

This area is set aside for heavy commercial and light industrial uses, including manufacturing, auto repair, bottling plants, storage, assembly, service and repair, and greenhouses. Maximum FAR shall be 0.60. Uses shall be appropriately planned and designed to minimize conflict with adjacent areas, as established in policies listed in Section H.

Accessory commercial uses, such as retail, offices and eating establishments, may also be permitted if they conform to all relevant General Plan policies.

Public/Quasi-Public

The Public/Quasi-Public designation applies to existing and planned public facilities such as the County fairgrounds, park, City Hall, schools and the wastewater treatment plant. Policies and actions related to the development and operation of such facilities are included in the Circulation, Infrastructure and Public Services Elements of the General Plan.

D. Overlay Designations

This General Plan includes three overlay designations that provide special design and development guidance for key sites in Calistoga. Except where specified differently below, allowable uses for overlay designations are the same as those of the underlying designation. Overlay designations are mapped in Figure LU-6.

Planned Development Overlay

The Planned Development Overlay (PD) is applied to large land holdings with unique features, parcels that are located in sensitive environmental and transitional areas, and in areas where innovative design standards are to be applied to achieve a superior design or to permit dedicated

Properties designated with the Planned Development Overlay merit particular attention because of their size or location or due to environmental constraints.

affordable housing. Development in PD areas is subject to design review. Specific guidance for each PD area is discussed below in Section E.

Entry Corridor Overlay

The principal entrance points into Calistoga provide a unique opportunity for community identity. It is important to preserve and protect the “country town” appearance of Calistoga by ensuring that new development is of a scale subordinate to the agricultural uses of properties located at these entry corridors. Specific guidance for each entry corridor is included in Section F.

Visitor Accommodation Overlay

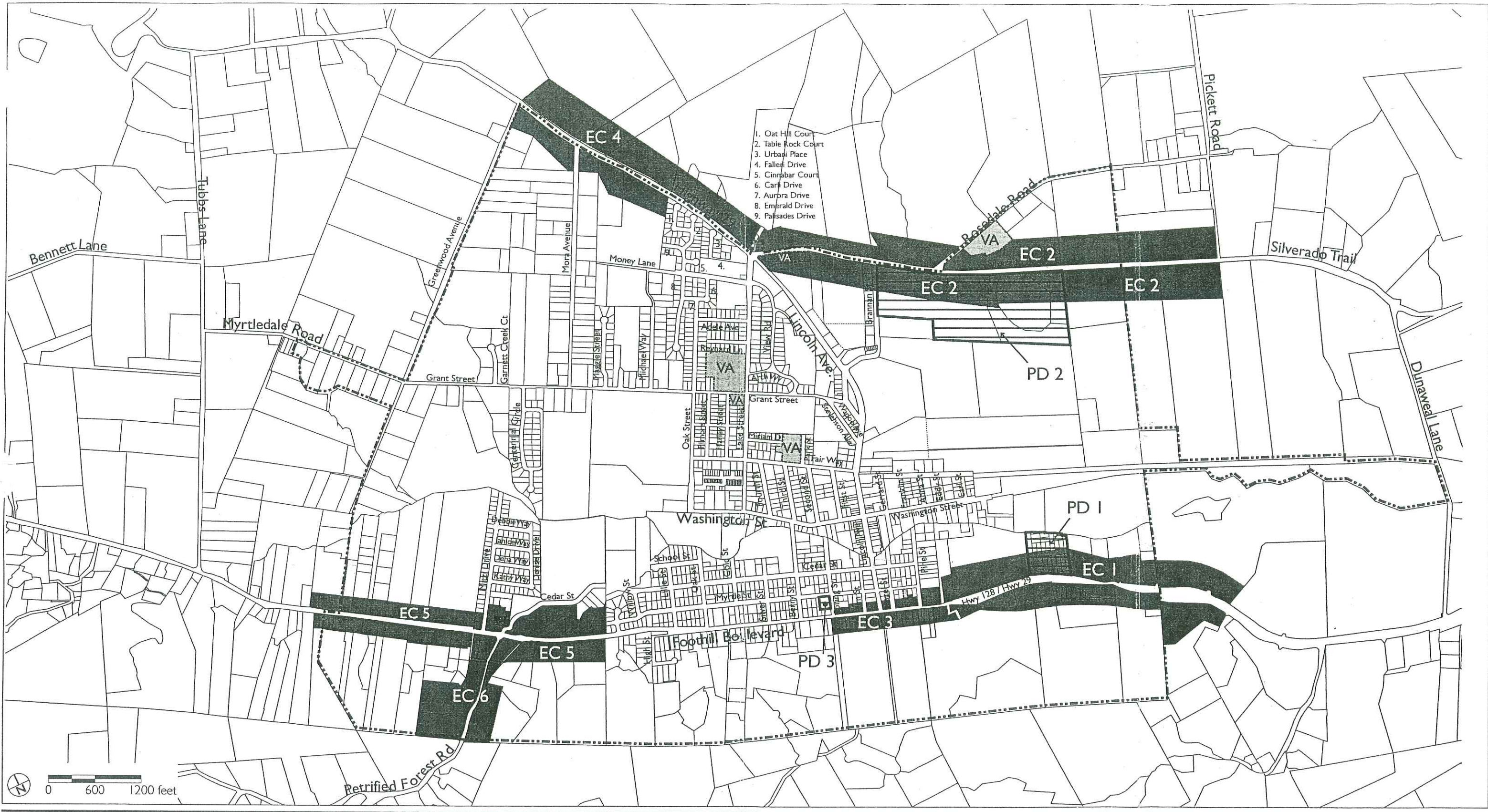
This overlay designation allows both new and existing visitor accommodations within certain areas that would not otherwise allow these uses. Motels, hotels and inns are allowed within the Visitor Accommodation Overlay. Spas are allowed in conjunction with these uses, provided that they are not the primary use. Other uses allowed in the underlying designation are also allowed.

