

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIRMAN MANFREDI AND PLANNING COMMISSIONERS

FROM: KEN MACNAB, SENIOR PLANNER

MEETING DATE: SEPTEMBER 9, 2009

SUBJECT: LOGVY COMMUNITY PARK MASTER PLAN REVISION

REQUEST

Consideration of a revised Master Plan for improvement of Logvy Community Park located at 1745 Washington Street (APNs 011-410-009 and 011-140-056) within the "P", Public / Quasi-Public Zoning District. Improvements envisioned in the revised Master Plan include: a sport court / fitness building, a teen / art center building, a recreation office/ programming building, a pool party room building, bocce ball courts, and pedestrian and bicycle pathways. The existing playing fields, swimming pool facility, community garden and City maintenance yard will be retained. A Mitigated Negative Declaration has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA).

BACKGROUND

In the Spring of 1998 the City of Calistoga commenced efforts to develop a plan for recreational use of the 10-acre property locally known as Logvy property (Attachment 5). Through a collaborative planning process, lead by Frants Albert and Associates with the assistance of the Logvy Action Team (a citizens group) and the Logvy Steering Group (a group consisting of two Planning Commissioners, one Design Review Board member and three members from the Logvy Action Team), a preferred Master Plan for the property was developed. Featured components of the plan included:

- An in-ground community swimming pool and swim center
- A ballfield/playing green area
- An 8,000 square-foot library
- A 7,500 to 12,500 square-foot community gymnasium
- An 18,700 square-foot community center (including a 300 seat auditorium)
- Two surface parking lots with a total of 145 public spaces
- An optional third surface parking lot (shared with the Fairgrounds) with 53 parking spaces.

33 The Master Plan was presented to the public in two broadly advertised community meetings in
34 August of 1998 and February of 1999. The consensus from the February 1999 community
35 meeting was that the Master Plan was reflective of the interests of the community.
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37 On May 18, 1999, the City Council adopted the Logvy Community Park Master Plan (Resolution
38 No. 99-30). As part of this action, the City Council adopted a Mitigated Negative Declaration
39 and Mitigation Monitoring Program (Resolution No. 99-27) to address and mitigate potential
40 environmental impacts. The original Master Plan is illustrated on Attachment 7.
41

42 Following adoption of the Master Plan the City authorized interim improvements to be made to
43 the park, including a baseball/softball field, a soccer field, bleachers, a prefabricated restroom
44 building and a gravel parking area. The City also began developing a plan/strategy for
45 implementing the community pool component.
46

47 The success of the playing fields in their interim location (in the easterly portion of the site) in
48 combination with efforts to develop more refined plans for the community pool component lead
49 the City to revisit the adopted Master Plan in 2004. Through this process it was decided that
50 the community pool should be relocated from its originally proposed location in the southerly
51 portion of the site to the westerly portion of the site. In conjunction with this change, the parking
52 area that had been planned to the east of the park entrance on N. Oak Street was moved to a
53 more central location within the project site and closer to (immediately north of) the relocated
54 community pool. The City adopted an addendum to the previously adopted Mitigated Negative
55 Declaration (Resolution No. 2004-089) and approved an update to the Master Plan (Resolution
56 No. 2005-17) reflecting these revisions (see Attachment 8).
57

58 In 2006 a noise study evaluating the configuration of the relocated community pool was
59 prepared. The study indicated that the proposed location and configuration of the swimming
60 pool could result in potentially significant noise impacts if unmitigated. The study went on to
61 evaluate the effectiveness of a range of potential mitigation measures, including construction of
62 a noise barrier around the pool area and relocating the community pool. The City Council
63 determined that the installation of a very tall, solid noise barrier wall around the pool would
64 make the project undesirable and directed staff to explore relocation of the community pool to
65 minimize potential noise impacts.
66

67 In January, 2007, a reconfigured site plan was prepared. The reconfigured site plan proposed
68 "flipping" the location of the pool and related pool facilities with the parking area planned
69 immediately north of the pool. A noise study of the reconfigured site plan was conducted and it
70 was concluded that noise levels under the reconfigured plan would not result in significant noise
71 impacts to properties in the area with the installation of sound walls on the southwest and west
72 sides of the pool area. A second addendum to the previously adopted Mitigated Negative
73 Declaration was prepared to address the changes proposed under the reconfigured site plan.
74 The second addendum was approved on March 6, 2007 (see Attachment 9).
75

