



City of Calistoga  
Planning Commission  
**Agenda Item Summary**

---

<b>DATE</b>	February 22, 2017
<b>ITEM</b>	<b>General Plan Annual Report:</b> Status of the Calistoga General Plan and progress made toward its implementation in 2016
<b>STAFF CONTACT</b>	Lynn Goldberg, Planning & Building Director
<b>POTENTIAL CONFLICTS</b>	None
<b>RECOMMENDATION</b>	Recommend to the City Council acceptance of the annual report on the General Plan

**CALISTOGA PLANNING COMMISSION  
STAFF REPORT**

**TO:** Chair Coates and Members of the Planning Commission  
**FROM:** Lynn Goldberg, Planning & Building Director  
**MEETING DATE:** February 22, 2017  
**SUBJECT:** **General Plan Annual Report:** Status of the Calistoga General Plan and progress made toward its implementation in 2016

---

**Background**

1 The Calistoga General Plan serves two primary functions. As an information document,  
2 it describes existing conditions within the city and provides development projections. As  
3 a policy document, the General Plan establishes a vision for the community's future and  
4 guidelines for decision-makers through goals, objectives, policies and actions.

5 Using these guidelines, Calistoga's City Council, Planning Commission and the Active  
6 Transportation Advisory Committee take incremental steps toward achieving the larger  
7 goals of the City. City staff also implements policies and actions contained in the  
8 General Plan through day-to-day operations of the City.

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

14 **Status of the Calistoga General Plan**

15 The Calistoga General Plan was comprehensively updated in 2003. Several of its  
16 seven State-mandated elements have been comprehensively updated since then:

- 17 • Housing Element (2014)
- 18 • Circulation Element (2014)
- 19 • Public Safety Element (2014)
- 20 • Land Use Element (2012)

21 **General Plan implementation during 2016**

22 Actions that were taken by the City during 2016 to implement the General Plan are  
23 summarized by element in Attachment 1. The General Plan was not amended during  
24 2016.

25 **General Plan amendments and implementation anticipated during 2017**

26 Efforts to implement the General Plan that are anticipated during 2017 are summarized  
27 in Attachment 1.

28 Staff recommends updating the Infrastructure, Economic Development and Geothermal  
29 Elements during 2017. A substantial amount of information in the Infrastructure Element  
30 - which addresses water facilities and service, wastewater collection and treatment,  
31 water reclamation and stormwater collection - needs to be updated to reflect  
32 improvements made since the Element's original adoption in 2003.

33 The Economic Development Element includes actions intended to help reduce  
34 unemployment, which is no longer a significant issue for the City. It also calls for the  
35 development of high-end visitor accommodations, which have or will soon be added to  
36 the community's inventory of visitor accommodations. The Element needs to be  
37 updated to address current economic development challenges and identify appropriate  
38 strategies.

39 The City is no longer pursuing the conservation of the local volcanic ash supply, as  
40 called for in the Geothermal Element, and is actively working to reduce its use by spas.  
41 Other measures have been implemented and no longer need to be included in the  
42 Element.

#### 43 **Environmental Review**

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

#### 46 **Recommendation**

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

### **Attachment**

1. 2016 General Plan Annual Report