E. Planned Development Goals

This section explains the development goals for the properties designated with the Planned Development Overlay.

Bounsall Property

This property is one of the first large parcels approached from the down-valley entrance to Calistoga. As such, its appearance and land use can play a key role in maintaining Calistoga’s rural, small town character. Development of this site shall be designed to convey the agricultural qualities of the upper Napa Valley, including viticulture and orchards, and shall encourage for the preservation of open space. Consequently, it



- Planned Development Designations**
- 1. Bounsall Property
 - 2. Maxfield / Adams Beverage Company Properties
 - 3. Myrtle / Spring Property

- EC** Entry Corridor Overlay
- VA** Visitor Accommodation
- City Limit Line

FIGURE LU-6

OVERLAY DISTRICTS

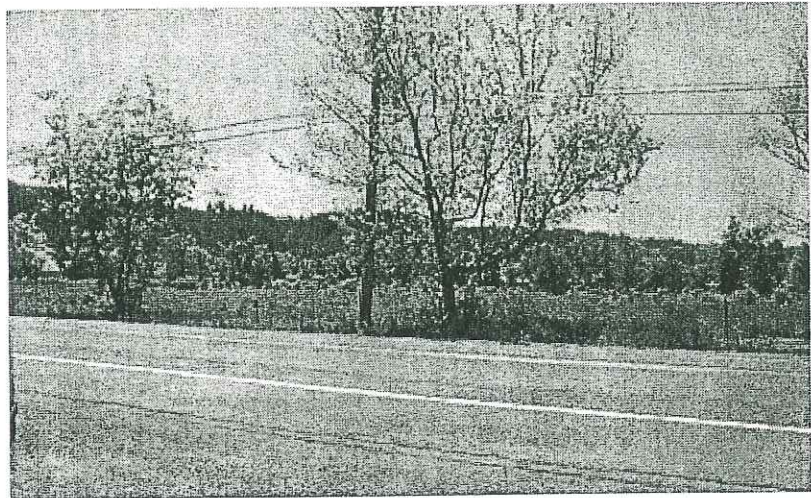
Notes:
 Only portions of the indicated parcels visible from public right of way would be subject to gateway overlay designations and design review.

