

CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION NO. 2020-XX

APPROVING USE PERMIT APPLICATION UP 2017-9 AND DESIGN REVIEW APPLICATION DR 2017-8 FOR THE VERANDA AT INDIAN SPRINGS PROJECT AT 1512 LINCOLN AVENUE

---

1       **WHEREAS**, MF Calistoga proposes to construct The Veranda at Indian Springs,  
2 including 96 guest rooms, restaurant, bar, retail space and related on- and off-site  
3 improvements at 1512 Lincoln Avenue (APNs 011-034-003, 004, 006, 021, 022, 028,  
4 029); and

5       **WHEREAS**, the Planning Commission considered use permit and design review  
6 applications for The Veranda project at its meeting of August 26, 2020, and prior to taking  
7 action on the applications, received written and oral staff reports, and public testimony;  
8 and

9       **WHEREAS**, the Planning Commission has adopted a Mitigated Negative  
10 Declaration for the project to address the project’s potential environmental impacts; and

11       **WHEREAS**, the Planning Commission hereby finds that the use permit application,  
12 pursuant to Calistoga Municipal Code 17.40.030:

- 13 1. Is in accord with the General Plan and any applicable planned development.  
14       Supporting Evidence: As detailed in the staff report, the proposed uses and designs  
15 are consistent with the Downtown Commercial and Community Commercial land  
16 use designations, the project is consistent with the land use and design  
17 considerations of the General Plan Gliderport Character Area, and the project is  
18 consistent with applicable provisions of the Community Identity and Circulation  
19 Elements. There is no planned development that applies to the project.
- 20 2. Is in accord with all applicable provisions of the Zoning Code.  
21       Supporting Evidence: As detailed in the staff report, the proposed uses are  
22 consistent with the intent of the Downtown Commercial and Community Commercial  
23 zoning districts, as well as all of the Zoning Code’s applicable development  
24 standards and parking requirements.
- 25 3. Will not substantially impair or interfere with the development, use or enjoyment of  
26 other property in the vicinity or the area.  
27       Supporting Evidence: The project would enhance the enjoyment of other properties  
28 by redeveloping a critical underutilized site in the downtown.
- 29 4. Is consistent with and enhances Calistoga’s history of independently owned  
30 businesses, thus contributing to the uniqueness of the town, which is necessary to  
31 maintain a viable visitor industry and promote its economy.  
32       Supporting Evidence: The project would enhance the Indian Springs resort, a  
33 successful, independently-owned business, thereby helping to maintain a viable  
34 local visitor industry and promote its economy. The project would also provide

35 additional support to independent downtown businesses by putting additional  
36 visitors and foot-traffic in the downtown area.

37 5. Is resident-serving, in the case of a formula business.

38 Supporting Evidence: This finding is not applicable to this application.

39 **WHEREAS**, the Planning Commission hereby finds that the design review  
40 application, pursuant to Calistoga Municipal Code 17.41.050:

41 1. Is in accord with the General Plan and any applicable planned development.

42 Supporting Evidence: As detailed in the staff report, the proposed uses and designs  
43 are consistent with the Downtown Commercial and Community Commercial land  
44 use designations, the project is consistent with the land use and design  
45 considerations of the General Plan Gliderport Character Area, and the project is  
46 consistent with applicable provisions of the Community Identity and Circulation  
47 Elements. There is no planned development that applies to the project.

48 2. Is in accord with all applicable provisions of the Zoning Code.

49 Supporting Evidence: As detailed in the staff report, the proposed uses are  
50 consistent with the intent of the Downtown Commercial and Community Commercial  
51 zoning districts, as well as all of the Zoning Code's applicable development  
52 standards and parking requirements.

53 3. Is consistent with any adopted design review guidelines to the extent possible.

54 Supporting Evidence: As detailed in the staff report, the project's design is  
55 consistent with the guidelines outlined in the General Plan Community Identity  
56 Element and the Gliderport Character Area.

57 4. Will not impair or interfere with the development, use or enjoyment of other property  
58 in the vicinity or the area.

59 Supporting Evidence: The project's rooftop bar will close at 9 pm on weekdays and  
60 10 pm on weekends. Exterior lighting will be required to be shielded to prevent off-  
61 site glare.

62 **THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission  
63 that based on the above findings, use permit application UP 2017-9 and design review  
64 application DR 2017-8 are hereby approved, subject to the following conditions:

65 1. Minor modifications to the project design that do not generate unanticipated  
66 environmental impacts may be approved in writing by the Planning and Building  
67 Director.

68 2. This approval shall be null and void if not used within a year unless an extension  
69 and/or building permit has been issued for the project prior to the expiration date.

70 3. Permits shall be obtained as may be required from any federal, state or local agency  
71 that retains regulatory or advisory function as specified by statute or ordinance.

- 72 4. This approval shall be effective only upon the City Council's approval of a  
73 development agreement for the project.

74 **Planning Department**

- 75 5. Prior to the installation of any landscaping, a final landscape plan prepared in  
76 accordance with the State Water Efficient Landscape Ordinance shall be submitted  
77 for City approval. Landscaping and irrigation shall be installed prior to project  
78 occupancy, maintained throughout the life of the project, and replaced as necessary.
- 79 6. Exterior signage shall be subject to the approval of the Planning and Building  
80 Department.
- 81 7. All new utilities within the site shall be placed underground.
- 82 8. All permanent exterior lighting shall be directed and/or shielded so as not to shine  
83 or create glare on adjacent properties, subject to the review and approval of the  
84 Planning and Building Department.

