

RESOLUTION NO. 2009-075

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA, INITIATING THE 2010 GROWTH MANAGEMENT ALLOCATION PROCESS AND ADOPTION OF RESIDENTIAL AND NON-RESIDENTIAL GENERAL DEVELOPMENT OBJECTIVES PURSUANT TO CHAPTER 19.02 GROWTH MANAGEMENT SYSTEM OF THE CALISTOGA MUNICIPAL CODE

WHEREAS, the City Council of the City of Calistoga, on January 4, 2005, adopted an Ordinance #616 establishing Chapter 19.02 Growth Management System of the Calistoga Municipal Code applicable to development in all zoning districts;

WHEREAS, the City Council of the City of Calistoga, on September 6, 2005 adopted Ordinance #624 amending Chapter 19.02 Growth Management System of Calistoga Municipal Code to clarify and improve program implementation;

WHEREAS, the City Council of the City of Calistoga, on June 2, 2009 adopted Ordinance #660 amending Chapter 19.02 Growth Management System of Calistoga Municipal Code to further clarify, streamline and improve program implementation;

WHEREAS, the Growth Management System was found consistent with the City's General Plan, which establishes growth management policies based on a desire to restrict population growth to no more than 1.35% per year and to balance growth with the availability of essential public facilities and services;

WHEREAS, the Growth Management System established a process for ranking and selecting individual development proposals in instances where the amount of residential or non-residential development being proposed exceeds available allocations in a given year;

WHEREAS, the Growth Management System established a list of general development objectives for awarding allocations to residential and non-residential development and further requires the Planning Commission each year to review and recommend to the City Council, depending on conditions at the time, which general development objection should be or not be included for the upcoming allocation;

WHEREAS, the Growth Management System established procedures for the assessment of community conditions and the availability of resources in order to determine an estimate for the number of residential units and acre-feet of water for non-residential uses that will be available for the 2010 Growth Management Allocation process;

WHEREAS, the Planning Commission of the City of Calistoga, at its regular meeting of August 26, 2009 adopted Planning Commission Resolution No. 2009-021 providing a recommendation to the City Council regarding the General Development Objectives that should be included in the 2010 Growth Management Allocation process; and

WHEREAS, the City Council of the City of Calistoga, at its regular meeting of September 1, 2009, considered as one of its items of business, the submittal of a written report which provided an assessment of community conditions, recommendations on General Development Objectives and an estimate of the number of residential units and acre-feet of water for the non-residential uses that will be available for the 2010 Growth Management Allocation process.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Calistoga that based on the purpose, objectives, and specific provisions of Chapter 19.02 Growth Management System of the Calistoga Municipal Code, the open enrollment period for the 2010 Growth Management Allocation shall be commenced on September 2, 2009 and end on October 2, 2009 based on the following:

Available Annual Residential Allocation Estimate	29 Residential Units
Available Annual Non-Residential Allocation	8 Acre Feet (AF) of Water

General Development Objectives for Awarding Allocations in 2010

- A. Preference for residential allocations shall generally be given to projects that include one or more of the following:
- Construction of deed restricted residential units that the majority of units go towards the goal of fulfilling the City's housing need in the very-low, low- and/or moderate-income housing categories as defined by the General Plan.
 - Construction of residential units that will be available to households of moderate-income as defined by the General Plan.
 - Construction of residential units that are proposed as part of a mixed-use development project.
 - Construction of residential units on vacant, underdeveloped or redeveloped land with necessary public infrastructure in place.
- B. Preference for nonresidential allocations shall generally be given to projects that include one or more of the following:
- Construction of a structure that includes nonresidential uses as part of a mixed-use development project.
 - Intensification or expansion of existing uses greater than ten percent (10%) in floor area or new construction on vacant, underdeveloped or redeveloped land with necessary public infrastructure in place.
 - Public or quasi-public uses (e.g., schools, churches, community facilities, etc.)
- C. Preference for residential and/or non-residential allocations shall generally be given to those projects that further the City's Local Climate Action Program greenhouse gas emission reduction measures and policies at the time the City's program is in place, including but not limited to, Build It Green and/or LEED Certification Programs.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Calistoga at a regular meeting held this **1st day of September, 2009**, by the following vote:

AYES: Councilmembers Kraus, Garcia, Slusser, Vice Mayor Dunsford, and Mayor Gingles

NOES: None

ABSTAIN/ABSENT: None

ATTEST:



SUSAN SNEDDON, City Clerk



JACK GINGLES, Mayor