

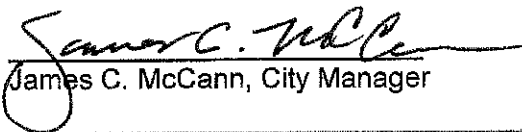
# City of Calistoga

## Staff Report

**TO:** Honorable Mayor and City Council  
**FROM:** Charlene Gallina, Planning and Building Director  
**DATE:** September 1, 2009  
**SUBJECT:** A Resolution Establishing General Development Objectives and Initiating the 2010 Growth Allocation Process

---

**APPROVAL FOR FORWARDING:**

  
 James C. McCann, City Manager

---

1  
 2 **ISSUE:** Consideration of a Resolution establishing the 2010 General Development  
 3 Objectives and initiating the Growth Management Allocation process pursuant to  
 4 Chapter 19.02 (Growth Management System) of the Calistoga Municipal Code.

5  
 6 **RECOMMENDATION:** Adopt Resolution.

7  
 8 **BACKGROUND:** On June 2, 2009, the City Council adopted Ordinance #660  
 9 amending Chapter 19.02 Growth Management System of Calistoga Municipal Code to  
 10 further clarify streamline and improve program implementation. It should be noted that  
 11 such amendments modified the previously adopted standard General Development  
 12 Objectives and deleted those objectives that were authorized to be administratively  
 13 granted by the Planning & Building Director (e.g., construction of single family units on  
 14 existing lots of record and the processing of minor residential subdivisions of 3 or fewer  
 15 lots, as well as, the granting of limited amount of water allocations to facilitate small  
 16 business start-ups and minor expansion).

17  
 18 As stated in Section 19.02.060 Allocation Procedures, the 2010 Growth Management  
 19 System Allocation process commenced in July 2009. This process consists of the  
 20 preparation of a written report that provides an assessment of community conditions,  
 21 including the adequacy of existing services and facilities, availability of resources,  
 22 current development and growth trends and the Planning Commission's  
 23 recommendations on "General Development Objectives".

24  
 25 Upon Council adoption of the attached Resolution, invitations for accepting allocation  
 26 applications for a period of 31 days will be sent out and the process for application  
 27 evaluation will begin. It should be noted that a public notice will be posted on the City's

28 Website on September 2, 2009, and in the Calistoga Tribune on September 4, 2009  
29 both identifying that the City will be accepting applications September 2, 2009 through  
30 October 2, 2009. Given this application period, the formal submittal for Council  
31 consideration and action on the granting of any allocations will occur on November 17,  
32 2009.

33  
34 **DISCUSSION:**

35  
36 Awarded Allocation Summary: As you may recall, the Growth Management System  
37 establishes a residential growth rate of 1.35% (28 units or 71.37 persons) and a non-  
38 residential allocation or growth rate of 8 acre feet of water/wastewater per year  
39 (averaged over a five year planning/growth period). It should be noted that the 2009  
40 allocation period was the City's final cycle within the fixed five-year cycle that  
41 commenced on January 1, 2005. Staff has provided for Council review a summary of  
42 allocations granted to date and the status of processing planning and building permits  
43 for the first fixed five-year cycle (Attachments 3 & 4). It should be noted that within the  
44 first five-year cycle, the number of residential allocations that have been perfected  
45 through issuance of a building permit and/or recordation of a final map has been 54  
46 units (or 145.34 persons in added population). Staff anticipates an additional 8 units (or  
47 21.18 persons) will be added to this calculation at the end of the 2009 GMA cycle for a  
48 total of 62 units (or 166.52 persons in added population) perfected within the 5 year  
49 cycle. This equates to a 3.15% growth during this five-year period or less than half of  
50 the maximum growth rate annually. With regards to non-residential allocations,  
51 allocations perfected have been minimal, in total approximately 6 acre feet in water and  
52 waste water allocations have been perfected.

53  
54 The 2010 Growth Management Cycle represents the first year of a new fixed five-year  
55 cycle. As of the preparation of this report, there has been no administrative granting of  
56 residential or non-residential allocations for 2010.

57  
58 Assessment on Available Allocations: The Public Works Department has prepared and  
59 attached their written assessment of the availability of water and wastewater for  
60 Calistoga. (Attachment 2) As stated, the available Water Supply is currently estimated  
61 at 133.4 acre-feet. The available Wastewater Capacity is currently estimated at 187.2  
62 acre-feet.

63  
64 The Planning & Building Department has determined based upon the State Department  
65 of Finance that the estimated population for the City of Calistoga is 5,331 as of January  
66 1, 2009. The number of persons per household has been estimated at 2.474.

