



**City of Calistoga**  
**Planning & Building Department**  
**Status of Housing Projects**  
 April 17, 2023

| Project Name                                | Description  | Address   | Entitlement(s)              | Status   |
|---|--|---|-----------------------------|--|
| <b>City Council</b>                         |  |   |                             |  |
| <b>Mobile Home Enforcement</b>              | Transfer of enforcement authority to State.  | MHPs  | NA                          | Effective Date: 4/18/2023  |
| <b>Development Impact Fee Update</b>        | Comprehensive review and update of the City's development impact fees, consistent with the provisions of the Mitigation Fee Act. | Fees: Police, Fire, Cultural/Recreational, City Administration, Transportation. | NA                          | Approval date: 2/7/2023<br>Consultant study underway   |
| <b>Calistoga Hill Development Agreement</b> | Annual Review  | Calistoga Hills   | Development Agreement       | Approval date: 2/7/2023  |
| <b>2565 Grant St EIR</b>                    | Consultant Services Agreement  | 2565 Grant St   | Environmental Impact Report | Approval date: 2/7/2023  |
| <b>Objective Design Standards</b>           | Revision to existing CMC Chapter 17.41, Design Review  | City wide   | NA                          | In progress (Housing Element consultant task). Recommendations for consideration by PC/CC Q2 2023 Joint Work Session 4/19. |

| <b>Project Name</b>                  | <b>Description</b>  | <b>Address</b>                          | <b>Entitlement(s)</b> | <b>Status</b>   |
|--------------------------------------|---|---|-----------------------|---|
| <b>Planning Commission</b>           |   |   |                       |   |
| <b>2008 Grant St</b>                 | Design Review   | 2008 Grant St                           | Design Review         | Design Review approved by Planning Commission 1/25. Timber Harvesting Plan commenced in Feb. Estimated schedule: soil import March-June; rough grading & infrastructure late summer 2023. |
| <b>1857 Money Ln</b>                 | 6-Lot Rural Residential Subdivision   | 1857 Money Ln                           | Tentative Map         | CEQA process initiated Feb. Anticipated Planning Commission: May-June   |
| <b>1219 Washington</b>               | Ground Floor Residential in back of retail space.   | 1219 Washington                         | Use Permit            | Approved February 8<br>Building permit approved.  |
| <b>Objective Design Standards</b>    | Revision to existing CMC Chapter 17.41, Design Review   | City wide                               | NA                    | In progress (Housing Element consultant task). Recommendations for consideration by PC/CC Q2 2023 Joint Work Session 4/19.  |
| <b>Administrative Review</b>         |   |   |                       |   |
| <b>None</b>                          |   |   |                       |   |
| <b>Major Applications in Process</b> |   |   |                       |   |
| <b>Kortum Ranch EIR</b>              | Proposed subdivision for 23 single-family detached 1 & 2 story homes on 50-acre site. Average lot size 2.1 acres. | Old Busk Estate<br>500 Kortum Canyon Rd | Tentative Map         | Environmental Review underway. Anticipated timeline: 6 months<br>Information available on City planning page:   |

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|--|--|---------------|-----------------------|--|
|  |  |               |                       | <a href="https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-department/planning-division">https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-department/planning-division</a>  |
| <b>Yellow Rose Ranch</b>                   | 46 single-family home subdivision                                    | 2650 Foothill | Vesting Tentative Map | Commencing CEQA work – EIR Scoping Meeting held 10/6. EIR analysis underway – public review period anticipated April-May 2023. Info available on City planning page: <a href="https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-department/planning-division">https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-department/planning-division</a> |
| <b>2565 Grant Subdivision</b>              | Proposed subdivision for 35 single-family lots and common open space | 2565 Grant    | Tentative Map         | CEQA review underway – anticipated public scoping meeting May 2023. Info available on City Planning page: <a href="https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-department/planning-division">https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-department/planning-division</a>  |
| <b>Advanced Planning (City Initiated)</b>  |  |               |                       |  |
| <b>2023-31 Housing Element (HE) Update</b> | State Law mandated update for 6 <sup>th</sup> Cycle HE               | City-wide     | Certification of HE   | HCD comments received on the Recommended Final document. Staff formulating response recommendations. Revision public PC/CC hearings anticipated in May.  |
| <b>Objective Design Standards</b>          | Revision to existing CMC Chapter 17.41, Design Review                | City wide     | NA                    | In progress (Housing Element consultant task). Recommendations for consideration by PC/CC Q2 2023).  |
| <b>Entitled Projects (status)</b>          |  |               |                       |  |

| <b>Project Name</b>              | <b>Description</b>   | <b>Address</b>                     | <b>Entitlement(s)</b> | <b>Status</b>   |
|----------------------------------|--|------------------------------------|-----------------------|---|
| <b>Silver Rose</b>               | Construction complete  |                                    | Building Permit       | (no change from previous month)<br>Code enforcement action underway related to residential units and Rosedale Rd.   |
| <b>Calistoga Hills</b>           | 110 hotel units, 20 residence club units, 13 custom residences, public restaurant and bar, event facilities, spa and swimming pools, and parking and accessory support facilities on 88 acres. | 411 Foothill Blvd                  | Building Permit       | Building permits approved for some vertical construction – commercial components of project. Further issuance of Building Permits on hold until permanent fire protection system constructed. |
| <b>Lincoln Avenue Apartments</b> | 78-unit apartment project  | N Lincoln Avenue (APN 011-050-044) | Building Permit       | Vertical construction complete. Sewer work in Lincoln Ave right-of-way anticipated Q1 2023. Occupancy anticipated Q3 2023.  |
| <b>Silverado Terrace</b>         | 50-unit condominium project  | 1506 Grant St                      | Building Permit       | Building Permits under review. Off-site improvements (sewer and streets) under review. Construction start anticipated Q 3 2023.   |