



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

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<b>MEETING DATE</b>	November 28, 2018
<b>AGENDA ITEM</b>	<b>Calistoga Hills Resort Project Use Permit Amendment (UP 2018-2) for the Relocation of Accessory Structures and Uses and Vesting Tentative Map Amendment to Expand the Project Boundary</b>
<b>APPLICANT</b>	Calistoga Hills Resort LLC
<b>PROPERTY ADDRESS</b>	411 & 515 Foothill Boulevard
<b>ASSESSOR'S PARCEL NO.</b>	011-310-046
<b>GENERAL PLAN DESIGNATION</b>	Rural Residential-Hillside
<b>ZONING DISTRICT</b>	Rural Residential-Hillside
<b>CEQA REVIEW</b>	Addendum to the Enchanted Resorts EIR
<b>STAFF CONTACT</b>	Lynn Goldberg, Planning & Building Director
<b>POTENTIAL CONFLICTS OF INTEREST</b>	None
<b>RECOMMENDATION</b>	Approve Use Permit 2018-2 and an Amendment to Calistoga Hills Vesting Tentative Map with conditions
<b>SUGGESTED MOTIONS</b>	<ol style="list-style-type: none"><li>1. "I move that the Planning Commission adopt a resolution adopting an Addendum to the Certified Final Environmental Impact Report for the Enchanted Resorts Project"</li><li>2. "I move that the Planning Commission adopt a resolution approving Use Permit 2018-2 and an Amendment to the Calistoga Hills Vesting Tentative Map with conditions"</li></ol>

**CALISTOGA PLANNING COMMISSION**  
**STAFF REPORT**

**To:** Calistoga Planning Commission  
**From:** Lynn Goldberg, Planning and Building Director  
**Meeting Date:** November 28, 2018  
**Subject:** **Calistoga Hills Resort Project**  
**Use Permit Amendment for the Relocation of Accessory Structures and Uses (UP 2018-2) and Vesting Tentative Map Amendment to Expand the Project Boundary**  
**411 & 515 Foothill Boulevard**

**ITEM**

1 Consideration of a use permit amendment and vesting tentative map amendment to  
2 relocate previously-approved accessory structures and uses and expand the project  
3 boundary of the Calistoga Hills Resort Project

4 **BACKGROUND**

5 The original Calistoga Hills Resort Project<sup>1</sup> includes 110 hotel units, 20 residence club  
6 units, 13 custom residences, public restaurant and bar, event facilities, spa and  
7 swimming pools, and parking and accessory support facilities on 88 acres located at  
8 411 Foothill Boulevard (APN 011-310-046). The project's vesting tentative map will  
9 subdivide the property into 13 single-family residential lots, 21 residence club lots, 2  
10 resort lots and 7 forest reserve parcels.

11 Following project approval, the owner, Calistoga Hills Resort LLC, acquired a 12.32-  
12 acre portion of a neighboring property to the northwest from Roland DeGuarda, and  
13 incorporated this area into the Resort parcel through a lot line adjustment. The project's  
14 original approval included construction of the project's emergency vehicle access road  
15 through this area.

16 Project improvements began in 2014 and have focused on constructing Madrone Drive  
17 and the emergency fire access roads, installing on- and off-site infrastructure (including  
18 construction of the Pine Street Lift Station and replacement of the City's Washington  
19 Street wastewater trunk line), landscaping, and implementing the project's Timber  
20 Harvest Plan.

21 **PROJECT DESCRIPTION**

22 The applicant seeks to modify the approved project's layout by moving accessory  
23 structures and uses that were originally intended to be constructed on the project site's

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<sup>1</sup> General Plan Planned Amendment GPA 2010-01, Vesting Tentative Map TTM 2010-01, Planned Development District and Preliminary/Final Planned Development Plan PD 2010-01, Use Permit U 2010-12, Design Review DR 2010-04, Enchanted Resorts Development Agreement, and Enchanted Resorts Development Standards and Design Guidelines were approved as the Enchanted Resorts Project by the Calistoga City Council on August 21, 2012. The Council's decision was subsequently upheld through a local referendum on March 5, 2013.

