREAS**, the City Council finds that the recent negotiations with St. Helena and  
15 Calistoga Boys and Girls Club, Inc. for the development of a new boys and girls club facility  
16 on the Logvy Community Park property have resulted in the need to review the Master  
17 Plan; and

18           **WHEREAS**, the boys and girls club facility would be located in the northernmost  
19 portion of the park, where the Logvy Park Master Plan calls for the teen/art center building,  
20 a recreation office/programming building and community gardens to be located; and

21           **WHEREAS**, this project would include revisions to the Logvy Community Park  
22 Master Plan to identify the construction of a new boys and girls club facility building, a  
23 modular building for City use, parking areas, vehicle drop-off area, and sidewalk and  
24 landscaping improvements on the 1.06 acre parcel; and

25           **WHEREAS**, CEQA Guidelines Section 15164 states that an addendum to an adopted  
26 negative declaration may be prepared if only minor technical changes or additions are  
27 necessary or none of the conditions in CEQA Guidelines Section 15162 have occurred;  
28 and

29           **WHEREAS**, the reconfiguration of the Master Plan for the boys and girls club and  
30 the city modular project results in only a minor technical change to the previously approved  
31 Master Plan. In addition, as set forth in Exhibit A, none of the conditions in CEQA  
32 Guidelines Section 15162 mandating the preparation of a subsequent negative declaration  
33 have occurred; and





## CITY OF CALISTOGA PLANNING AND BUILDING DEPARTMENT

**PROJECT:** Addendum to the 2009 Mitigated Negative Declaration for Logvy Community Park Master Plan Revisions and construction of a boys and girls club facility and the city modular

**APPLICANT:** City of Calistoga, 1232 Washington Street, Calistoga CA 94515

**DATE OF ORIGINAL FINDINGS:** October 6, 2009

**DATE OF AMENDED FINDINGS:** December 15, 2015

### **BACKGROUND AND GENERAL DESCRIPTION OF PROPOSED PROJECT:**

Logvy Community Park is a 10.24-acre community park located in the central portion of the city comprised of two parcels, a 9.18 acre parcel and a 1.06 acre parcel. The City Council adopted a Mitigated Negative Declaration (Resolution 2009-093) for revisions to the Logvy Community Park Master Plan in 2009, as part of its review of a 3,552-square foot Teen/Art Center building on the 1.06 acre parcel. The Initial Study for that project addressed potentially-significant impacts to aesthetics, air quality, archaeological resources, biological resources, geology and soils, noise, public services, traffic and water quality.

The City has been in discussions with the Boys and Girls Club of St. Helena and Calistoga, Inc. to develop a new boys and girls club facility at the park. The club facility would be located in the northernmost portion of the park, where the Logvy Park Master Plan calls for the teen/art center building, a recreation office/programming building and community gardens to be located.

The project would include revisions to the Logvy Community Park Master Plan to identify the construction of a new boys and girls club facility building, a modular building for City use, parking areas, vehicle drop-off area, and sidewalk and landscaping improvements on the 1.06 acre parcel.

The boys and girls club building, approximately 13,400 square feet in size, would be centered on the site along the southern property line. The building would be divided into several spaces, including an art room, computer/tech lab, dining area, kitchen, learning center, games room, employee offices, storage, restrooms, and gymnasium, along with outdoor courtyards.

The City modular, located in the rear southwestern corner, would be approximately 1,728 square feet in size and would be used for City recreational services. The City's modular would be a typical commercial modular painted in a color compatible with the Club.

**LOCATION OF PROPOSED PROJECT:** 1745 Washington Street and 1401 N. Oak Street, Calistoga APNs 011-410-009 & 011-140-056

**THE PROPOSED PROJECT HAS BEEN EVALUATED BY:** City of Calistoga, Planning and Building Department

**FINDING:** No significant environmental impacts will result from the Logvy Community Park Master Plan revisions and the construction of the boys and girls club and City modular.

**REASONS FOR FINDING:**

CEQA Guidelines Section 15164 states that an addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions in CEQA Guidelines Section 15162 have occurred. The reconfiguration of the site plan for the boys and girls club and the city modular project results in only a minor technical change to the previously approved site plan for the project. In addition, as set forth below, none of the conditions in CEQA Guidelines Section 15162 mandating the preparation of a subsequent negative declaration have occurred.

- The use of the reconfigured site plan for the boys and girls club and the city modular does not constitute a substantial change to the scope of the previously approved project that will result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The reconfigured site plan is a minor technical change that continues to incorporate similar uses and related site improvements, consistent with the previously approved Master Plan and the 2009 Mitigated Negative Declaration.
- No new significant environmental impacts would occur as a result of the boys and girls club and the city modular development under the reconfigured site plan. Impacts previously considered and mitigated under the 2009 Mitigated Negative Declaration would continue to be adequately mitigated under implementation of the reconfigured site plan. The findings and mitigation measures under the City's 2009 Mitigated Negative Declaration are incorporated herein by reference.
- There will be no increase in the severity of previously identified environmental effects as program elements for the boys and girls club and the city modular remain intact and the 2009 Mitigated Negative Declaration; there is no expansion or intensification from the plan previously considered and approved by the City under the 2009 Mitigated Negative Declaration.
- There has been no significant change in site, environmental or local circumstances under which the boys and girls club and the city modular project would be carried out that will require major revisions to the previously adopted 2009 Mitigated Negative Declaration due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- There is no new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the 2009 Mitigated Negative Declaration was adopted which shows any of the following: (1) that the project will have one or more significant effects not previously discussed in the 2009 Mitigated Negative Declaration; (2) that significant effects previously examined will be substantially more severe than

shown in the previously adopted 2009 Mitigated Negative Declaration; or (3) that the project proponent declined to adopt new or different mitigation measures or alternatives that would substantially reduce one or more significant effects of the project.

- The findings and mitigation measures under the City's 2009 Mitigated Negative Declaration, as referenced herein, will continue to apply to the project and the construction and operation of the boys and girls club and the city modular.


In light of the foregoing findings and analysis, this Addendum to the Mitigated Negative Declaration satisfies the requirements of Sections 15164 and 15162 of the Guidelines for the California Environmental Quality Act.

**INITIAL STUDY FOR THE MITIGATED NEGATIVE DECLARATION AND  
ADDENDUM PREPARED BY:**

CITY OF CALISTOGA PLANNING & BUILDING DEPARTMENT

**LOCATION OF STUDY FOR REVIEW:** City Hall, Planning and Building Department,  
1232 Washington Street, Calistoga

DATE: December 15, 2015

BY:   
Lynn Goldberg  
Planning and Building Director