85 **Public Works Department**

86 Traffic and Circulation

- 87 1. Extend the new 10' wide multi-use pathway along the project's Lincoln Avenue  
88 frontage northerly along the adjacent property's frontage to connect to the existing  
89 pathway on the Indian Springs property.
- 90 2. Continue the new sidewalk along Lincoln Avenue to the northerly property line and  
91 taper back to the existing sidewalk.
- 92 3. The northerly driveway on Lincoln Avenue shall be designed with a right angle to  
93 Lincoln Avenue.
- 94 4. Connect the Plaza to Lincoln Avenue by a 10'-wide paved multi-use pathway along  
95 the Fair Way extension for pedestrian access.
- 96 5. Connect the proposed sidewalk exiting the Plaza to an existing sidewalk.
- 97 6. Install new curb and gutter along the project's Lincoln Avenue frontage.
- 98 7. Submit final improvement plans for the Lincoln/Fair Way intersection, including the  
99 ultimate signalization at Lincoln/Fair Way with left turn lanes on Lincoln and out-  
100 bound Fair Way, identify right-of-way requirements and make necessary  
101 dedications. Construction of the signalization improvements is not required by the  
102 project.
- 103 8. Obtain Caltrans Encroachment permits for all improvements in their right-of-way.
- 104 9. The Emergency Vehicle Access Road shall have an all-weather surface to  
105 accommodate an H-40 wheel load.

- 106 10. Any crossing over the Fair Way Extension Ditch shall be a bridge or culvert large  
107 enough to accommodate the 100-year flow per the “Southeastern Drainage Study”  
108 and to meet HS-40 loading.
- 109 11. Fair Way Extension shall be constructed to Santa Rosa Standards with minimum  
110 12-foot wide traffic/turn lanes and sidewalk on both sides (multiuse pathway may be  
111 utilized in place of sidewalk on one side).
- 112 12. Gerard Street
- 113 a. The improvements on the Gerard Street extension shall follow Santa Rosa  
114 Standard 200E, with two 12-foot wide lanes and an attached sidewalk on the  
115 east side, terminating at the future Vine Trail at the north.
- 116 b. The existing road shall be overlaid to Washington Street with a 1-inch leveling  
117 course, glass grid pavement reinforcement and a 2-inch final lift of asphalt.

118 Wastewater/Sewer

- 119 13. Construct a 24-inch sewer main from Anna Street to the intersection of Lincoln  
120 Avenue/Fair Way, with a new manhole in Lincoln.
- 121 14. Construct an 18-inch replacement sewer main in Lincoln from the intersection of  
122 Lincoln Avenue/Fair Way to Wappo Avenue. Sewer flow lines shall be as deep and  
123 as flat as possible to allow for future extension to the north and east.
- 124 15. Pay for sewer improvements under the Solage Reimbursement Agreement at the  
125 time of project building permit issuance.

126 Recycled Water

- 127 16. Install a 12-inch recycled water main within Railroad Avenue from Anna Street to  
128 Gerard Street, and along Gerard Street to Washington Street.

129 Water

- 130 17. Loop the water main from Anna Street to Lincoln Avenue at Fair Way with a 12-inch  
131 pipe connecting to mains on Franklin, Gerard, Anna and Eddy Streets.
- 132 18. Install a 12-inch water pipe from Lincoln Avenue at Fair Way, to Stevenson Street at  
133 Lincoln Avenue.
- 134 19. Cap and abandon the existing water mains and provide new services to existing  
135 properties off of the new main.
- 136 20. All new water meters shall be Badger radio-read meters with appropriate backflow  
137 prevention.
- 138 21. Provide mitigation to address maximum day water demands above average day  
139 demands.

141 Stormwater

- 142 22. Provide letters from soils and civil engineers that stormwater improvements were  
143 built in accordance with plans and specifications.
- 144 23. Bio-retentions shall be designed to County of Napa BASMAA Standards with  
145 recorded maintenance agreements.
- 146 24. Pay for drainage improvements under the Solage Reimbursement Agreement at the  
147 time of project building permit issuance.

148 Geothermal Usage and Discharge

- 149 25. Geothermal water use by the project shall employ a closed loop system with a re-  
150 injection system. Any discharges to the sewer shall be monitored and measured as  
151 required by the Public Works Department, and owner shall pay appropriate  
152 discharge fees as established by the City Council.
- 153 26. Provide geothermal metering by measuring extraction and injection volumes or  
154 sewer metering to demonstrate there is no geothermal discharge into the City's  
155 sewer system. Any metering shall be constructed with this project and any necessary  
156 easements/agreements made for City access.
- 157 27. Provide a report and sampling/testing demonstrating that there will be no significant  
158 sewer discharge of antimony or boron associated with the project and that it will be  
159 below City effluent limits.

**PASSED AND ADOPTED** on August 26, 2020 by the following vote of the Calistoga  
Planning Commission:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
\_\_\_\_\_, Chair

ATTEST: \_\_\_\_\_  
Claudia Aceves, Secretary