25 property (see Exhibit 1) through the approval of a use permit amendment, as described  
26 in more detail in the Zoning Code section below. The proposed site plan modifications  
27 are referred to in this report as “the Service Center.”

Exhibit 1 – Locations of Facilities Proposed to be Relocated

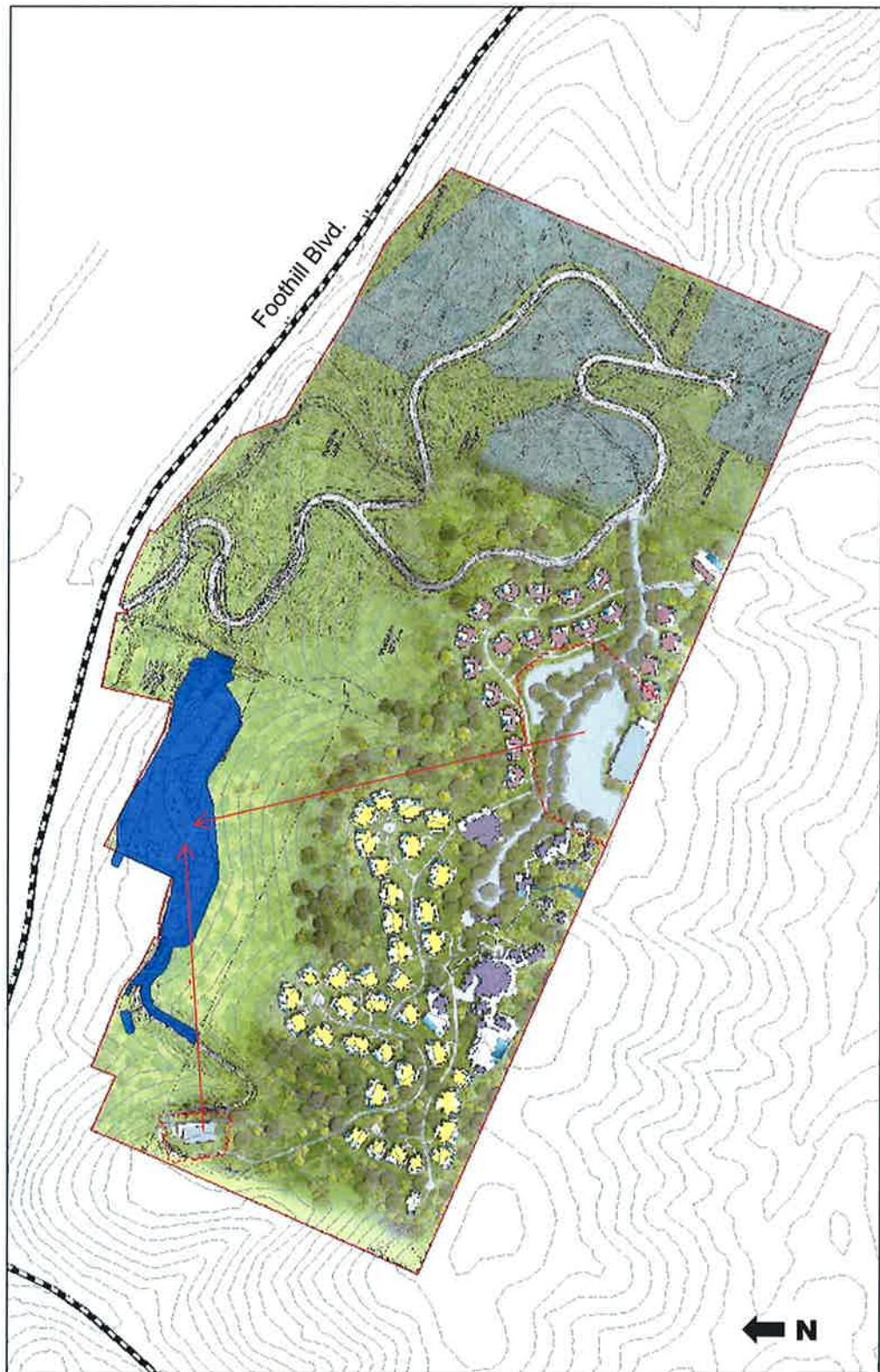