68 In applying this information to the formulas provided in Section 19.02.060.A. Allocation  
69 Procedures of the Growth Management System, estimated allocations for 2010 are as  
70 follows:

71

72 Annual Residential Allocation = Population X 1.35% ÷ Household Size

73 5,331 X 1.35% = 71.97 (Estimated Population Increase for 2010)

74 71.97 ÷ 2,474 = 29.09 (Estimated Number of Units for Allocation)

75

76 **29 Annual Residential Allocation**  
77 **(Rounded down to the nearest whole number)**

78

79 Annual Non-Residential Allocation = Water Supply X Percentage Distribution for  
80 Non-Residential Uses

81

82 20 Acre Feet (AF) X 40% = **8 AF of Water Available for the Annual**  
83 **Non-Residential Allocation**

84

85 Assessment on Community Conditions: In assessing existing community conditions, as  
86 well as, taking into account the reserved and awarded allocations within the first Growth  
87 Management fixed five-year cycle, and other projects approved to date, the Police, Fire,  
88 Public Works and Planning Departments have determined that there are adequate  
89 resources and services and sufficient water and wastewater treatment capacity  
90 available to serve the projected allocations noted above for the 2010 Growth  
91 Management Allocation.

92

93 General Development Objectives: On August 26, 2009, the Planning Commission  
94 adopted PC Resolution No. 2009-21 recommending the General Development  
95 Objectives for the 2010 Growth Management Allocation Process as provided below. It  
96 should be noted that these recommended objectives reflect those objectives included  
97 within Section 19.02.070.A, 19.02.070.B, and 19.02.70.C of City Council Ordinance  
98 #660 with exception to the minor amendment within Section A as proposed by the  
99 Commission, in response to a public comment made by Bob Fiddaman of Calistoga  
100 Affordable Housing, Inc.

101

102 **General Development Objectives for Awarding Allocations**

103 A. Preference for residential allocations shall generally be given to projects that  
104 include one or more of the following:

105

- 106 • Construction of deed restricted residential units that the majority of units go  
107 towards the goal of fulfilling the City's remaining regional housing need in the  
very-low, low- and/or moderate-income housing categories as defined by the

- 108           General Plan.
- 109           • Construction of residential units that will be available to households of
- 110           moderate-income as defined by the General Plan.
- 111           • Construction of residential units that are proposed as part of a mixed-use
- 112           development project.
- 113           • Construction of residential units on vacant, underdeveloped or redeveloped
- 114           land with necessary public infrastructure in place.
- 115
- 116    B.       Preference for nonresidential allocations shall generally be given to projects that
- 117       include one or more of the following:
- 118           • Construction of a structure that includes nonresidential uses as part of a
- 119           mixed-use development project.
- 120           • Intensification or expansion of existing uses greater than ten percent (10%) in
- 121           floor area or new construction on vacant, underdeveloped or redeveloped
- 122           land with necessary public infrastructure in place.
- 123           • Public or quasi-public uses (e.g., schools, churches, community facilities, etc.)
- 124
- 125    C.       Preference for residential and/or non-residential allocations shall generally be
- 126       given to those projects that further the City's Local Climate Action Program
- 127       greenhouse gas emission reduction measures and policies at the time the City's
- 128       program is in place, including but not limited to, Build It Green and/or LEED
- 129       Certification Programs.
- 130
- 131    As shown in ~~strikeout~~ form under Section A above, the Planning Commission
- 132    recommended deletion of the text "remaining regional" out of concern to clarify that an
- 133    affordable housing development proposal with financial assistance from the County of
- 134    Napa should be considered under the City's Growth Management System program
- 135    even if partial regional housing credit was to be given to the County for a project that
- 136    was going to be developed with their financial assistance. There was consensus by the
- 137    Commission that flexibility be provided within this Development Objective to ensure that
- 138    affordable housing units could be provided in excess of the City's designated regional
- 139    housing need. It should be noted that this housing policy issue will be considered by
- 140    the Housing Element Update Advisory Committee this year for recommendation to the
- 141    City Council.
- 142
- 143    In recognition of the significantly limited number of residential and non-residential
- 144    allocations perfected in the first five years of the City's Growth Management System
- 145    program and the considerable time and effort that the program demands on all parties,
- 146    the Commission unanimously recommended that the City Council give consideration to
- 147    suspend the formal process of the current Growth Management System Program until

148 development demands become more substantial (approaching the 1.35% annual  
149 population growth rate). The Commission recommended the core elements of the  
150 system remain in force, but that the administration occur at a staff level and that  
151 structural application processing milestones changes be made. It was further discussed  
152 that staff should be responsible for tracking such allocations and reporting progress to  
153 the Planning Commission and/or City Council every six months. Should the Council  
154 chose to implement the Commission's suggestion, staff would recommend that staff  
155 return with an ordinance to effect this direction.

156  
157 At this time, staff requests that the City Council review and discuss the above  
158 recommended General Development Objectives to determine which General  
159 Development Objectives and which, if any additional objectives should be incorporated  
160 into the City Council's Resolution as provided in Attachment 1, as well as, a request  
161 made by the Planning Commission to consider suspension of the City's Growth  
162 Management Program.

163  
164 **FISCAL IMPACT:** The filing fees for processing annual Growth Management Allocation  
165 applications and the review of special engineered water and wastewater studies will be  
166 used to defray administrative costs and direct expenses associated with the processing  
167 of applications and review special studies. Please note that any applicants who will  
168 need to reapply for expired allocations will not be subject to filing fees provided the  
169 same application is resubmitted.