76 On May 1, 2007, the City Council approved a Phase 1 Recreation Facilities Improvement and
77 Implementation Plan. This plan included the design and construction of a Teen Center and
78 Recreation Office to be located at Logvy Community Park consistent with the adopted Park
79 Master Plan. The City retained the services of Kinzie & Associates for the design of the Teen
80 Center and Recreation Office and to advance the Master Plan from its conceptual level to a
81 more precise facilities planning level. An advisory committee made up of elected and appointed

82 officials, city staff, a community representative and the project consultant was formed to discuss
83 the key recreation elements of the Logvy Park Master Plan update and provide preliminary
84 guidance and direction on the revised plan. Individuals serving on the Logvy Park Master Plan
85 Update Oversight Committee include:

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- Michael Dunsford, City Council
- Jeff Manfredi, Planning Commission
- Jim McCann, City Manager
- Dan Takasugi, Director of Public Works
- Frank DiFede, Recreation Superintendent
- Bev More, Community Resources Commission
- Jeannie Forni, Art Guild
- Frank Sottile, Boys and Girls Club

96 On December 6, 2007, a stakeholder meeting was conducted to review draft versions of the
97 updated Logvy Park Master Plan and receive input. On January 10, 2008, a public meeting was
98 held, attended by approximately 30 members of the community and City staff. The
99 overwhelming response from the participants in the stakeholder meeting and the public meeting
100 was strong praise for the planning process and support for the revisions and refinements to the
101 Park Master Plan.

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PROPOSED PROJECT

105 The revised Logvy Community Park Master Plan is illustrated in Attachment 4. The project
106 consists of five new buildings: a sport court / fitness building, a teen / art center building, a
107 recreation office/programming building, a pool party room building, and a new maintenance shed
108 in the City maintenance yard. The project also includes expansion of one of the swim center
109 buildings. In addition to these buildings, the revised Logvy Community Park Master Plan includes
110 the existing community swimming pool and ancillary facilities, the Veterans Memorial, the existing
111 community garden area, the existing City maintenance yard, and the existing playing fields. Other
112 improvements envisioned in the Master Plan include: addition of facilities to the community pool
113 and swim center, a bike and pedestrian trail along the perimeter of the playfields and the Napa
114 River; bocce ball courts in the southern most portion of the site; an area designated for installation
115 of an approved Veteran's Memorial (now under construction), and various landscaping
116 enhancements. It is envisioned that the various components of the revised Master Plan will be
117 constructed over time in incremental phases.

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119 Features originally considered in the 1999 Master Plan that have changed or are no longer
120 included in the Master Plan include: relocation and re-programming of the 18,700 square foot
121 community center (which included a 300 seat auditorium) into two smaller scale buildings (Teen /
122 Art Center and the Recreational Offices buildings and associated programs); elimination of the
123 8,000 square foot library; and retention of the community garden in its current location.

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Sport Court / Fitness Building

127 The planned sport court / fitness building would be reduced in size from the maximum 12,500
128 square feet that was anticipated in the original Master Plan to approximately 8,700 square feet.
129 The sport court portion of the building would primarily be used as a gymnasium. The fitness

130 portion of the building would primarily be used for weight training and aerobic activities. The
131 maximum height of the structure would be approximately 30 feet.

132 *Teen / Art Center and Recreation Office/Programming Buildings*

133
134 The planned teen / art center and recreation office/programming buildings represent a
135 reconfiguration and reprogramming of the 18,700 square foot community center building that was
136 envisioned in the original Master Plan. The teen / art center building will be approximately 3,500
137 square feet in size. The teen center portion of the building will be primarily used for teen related
138 activities. The art center portion of the building will be used for children and adult art
139 programming. A small lawn area outside (north) of the teen center portion of the building is
140 proposed for use in conjunction with teen center and art center activities.