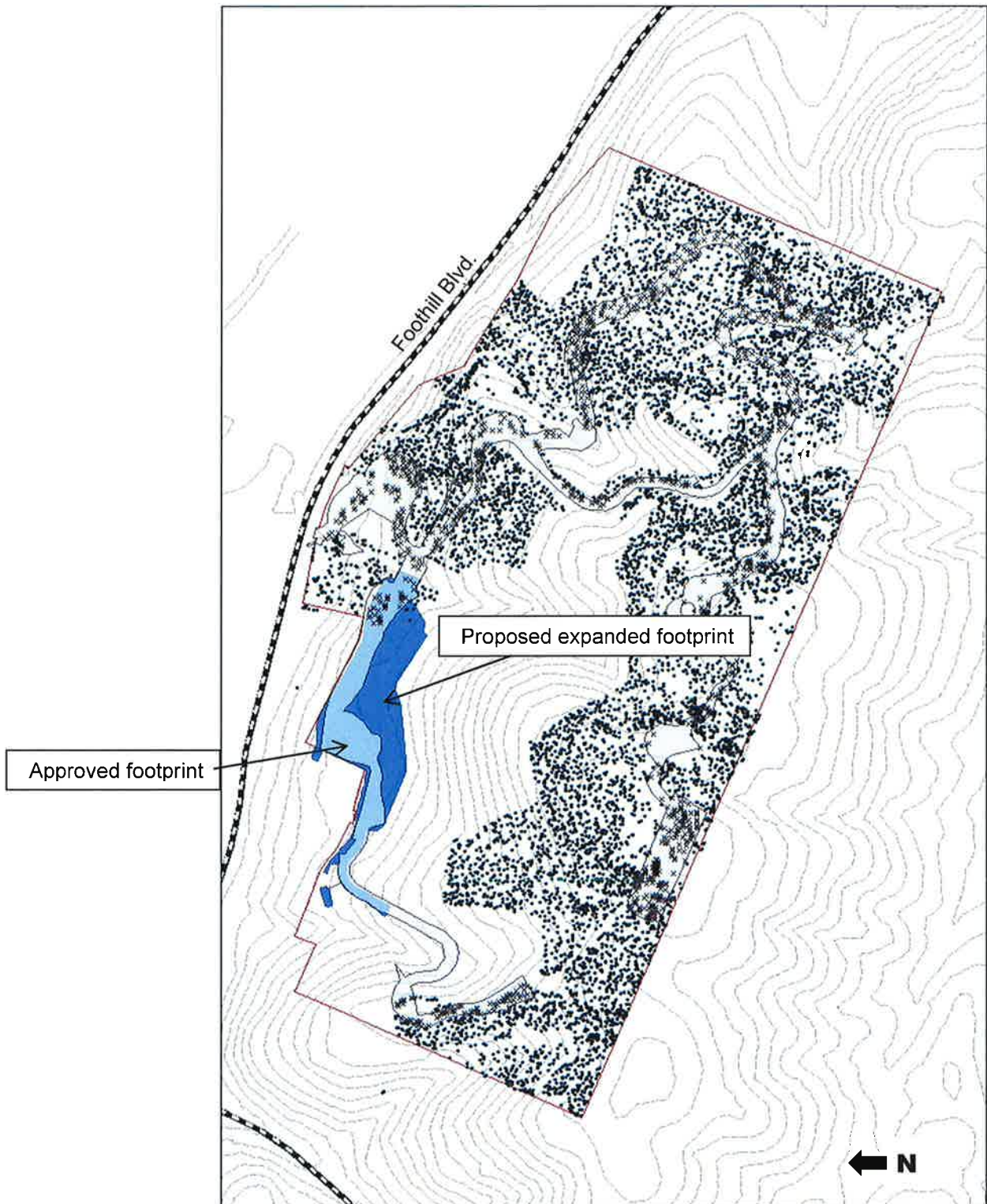


Exhibit 2 depicts the change in the area of disturbance associated with the relocation, where the light blue color represents the grading approved for the project's emergency vehicle access road, and the dark blue shows the proposed expanded improvements footprint.

