

CITY OF CALISTOGA

STAFF REPORT

**TO: CHAIRMAN MANFREDI AND MEMBERS OF THE
PLANNING COMMISSION**

FROM: ERIK V. LUNDQUIST, ASSOCIATE PLANNER

MEETING DATE: DECEMBER 9, 2009

**SUBJECT: CALISTOGA VILLAGE INN AND SPA – 1880 LINCOLN
AVE. – CONDITIONAL USE PERMIT EXTENSION
(U 2009-12)**

REQUEST:

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2
3 Consideration of an extension of time for previously approved Conditional Use Permit and
4 Design Review, which authorized the redevelopment of the Calistoga Village Inn and Spa;
5 including the demolition of the existing uses and structures, and the redevelopment and operation
6 of an 80 unit visitor accommodation, spa, restaurant and conference center totaling 82,933 square
7 feet on the property located at 1880 Lincoln Avenue (APN 011-050-041) within the “CC-DD”,
8 Community Commercial– Design District.
9

BACKGROUND AND DISCUSSION:

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12 On November 12, 2008 the Planning Commission adopted a Mitigated Negative Declaration and
13 approved the Calistoga Village Inn and Spa Redevelopment Project (i.e. Conditional Use Permit
14 and Design Review) which authorized the redevelopment of the 5.17 acre property; including
15 demolition of the existing uses and structures, and the redevelopment and operation of an 80 unit
16 visitor accommodation, spa, restaurant and conference center totaling 82,933 square feet. Since
17 this approval, the Applicant has been actively pursuing financing options, although, the economic
18 conditions are hindering building permit submittal. Since the economic forecasts do not predict a
19 dramatic up swing, the Applicant is currently pursuing a development agreement with the City to
20 extend the term land use entitlements up to ten years. However, since the development agreement
21 has not been publically reviewed and/or executed this use permit extension is warranted to ensure
22 validity during development agreement negotiations.
23

24 There has not been any development on this property that is inconsistent with the approved
25 project and the project remains consistent with the 2003 General Plan Update and Zoning
26 Ordinance. In addition, on November 5, 2008 the City Council granted a Growth Management
27 Allocation reserving a water and wastewater allocation for the project and to allow the continued
28 processing of the project. The Planning and Building Director has extended this allocation until
29 November 5, 2010. As a result, Staff recommends that a one (1) year time extension should be
30 granted for the project in order to complete the conditions necessary to process the required
31 permits and to extend the life of the project until the development agreement is executed. The
32 Calistoga Municipal Code allows the granting of extensions for a period or periods of time not to
33 exceed one year after the initial one-year approval period.

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ENVIRONMENTAL REVIEW:

Staff recommends that the Planning Commission reconsider the previously adopted Mitigated Negative Declaration finding that the proposed project, as amended by mitigation measures agreed to by the applicant, would not have a significant adverse impact on the environment pursuant to the CEQA Guidelines.

RECOMMENDATION:

Staff recommends adoption of a Resolution approving a one-year time extension for the Calistoga Village Inn and Spa Redevelopment Project, including the Conditional Use Permit and Design Review, on the property located at 1880 Lincoln Avenue (APN 011-050-041) within "CC-DD", Community Commercial - Design District, based upon the above findings and subject to conditions of approval.

SUGGESTED MOTION:

Extension of Time for the Calistoga Village Inn and Spa Redevelopment Project (Conditional Use Permit and Design Review)

I move that the Planning Commission adopt Resolution PC 2009-28 approving a one-year time extension for the Calistoga Village Inn and Spa Redevelopment Project, including the Conditional Use Permit and Design Review on the property located at 1880 Lincoln Avenue (APN 011-050-041) within "CC-DD", Community Commercial - Design District, based upon the findings contained in the staff report and subject to conditions of approval.

