

City of Calistoga Staff Report

TO: Honorable Mayor and City Council
FROM: Lynn Goldberg, Planning & Building Director
DATE: March 20, 2018
SUBJECT: General Plan Annual Report

APPROVAL FOR FORWARDING



Dylan Feik, City Manager

1 **ISSUE:** Annual report on the status of the Calistoga General Plan and progress made
 2 toward its implementation during 2017

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

5 **BACKGROUND:** The Calistoga General Plan serves two primary functions. As an
 6 information document, it describes existing conditions within the city and provides
 7 development projections. As a policy document, the General Plan establishes a vision
 8 for the community's future and guidelines for decision-makers through goals, objectives,
 9 policies and actions.

10 Using these guidelines, the Calistoga City Council, Planning Commission and Active
 11 Transportation Advisory Committee take incremental steps toward achieving the larger
 12 goals of the City. City staff also implements policies and actions contained in the
 13 General Plan through day-to-day operations of the City.

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

19 **DISCUSSION**

20 **Status of the Calistoga General Plan**

21 The Calistoga General Plan was comprehensively updated in 2003. Several of its

22 seven State-mandated elements have been comprehensively updated since then:

- 23 • Housing Element (2014)
- 24 • Circulation Element (2014)
- 25 • Public Safety Element (2014)
- 26 • Land Use Element (2012)

27 Staff is currently updating the Infrastructure Element, which addresses water facilities
28 and service, wastewater collection and treatment, water reclamation and stormwater
29 collection. A substantial amount of information in this element needs to be updated to
30 reflect improvements made since its original adoption in 2003.

31 General Plan implementation during 2017

32 Actions that were taken by the City during 2017 to implement the General Plan are
33 summarized by element in Attachments 1 and 2.

34 The General Plan was not amended during 2017.

35 General Plan amendments and implementation anticipated during 2018

36 Efforts to implement the General Plan that are anticipated during 2018 are summarized
37 in Attachment 1.

38 In addition to updating the Infrastructure Element, Staff recommends updating the
39 Economic Development and Geothermal Elements during 2018 for the following
40 reasons:

- 41 • The Economic Development Element includes actions intended to help reduce
42 unemployment, which is no longer a significant issue for the City. It also calls for
43 the development of high-end visitor accommodations, which have or will soon be
44 added to the community's inventory of visitor accommodations. The Element
45 needs to be updated to address current economic development challenges and
46 identify appropriate strategies.
- 47 • The City is no longer pursuing the conservation of the local volcanic ash supply,
48 as called for in the Geothermal Element, and is actively working to reduce its use
49 by spas. Other measures have been implemented and no longer need to be
50 included in the Element.

51 **PLANNING COMMISSION RECOMMENDATION:** At its March 14, 2018 meeting, the
52 Calistoga Planning Commission recommended to the City Council acceptance of the
53 annual report on the General Plan.

54 **ENVIRONMENTAL REVIEW:** The annual report on the General Plan is not a project
55 and is therefore not subject to environmental review.

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

ATTACHMENTS

1. 2017 General Plan Annual Progress Report
2. Housing Element Implementation Report