Exhibit 2 – Proposed Changes to Area of Disturbance



28 Accessory structures and uses to be relocated include laundry facilities, wine caves, a  
 29 cart shed charging and cleaning station, the landscape yard, and the commissary/office  
 30 building. Valeted guest and employee parking, deliveries (garbage, food, supplies, etc.),  
 31 general storage, engineering, maintenance, staff lockers and cafeteria, and  
 32 housekeeping would also be moved to this area. Three relocated water tanks ranging  
 33 from 16 to 24 feet in height would be upgraded with additional capacity for emergency  
 34 fire protection of neighboring structures.

**Structures and Activities Proposed to be Relocated**

<b>Structures and Uses</b>	<b>Sq. Feet</b>	<b>Description</b>
Wine Caves	12,000	2 caves for wine tasting, storage and small-scale events
Offices	2,651	Executive, general, accounting offices
Housekeeping/Laundry	2,438	Laundry, storage, offices
Engineering	2,250	Shop, storage, offices
Employee Facilities	2,475	Cafeteria, training room, changing rooms, restrooms
Receiving/Purchasing	3,969	Loading dock, compactor, recycling, storage, offices
Miscellaneous	15,805	Mechanical/electrical facilities, guest/staff parking, electric cart storage and charging, landscape maintenance storage

35 The applicant also wishes to amend the boundary of the project’s Vesting Tentative  
 36 Map in general and Lot 36, specifically, to reflect the 12.32 acres incorporated into the  
 37 project’s previously-approved lot line adjustment (see VTM Sheet C3.0).

38 The relocated structures and uses would not increase the development potential of the  
 39 Resort project or increase building massing or heights. No changes are proposed to the  
 40 number or scope of guest rooms, hotel facilities or residences.

41 **CONSISTENCY ANALYSIS**

42 The Project’s consistency with the City’s applicable plans, policies and codes are  
 43 evaluated below.

44 Calistoga General Plan

45 The General Plan’s Land Use Map designates the 12.32 acres on which the Service  
 46 Center would be located as *Rural Residential-Hillside*, the same underlying designation  
 47 as the original resort property. Single-family residences and visitor accommodations are  
 48 permissible in this designation. The structures and uses proposed for relocation are  
 49 accessory to, and in support of residences and visitor accommodations, which would be  
 50 consistent with this designation.

51 The project would be consistent with the performance standards of the *Rural*  
 52 *Residential-Hillside* designation by permanently preserving an additional 7.9 acres of  
 53 forested open space and maintaining the scenic vista from Foothill Boulevard.

54 There are no General Plan entry corridor or character area overlays that apply to the  
55 Service Center area.

56 The Final Environmental Impact Report for the Enchanted Resorts project (FEIR)  
57 provided a General Plan Consistency Analysis<sup>2</sup> that determined the Resort project is  
58 consistent with all applicable goals, objectives, and policies. The General Plan has been  
59 amended several times since certification of the FEIR; however, no new policies  
60 adopted since 2012 would apply to the proposed project modifications.

### 61 Zoning Code

62 The 12.32 acres of the project site are zoned Rural Residential-Hillside. Permitted and  
63 conditionally-permitted uses in this zoning district include uses that would have  
64 accessory activities and structures similar to those that are proposed at the Service  
65 Center. These include "religious institutions," "public facilities" and "contractor storage  
66 yards." A religious institution could potentially require a substantial amount of parking  
67 similar to the proposed parking area. Both a contractor's storage yard and a public  
68 corporation yard could require similar activities and indoor/outdoor storage similar to the  
69 "back of house" buildings proposed for storage and related activities.

