

CALISTOGA PLANNING COMMISSION

STAFF REPORT

To: Calistoga Planning Commission
From: Lynn Goldberg, Planning & Building Director
Meeting Date: January 23, 2019
Subject: **General Plan Consistency Determination for Fairgrounds Property Purchase**

ITEM

1 Consideration of a General Plan consistency determination for the purchase of a portion
2 of the Napa County Fairgrounds property by the City of Calistoga

BACKGROUND

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4 An ad hoc committee of the Calistoga City Council began discussing the creation of a
5 Joint Powers Authority for the Napa County Fairgrounds property in 2016 with an ad
6 hoc committee for the Napa County Board of Supervisors. Following the Tubbs Fire and
7 reprioritization of priorities for Napa County Government, the Committee shifted focus
8 and began discussions related to the purchase of all or a portion of the property.

9 On November 20, 2018, the Council authorized the City Manager to purchase
10 approximately 34.3 acres of the property (portions of 1435, 1437 and 1601 N. Oak
11 Street; APNs 011-140-007 and -055). The portion purchased by the City would be
12 everything except the golf course and golf course maintenance building, including the
13 recreational vehicle park, facilities/buildings, roads, one single-family house, the race
14 track and the great lawn area. It would also own the planned site of the Napa County
15 Office of Education preschool. The City would own/operate the purchased property
16 under its current uses, at least initially, and does not have any current plans to change
17 the uses. Napa County would retain ownership of the land used for the golf course, golf
18 clubhouse and adjacent parking lot.

19 The City and County have executed a non-binding Letter of Intent dated November 8,
20 2018, relating to the purchase of the property. The County and the City are currently
21 negotiating the terms of a purchase and sale agreement, which has not yet been
22 finalized.

23 State law¹ requires that the Planning Commission, as the City's planning agency, make
24 a determination that the proposed property acquisition is in conformity with Calistoga's
25 General Plan.

DISCUSSION

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27 The entire Fairgrounds property is designated "Public/Quasi-Public" by the Land Use
28 Element of the General Plan. This designation applies to existing and planned public

¹ Government Code Section 65402(a)

29 facilities such as the Fairgrounds, parks, City Hall, the community center, the police
30 station, the cemetery, schools and the wastewater treatment plant, spray fields and
31 holding ponds.

32 Purchase of a portion of the Fairgrounds property and continuation of its current uses
33 would be consistent with the following objective and policies of the General Plan's Open
34 Space and Conservation Element, and allow for the potential implementation of the
35 following actions:

36 *Objective OSC-4.5 Enhance the visual appeal and recreational facilities of*
37 *the Napa County Fairgrounds.*

38 *Policies*

39 *P4.5-1 The importance of the Napa County Fairgrounds should be*
40 *recognized as both a recreational resource and as a location for*
41 *community activities.*

42 *P4.5-2 The City shall encourage the shared use of the Napa County*
43 *Fairgrounds as a local venue for recreational and cultural activities.*

44 *Action*

45 *A4.5-1 Implement a program to beautify the campground at the*
46 *Fairgrounds and to add landscaping, a sidewalks and bike path*
47 *along the Oak and Grant Street perimeter roads.*

48 **ENVIRONMENTAL REVIEW**

49 This action is not subject to the California Environmental Quality Act (CEQA) under
50 Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that
51 there is no possibility that the determination of conformance with the general plan will
52 not have a significant effect on the environment. The City will continue to evaluate the
53 future purchase of the property to ensure compliance with CEQA.

54 **FINDINGS**

55 To reduce repetition, the bases for determining that the proposed Fairgrounds property
56 acquisition is consistent with the Calistoga General Plan is contained in the attached
57 draft resolution.

ATTACHMENT

1. Draft resolution
2. Exhibit of Fairgrounds property to be purchased
3. Letter - Counter Purchase Proposal for Napa County Fairgrounds, dated November 8, 2018