141
142 The recreation office/programming building will also be approximately 3,500 square feet in size
143 and will contain space for City Recreation and Parks Department staff as well as a “flex” space
144 area that could be used for club meetings, staff training, classes and small events. The maximum
145 height of these two structures would not exceed 30 feet.

146
147 *Expansion of Existing Swim Center*

148
149 The revised Master Plan envisions expansion of the existing swim center to include the addition of
150 an 817 square foot concession area to the easterly swim center building, a water slide and a
151 mineral pool. The revised Master Plan also proposes the addition of a 2,100 square foot party
152 room. The party room would be available for pool parties, community group meetings and other
153 events. The maximum height of the pool party room building would not exceed 30 feet.

154
155 *Maintenance Shed*

156
157 A new 600 square foot maintenance shed would be constructed in the City maintenance yard in
158 the westernmost point of the property. The planned maintenance shed would replace the existing
159 600 square foot open shed that is currently located in the setback area from the Napa River. The
160 existing open shed will be removed upon completion of the new shed.

161
162 *Circulation and Parking*

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164 A total of 119 parking spaces are being proposed to accommodate users at full build-out of
165 facilities envisioned in the revised Master Plan. The revised Master Plan reflects the
166 reconfiguration of the previously planned parking areas that was approved as part of the
167 relocation of the swim center buildings and community pool. The main parking area is an 82
168 space lot located south of the swim center buildings. Vehicles will enter and exit this lot at the
169 intersection of N. Oak Street and Washington Street.

170
171 A 28 space parking area will be constructed in the area immediately north of the teen / art center
172 and recreation office/programming buildings. This parking area will be accessed from N. Oak
173 Street.

174
175 A small 10 space parking area will be located in the area between the City maintenance yard and
176 the future pool party room. This area will be accessed via a small service road that extends along
177 the west side of the community pool between the City maintenance yard and the main parking lot.

178

179 The revised Master Plan retains the planned bike and pedestrian path along the eastern edge of
180 the Napa River. Although shown on the Master Plan graphic, the pedestrian and bike bridge
181 crossing across the Napa River is shown for contextual purposes only and is not a part of the
182 project.

183
184 A pedestrian path will also be constructed around the perimeter of the playing fields, providing
185 connections between Washington Street and the future bike and pedestrian trail planned along
186 the Napa River.

187
188 *Open Space and Landscaping*

189
190 The project offers an opportunity to provide the community with functional and attractive open
191 space. The playing fields provide community members and local athletic organizations with
192 accessible recreational space for exercise and sports activities. The planned bike and pedestrian
193 path is located next to the Napa River corridor where users can enjoy views of the river and
194 riparian habitat while walking or biking. The community garden area also contributes to functional
195 and valuable open space by providing an area where community members who may not have a
196 suitable yard area can plant and grow vegetables, fruits and flowers.

197
198 The project is bounded on its southern and western perimeters by the Napa River. A 45-foot
199 setback area will be maintained within which no new buildings will be developed. "Horizontal"
200 improvements such as the proposed bike and pedestrian path, access roads and small portions of
201 the main parking area will be permitted to encroach within this setback area.

202
203 The site supports a number of mature trees, many of which are planned to be retained. Some
204 trees will need to be removed in order to accommodate development anticipated by the Master
205 Plan, including a number of Valley Oaks. On-site replacement of all trees removed for
206 development of community park facilities is included as part of the Master Plan, though specific
207 locations of new trees will not be determined until the time that individual phases of the project are
208 approved and/or constructed.

209
210 *Bocce Courts*

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212 Four bocce courts and a small equipment storage shed will be constructed in the southern corner
213 of the site south of the planned soccer field. The bocce court area will be accessible from the
214 pedestrian and bicycle path that loops around the playing fields and connects with Washington
215 Street or from the bike trail that runs along the southern perimeter of the site parallel to the Napa
216 River corridor.

217
218 *Veterans Memorial*

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220 The Veterans Memorial will be a place where the service and sacrifice of America's veterans is
221 acknowledged and celebrated. The Veterans Memorial will consist of stone columns representing
222 the different branches of the armed services, trees, landscaping and a paved plaza area.