70 CMC 17.15.030(C)(3) allows the establishment of new accessory buildings or structures  
71 of 400 square feet or more on a parcel that is already developed with a primary use with  
72 approval of an Administrative Use Permit. Due to the sizes and number of structures  
73 proposed to be relocated, the Planning and Building Director has referred the subject  
74 use permit application to the Planning Commission, as allowed by CMC  
75 17.40.030(A)(2). A recommended condition of approval would prohibit construction of  
76 the accessory structures until construction has commenced on the property's primary  
77 use. The final designs of the accessory structures and uses are subject to design  
78 review approval, guided by the adopted Enchanted Resorts Development Standards  
79 and Design Guidelines.

80 The proposed structures are consistent with the applicable development standards of  
81 the RR-H Zoning District by:

- 82 • Maintaining minimum side and rear yard setbacks of five feet, and
- 83 • Not exceeding the maximum allowed lot coverage of 40 percent.

### 84 Vesting Tentative Map

85 The approved Calistoga Hills Resort Vesting Tentative Map is proposed to be amended  
86 to incorporate the 12.32 acres added to the project site by Lot Line Adjustment LLA  
87 2015-3. Revisions are proposed to several map sheets to reflect the new project name,  
88 the total acreage of the resort area, the physical boundaries of the area to be added,  
89 and revised on-site circulation and utilities locations.

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<sup>2</sup> FEIR Table 3.9-2 in Section 3.9, Land Use, pages 3.9-10 through 3.9-51

90 **GROWTH MANAGEMENT**

91 The Enchanted Resorts Development Agreement has reserved water and wastewater  
92 Growth Management allocations for the primary project. No changes to the project's  
93 water demand or wastewater generation are anticipated due to the proposed relocation  
94 of some of its accessory uses and structures.

95 **ENVIRONMENTAL REVIEW**

96 An Addendum to the previously-certified Final EIR for the Enchanted Resorts Project  
97 (identified in the Addendum as "the Resort project") has been prepared in accordance  
98 with the California Environmental Quality Act (CEQA) and CEQA Guidelines Section  
99 15164. The Addendum concluded that the proposed modifications to the original project  
100 (identified in the Addendum as "the Proposed Project") are not substantial changes to  
101 the approved project, would not cause any new significant impact, and would not  
102 substantially increase the severity of a previously-identified significant impact that would  
103 require major revisions to the FEIR. All potential environmental impacts would be the  
104 same or nearly equivalent to the impacts previously analyzed in the FEIR. There have  
105 been no changes in the environmental conditions on the property not contemplated and  
106 analyzed in the FEIR that would result in new or substantially more-severe  
107 environmental impacts. The Proposed Project would be required to implement all  
108 adopted FEIR mitigation measures.

109 The Addendum's conclusions for some areas of potential impacts related to the  
110 Proposed Project are summarized briefly below. The Addendum should be consulted for  
111 more-detailed analysis of these and other impact topics.

112 Aesthetics The Proposed Project would not increase the number of buildings, building  
113 massing, or height compared with the Resort project analyzed in the FEIR. The  
114 relocated buildings would not be visible from any parts of Calistoga because they would  
115 be screened by vegetation. The Proposed Project would be located in proximity to SR-  
116 29/128, however, it would not be visible from the road due to the significant difference in  
117 elevation as well as thick stands of intervening trees that would screen the site. While  
118 additional site disturbance would occur as a result of the Proposed Project, it would not  
119 result in substantially greater timber harvesting or grading activities as compared to the  
120 Resort project analyzed in the FEIR. The parking lot would include freestanding lighting  
121 and parked cars that could introduce glare during the day. However, the amount of light  
122 and glare introduced by development of the parking lot in its new location would not be  
123 substantially more than the amount of glare that was analyzed in the FEIR.