would be appropriate to enhance the property's viability as agricultural open space. Therefore, development of the property with a winery and/or inn, scaled proportionately to the amount of open space and set within vineyards or orchards, is allowed as a means to encourage agricultural preservation. Residential uses shall be prohibited, except for employee housing, such as a resident manager's quarters.

Maxfield/Adams Beverage Company Properties

Development on these large parcels on the Silverado Trail shall be designed to be visually suitable for its entry corridor location on the edge of town and should contribute to the economic and/or community vitality of Calistoga. Development on this site shall respond to the following issues:

- ◆ A balance of uses among various parts of the site.
- ◆ Sensitivity to the natural landscape, scenic vistas (particularly to the Palisades) and site features, including adequate creek setbacks and preservation of vegetation on Mount Washington.
- ◆ Protection of natural resources, including retention of on-site drainage, mature trees and sensitive habitat.
- ◆ Clustering of development to allow for the retention of habitat-containing open space.
- ◆ Minimization of grading.
- ◆ Minimization of impacts on adjacent land uses, including appropriate siting of noise generators, lighting, and building location, height and style.
- ◆ Incorporation of adequate landscaping, including provision of a landscaped setback from Silverado Trail and a landscaped berm or other screening along the boundary with the mobile home park.



View of one of the key parcels at Highway 29 near Lake Street

- ◆ Ensure that new development is of a scale subordinate to the agricultural uses of properties located at these entry corridors.
- ◆ Consideration of passive recreational opportunities on Mount Washington and a pedestrian pathway on the site to provide public access to this area. An appropriate location for such a pathway may be along the boundary with the mobile home park.
- ◆ Adequate consideration, through submittal of geotechnical and preliminary drainage plans with a project application, of geological and hydrological constraints, including soil erosion and slope stability, drainage, flooding, and drainage ditch maintenance.
- ◆ Provision of on-site parking and circulation that includes safe access to Silverado Trail.

Land uses shall be limited to agriculture, residences and visitor accommodations, including hotels, motels, and destination resorts. Agriculture uses may include, but are not limited to, horticulture,

floriculture, viticulture, apiaries, and similar uses (excluding stockyards or commercial feeding of animals), and related uses such as wineries and retail wine sales, provided that these uses are clearly subordinate to the primary agricultural use. Residential uses may include single-family homes, mixed density development and senior retirement center. Residential densities normally allowed under the Rural Residential designation shall apply to the Planned Development area. Visitor accommodations may include related visitor services such as restaurants, recreational amenities, wine retail sales and storage, spa and retail shops, provided that they are clearly secondary to the visitor accommodation use. Development of these parcels shall be varied and shall not include a single land use or predominant use such as visitor accommodations or wineries on each lot.

Due to Mount Washington's visual and open space significance, private construction on its slopes shall be prohibited.

Myrtle-Spring Property

This property at 1403 Myrtle Street contains a currently vacant building, which was constructed in 1886 and was used for many years as a hospital. Although presently in a state of disrepair, it is a fine example of the Second Empire Style of architecture.

As an incentive to protect and preserve this historic resource, uses such as visitor accommodations shall be permitted, provided that:

- ◆ The architectural qualities of the exterior of the structure are maintained.
- ◆ Reuse is suitable to the residential surroundings (e.g., retail functions would not be appropriate).
- ◆ The owner commits to restoration of the building in a fixed period of time.

Community Identity Element policies related to the conservation of historic properties shall apply to the reuse of the Myrtle-Spring property.