223
224 **GENERAL PLAN CONFORMANCE**

225
226 The Logvy Community Park Master Plan has been a long-anticipated recreation project
227 within the City. As described above, implementation of improvements envisioned in the

228 Master Plan has been occurring incrementally over the past 10 years and is expected to
229 continue for the foreseeable future. Staff finds that the uses contemplated in the
230 proposed revisions to the Master Plan are generally consistent with those envisioned in
231 the original 1999 Master Plan and will further the following General Plan Goals,
232 Objectives and Actions:

233
234 GOAL OSC-4: Develop a full complement of parks and other recreational lands
235 for public use and enjoyment.

- 236
- 237 • Objective OSC-4.1: Provide a comprehensive system of parks and
238 recreation facilities in Calistoga.
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 - 240 • Objective OSC-4.2: Provide a full range of recreational activities within
241 Calistoga's park system.
 - 242
 - 243 ○ *Action A.2: Continue to develop the Logvy Community Park as a*
244 *recreational open space resource for the City, including the*
245 *swimming pool and other uses identified in the approved Master*
246 *Plan.*
 - 247

248 The proposed revisions are also consistent with planned bicycle facility improvements
249 shown on Figure C of the City's Bicycle Transportation Plan (adopted in 2007) and will
250 further the following plan goals, objectives and policies:

251
252 GOAL 3: Establish a bikeways network that connects north and south, east and
253 west and that interconnects residential neighborhoods and commercial districts.

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255 GOAL 4: Fully utilize creek corridors for bicycle needs.

- 256
- 257 • Objective J: Support bicycle routes to and through the City,
258 acknowledging the importance of regional routes connecting the North
259 Bay Area counties.
 - 260
 - 261 ○ Policy P17: The City of Calistoga shall work with the County and
262 cities along the Napa River Corridor to encourage river-oriented
263 bicycle access throughout the entire Napa River corridor to San
264 Pablo Bay.
 - 265

266 **COMMUNITY RESOURCES COMMISSION REVIEW**

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268 The Community Resources Commission (CRC) reviewed the proposed Master Plan revisions at
269 its regularly scheduled meeting on August 19, 2009. In general, the Commission was
270 supportive of the proposed revisions and the effort to expand recreational uses and activities at
271 Logvy Community Park. The Commission expressed some concern about possible
272 displacement of the existing softball field, suggesting that the field should not be removed until a

273 replacement location has been found. The Commission also expressed concern that if the
274 school district builds a new gymnasium the proposed "sport court" facility may be redundant.
275 The CRC concluded its discussion with a recommendation that the Planning Commission and
276 City Council approve the revised Master Plan.

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278 **ENVIRONMENTAL REVIEW**

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280 In accordance with the California Environmental Quality Act (CEQA), the City of Calistoga
281 Planning and Building Department has prepared an Initial Study for the project. The proposed
282 project could have potentially significant environmental impacts in the following areas:
283 aesthetics, air quality, archaeological resources, biological resources, geology and soils, noise,
284 public services, traffic and water quality. Mitigation measures that would reduce potentially
285 significant environmental impacts to a level that would be less than significant were identified
286 and will be incorporated into the project as individual phases are constructed.

287

288 A copy of the Initial Study and draft Mitigated Negative Declaration was sent to the State
289 Clearinghouse for distribution to state agencies. The state comment period for the
290 environmental document was July 22 to August 20, 2009. In addition, a Notice of Intent to
291 Adopt a Mitigated Negative Declaration was published in the Tribune on July 31, 2009, and
292 mailed to surrounding property owners within 300 feet of the subject site. The notice provided
293 30 days for the public to comment on the draft Mitigated Negative Declaration. Staff also
294 extended a invitation to representatives of the Mishewal Wappo tribe to consult on the project.

295

296 Staff has received the following comments in response to these notices:

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- 298 1. South Oak Street Residents (Attachment 11). South Oak Street residents are
299 concerned about parking in their neighborhood and the impact of foot and bicycle traffic
300 on the existing residence that is located near the likely location of the bridge landing.