170  
171 **ATTACHMENTS:**

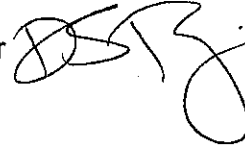
- 172 1. Draft Resolution
- 173 2. Available Water & Wastewater Treatment Capacity
- 174 3. 2005-2009 GMA Final Residential Summary & Development Status
- 175 4. 2005-2009 GMA Final Non-Residential Summary & Development Status

176

# City of Calistoga

## memorandum

**TO:** Charlene Gallina, Planning Director  
**CC:** James C. McCann, City Manager  
**FROM:** Dan Takasugi, Public Works Director/City Engineer  
**DATE:** August 24, 2009  
**SUBJECT:** **Water and Wastewater Resource Availability**



---

This report on the availability of water and wastewater resources is being provided in accordance with Chapter 13.16, Resource Management System, and Chapter 19.02, Growth Management System, of the Calistoga Municipal Code.

### Available Water Supply

As indicated on the attached summary report entitled Available Water Capacity, dated August 24, 2009, the current estimate of available water supply is **133.4** acre-feet.

### Available Wastewater Capacity

As indicated on the attached summary report entitled Wastewater Treatment Plant Capacity, August 24, 2009, the current estimate of available wastewater treatment plant capacity is **187.2** acre-feet.

If you have any questions, please let me know.

Attachments

# AVAILABLE WATER CAPACITY

August 24, 2009

## 2010 Estimated Water Available for Below Normal Year Yields

1.	Maximum Demand	<u>1007.6 af</u>
2.	Demand Management	<u>100.8 af</u>
3.	Adjusted Maximum Demand	<u>906.8 af</u>
4.	Firm Yield Supply	<u>1207.0 af</u>
5.	Unused Supply	<u>300.2 af</u>
6.	Growth Management, Standby and Other Allocations	<u>166.8 af</u>
<b>7.</b>	<b>Available Supply</b>	<b><u>133.4 af</u></b>

- =====
1. Maximum Demand: Calculated by multiplying the population (5,331 from State Dept. of Finance for January 2009) by 0.189 acre feet per person per year (Water Facilities Plan, Section 3.7.1, Summit Engineering, May 2000).
  2. Voluntary Demand Management: Assumes 10% reduction through voluntary conservation during a below normal year (Water Facilities Plan, Section 3.7.1, Summit Engineering, May 2000).
  3. Adjusted Maximum Demand: Maximum demand minus demand management.
  4. Firm Yield Supply: Firm yield for a below normal year based upon 90% reliability. Kimball supply is 336 af (Water Facilities Plan, Section 2.2.3, Summit Engineering, May 2000). For the NBA sources a firm yield of 52% delivery can be expected (Water Facilities Plan, Section 2.2.4, Summit Engineering, May 2000). NBA sources include 500 af of original NBA, 925 af of Kern County, and 250 af of American Canyon purchased water (500 af total increasing 25 af/y) for a total of 1675 af and a firm yield of 871 af.
  5. Unused Supply: Estimated current supply available before standby and other obligations are subtracted.
  6. Growth Management, Standby and Other Allocations:

Standby	24.7
Paid Allocations and Development Agreements	74.2
Bottling Works Unused Obligation	25.2
Growth Management Allocations	<u>42.7</u>
Total	166.8 af
  7. Available Supply: Actual supply available for sale in 2010 calculated by subtracting Standby and Other Obligations from the Unused Supply.

# WASTEWATER TREATMENT PLANT CAPACITY

August 24, 2009

## 2010 Estimated Wastewater Capacity Available

1.	Permitted Treatment Plant Capacity	0.840 mgd
2.	Dry Weather Flows	<u>0.502 mgd</u>
3.	Excess Capacity	0.338 mgd
4.	Excess Capacity in acre feet	<u>378.6 af</u>
5.	Growth Management, Standby and Other Allocations	153.5 af
6.	Capacity Buffer	<u>37.9 af</u>
7.	Total Reserved Capacity	<u>191.4 af</u>
8.	<b>Available Capacity</b>	<b><u>187.2 af</u></b>

=====

1. Treatment Plant Permit rated capacity (dry weather flow).
2. Average dry weather flow over the last five years (2004-2008).
3. Excess capacity available in million gallons per day.
4. Excess capacity, converted to acre-feet per year.
5. Growth Management, Standby and Other Allocations:
 

Standby	14.6
Paid Allocations and Development Agreements	73.7
Bottling Works Unused Obligation	35.0
Growth Management Allocations	<u>30.2</u>
Total	153.5 af
6. Capacity Buffer is 10% of the excess available capacity before standby and other obligations are deducted.
7. Estimated total reserved capacity is the combined total of the standby and other obligations and the capacity buffer.
8. Estimated remaining capacity available for use in 2010.