124 Agricultural and Forest Resources The Proposed Project would result in the removal of  
125 219 trees. The applicant will either amend the existing Timber Harvest Plan or seek  
126 approval of a new one to cover the additional acreage. Adherence to the *Addendum to*  
127 *Calistoga Hills Forest Management Plan* requires the review of trees marked for  
128 selective harvesting to ensure that tree removal near proposed structures maintains  
129 enough trees to screen views of the structures from the valley floor and surrounding  
130 land uses to the maximum extent feasible to minimize visual impact. The City is  
131 required to retain the services of a third-party California Registered Professional

132 Forester or arborist to independently review the implementation of this mitigation  
133 measure.

134 Air Quality The Proposed Project would not increase the development potential of the  
135 Resort project, introduce new uses that would be sources of objectionable odors, or  
136 introduce new uses that would be new sources of criteria pollutants or toxic air  
137 contaminants. The proposed building relocations would lower overall emissions by  
138 reducing the distance that trucks must travel to provide such services as deliveries and  
139 garbage pick-up.

140 Biological Resources Focused special status plant surveys of the Proposed Project  
141 area concluded or found that there was an absence of special-status plant species. The  
142 relocation project would not impact water or seasonal wetland features that are under  
143 federal or state jurisdiction. The project area lacks natural wildlife movement corridors.

144 Greenhouse Gas Emissions The *Addendum to the Forest Management Plan* indicates  
145 that the removal of 219 trees would occur as part of the Proposed Project. Tree removal  
146 would emit 171.8 metric tons of carbon dioxide equivalents; however, because 7.9  
147 acres of the 12.32-acre area would remain as forest, the potential for carbon  
148 sequestration would be increased. The Proposed Project would not result in  
149 substantially-greater grading activities and would only nominally increase construction  
150 emissions compared to the Resort project as analyzed in the FEIR. It would therefore  
151 have similar GHG emissions.

152 Hydrology The Proposed Project would be within a slightly larger footprint than was  
153 analyzed in the FEIR. The parking area would add impervious surface coverage to the  
154 Resort project site, but the parking lot and associated culvert would comply with the  
155 design parameters set forth in the project's Storm Water Quality Management Plan that  
156 would ensure adequate on-site and off-site drainage.

157 Noise The relocation of the facilities would move parking lot noise further away from the  
158 residential uses located south of the Resort project site. The nearest receptor to the  
159 relocated parking area (DeGuarda residence) would be within 100 feet; however, due to  
160 the placement of structures and topography, occupants would not experience a  
161 noticeable increase in noise levels.

162 Transportation The Proposed Project would not increase the development potential of  
163 the Resort project and therefore would not result in a net increase in vehicle trips. As  
164 such, the Proposed Project would have the same impacts on intersection operations as  
165 identified in the FEIR.

## **FINDINGS**

166 To reduce repetition, the basis for making the required findings to approve the use  
167 permit and the vesting tentative map amendment are contained in the attached draft  
168 resolution.



169 **RECOMMENDATIONS**

170 Based on the information and analysis contained in this report and the findings set forth  
171 in the draft resolutions, staff recommends that the Planning Commission:

- 172 1. Adopt a resolution adopting the Addendum to the Enchanted Resorts Final EIR  
173 2. Adopt a resolution approving Use Permit UP 2018-2 and amendments to the  
174 vesting tentative map

**ATTACHMENTS**

1. Vicinity map
2. Draft resolution - EIR Addendum
3. Draft resolution - Use Permit UP 2018-2 and VTM Amendments
4. Application Package
5. Building Re-Location Exhibit
6. DeGuarda Service Center project drawings
7. Calistoga Hills Resort Amended Vesting Tentative Map
8. Addendum to Enchanted Resorts Final EIR

On file with the Calistoga Planning Department

1. Final EIR for the Enchanted Resorts Project
2. Enchanted Resorts Vesting Tentative Map
3. City Council Resolution 2012-061 (Final EIR)
4. City Council Resolution 2012-063 (Vesting Tentative Map)
5. City Council Resolution 2012-064 (Use Permit, Design Review, Preliminary/Final Development Plan for the Enchanted Resorts Project)