301

302 *Comment: The bridge crossing over the Napa River is illustrated on the Master*
303 *Plan for contextual purposes only. As stated in the Initial Study, it is not an*
304 *improvement being proposed as part of the Logvy Community Park Master Plan.*
305 *It should be noted that the bridge crossing is contemplated in the City's General*
306 *Plan and Bicycle Master Plan.*

307

- 308 2. Mishewal Wappo Tribe. On September 8, 2009, City Staff will meet with the Chair of the
309 Mishewal Wappo tribe (Scott Gabaldon) to walk the site and discuss the project. No
310 initial concerns about the project have been expressed by the tribe. Staff will report on
311 the outcome of this meeting at the Commission hearing.

312

- 313 3. California Department of Fish and Game. The California Department of Fish Game has
314 expressed concern about the proximity of some of the planned improvements to the
315 Napa River channel. Staff is having discussions with Fish and Game staff on how to
316 resolve this concern and will provide an update at the Commission hearing.

317

318 CEQA requires the lead agency to consider the environmental document in conjunction with the
319 comments received. If the comments contain substantial evidence supporting a fair argument
320 that the project may actually produce significant environmental impacts, the lead agency must

321 find a way to mitigate the impacts to a level of insignificance, and then recirculate a revised
322 proposed negative declaration or prepare an EIR.

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324 Staff finds that the issues raised in these comments will be addressed through the proposed
325 mitigation measures and that no modifications and/or further action is required.

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327 **CORRESPONDENCE**

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329 1. Patricia Citaku (Attachment 10). Ms. Citaku is concerned that the number and design of
330 the proposed Bocce Ball courts are not sufficient for attracting league play and that as a
331 result the courts will go largely unutilized.

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334 **RECOMMENDATIONS**

335 **Environmental Review**

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338 Staff recommends that the Planning Commission adopt Planning Commission Resolution PC 2009-
339 23 recommending to the City Council adoption of a Mitigated Negative Declaration based on the
340 Initial Study that has been prepared for the Logvy Community Park Master Plan Revision.

341
342 **Master Plan Revision**

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344 Staff recommends that the Planning Commission adopt Planning Commission Resolution PC 2009-
345 24 recommending to the City Council approval of the proposed revisions to the Logvy Community
346 Park Master Plan.

347
348 **SUGGESTED MOTIONS**

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350 A. I move that the Planning Commission adopt Planning Commission Resolution PC 2009-
351 23 recommending to the City Council adoption of a Mitigated Negative Declaration based
352 on the Initial Study prepared for the Logvy Community Park Master Plan Revision and
353 incorporating the mitigation measures as provided in the resolution.

354
355 B. I move that the Planning Commission adopt Planning Commission Resolution PC 2009-
356 24 recommending to the City Council approval of the proposed revisions to the Logvy
357 Community Park Master Plan.

358
359 **NOTE:** The applicant or any interested person is reminded that the Calistoga Municipal Code
360 provides for a ten (10) calendar day appeal period. If there is a disagreement with the Planning
361 Commission, an appeal to the City Council may be filed. The appropriate forms and applicable fee
362 must be submitted prior to 5:00 p.m. on or before the tenth calendar day following the
363 Commission's final determination.

364
365 **ATTACHMENTS**

366
367 1. Draft PC Resolution 2009-23 recommending that the City Council adopt a Mitigated
368 Negative Declaration for the revised Logvy Community Park Master Plan.

Logvy Community Park Master Plan Revision

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- 369 2. Draft PC Resolution 2009-24 recommending that the City Council approve the proposed
- 370 revision to the Logvy Community Park Master Plan.
- 371 3. Draft Initial Study and Mitigated Negative Declaration
- 372 4. Site Plan illustrating Master Plan Revisions
- 373 5. Aerial of Project Site
- 374 6. Existing Site Conditions
- 375 7. Original Logvy Community Park Master Plan (1999)
- 376 8. 2005 Revision to Logvy Park Master Plan
- 377 9. 2007 Revision to Logvy Park Master Plan
- 378 10. Correspondence dated August 17, 2009 from Patricia Citaku
- 379 11. Correspondence dated August 25, 2009 from South Oak Street Residents
- 380