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

ATTACHMENTS

1. Conditional Use Permit Extension, PC Resolution No. 2009-28
2. Letter dated October 6, 2009 from Jag Patel
3. Calistoga Village Inn and Spa Redevelopment Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program Resolution PC 2008-45
4. Calistoga Village Inn and Spa Redevelopment Conditional Use Permit and Design Review Resolution PC 2008-46
5. Approved Plans

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2009-28**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA, APPROVING A ONE-YEAR TIME EXTENSION FOR THE CALISTOGA VILLAGE INN AND SPA REDEVELOPMENT PROJECT (CONDITIONAL USE PERMIT AND DESIGN REVIEW) LOCATED AT 1880 LINCOLN AVENUE (APN 011-050-041) WITHIN THE "CC-DD", COMMUNITY COMMERCIAL - DESIGN DISTRICT

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2 **WHEREAS**, on November 12, 2008 the Planning Commission adopted a Mitigated Negative
3 Declaration and approved the Calistoga Village Inn and Spa Redevelopment Project (i.e. Conditional Use
4 Permit and Design Review) which authorized the redevelopment of the 5.17 acre property; including
5 demolition of the existing uses and structures, and the redevelopment and operation of an 80 unit visitor
6 accommodation, spa, restaurant and conference center totaling 82,933 square feet. During its review the
7 Commission considered the public record, including staff report, findings, minutes, and written materials
8 and testimony presented by the applicant and the public during the hearing; and
9

10 **WHEREAS**, since the time of project approval the owner has made substantial progress in the
11 securing the necessary financing to obtain construct the project; and
12

13 **WHEREAS**, on October 6, 2009 Jag Patel, the property owner requested more time to bring
14 forward the building permit application and to provide the fees necessary to commence construction; and
15

16 **WHEREAS**, the Planning Commission reviewed and considered this application at its regular
17 meeting on December 9, 2009, and prior to taking action on the application, the Commission received
18 written and oral reports by the Staff, and received public testimony. After considering the project, the
19 Commission adopted findings and approved the Project subject to conditions of Approval; and
20

21 **WHEREAS**, A Mitigated Negative Declaration for this project was previously adopted pursuant
22 to Article 6 of the CEQA Guidelines, therefore, no additional environmental review need be prepared
23 pursuant to Section 15162 of the State CEQA Guidelines.
24

25 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission that
26 based on the previous Findings, that the Planning Commission approves a one-year time extension for the
27 Calistoga Village Inn and Redevelopment Project, subject to the following conditions of approval:
28

- 29 1. This approval is for a one-year extension of time for the Calistoga Village Inn and Spa
30 Redevelopment Project (i.e. Conditional Use Permit and Design Review) which authorized the
31 redevelopment of the 5.17 acre property; including demolition of the existing uses and structures,
32 and the redevelopment and operation of an 80 unit visitor accommodation, spa, restaurant and
33 conference center totaling 82,933 square feet on the property located at 1880 Lincoln Avenue
34 within the "CC-DD, Community Commercial – Design District. Any modification shall be subject
35 to review and approval by the Director of Planning and Building or Planning Commission.
36
- 37 2. The Project shall comply with all required conditions approved by Planning Commission
38 Resolutions 2008-045 and 046.
39
- 40 3. The Project shall expire on November 12, 2010.
41

42 **PASSED, APPROVED, AND ADOPTED** on December 9, 2009, by the following vote of the
43 Calistoga Planning Commission.
44

Resolution No. PC 2009-28
Use Permit Extension of Time
Calistoga Village Inn and Spa Redevelopment
1880 Lincoln Avenue (APN 011-050-041)
Page 2 of 2

45 **AYES:**
46 **NOES:**
47 **ABSENT:**

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JEFF MANFREDI, Chairman

ATTEST: _____
 KATHLEEN GULL
 Secretary to the Planning Commission

Jag Patel
19 Weller Court
Pleasant Hill, CA 94523

October 6, 2009

Charlene Gallina
Planning and Building Director
City of Calistoga
1232 Washington Street
Calistoga, CA 94515

Ref: Growth Management System Allocation – No. GMA 2008-20

Dear Charlene Gallina:

The purpose of this correspondence is to request an extension to the above referenced allocation for the redevelopment of the Calistoga Village Inn & Spa.

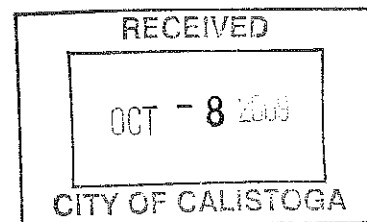
Due to our country's current financial crisis, we have not been able to proceed with the project as planned. While interest in the project remains positive due to its location, the present challenges in both the debt and equity markets have truly hampered our forward progress.

Sincerely,



Jag Patel
Owner, Calistoga Village Inn & Spa

Enclosure: 2010 GMA Application Form



**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2008-45**

A RESOLUTION ADOPTING A MITIGATED NEGATIVE DECLARATION BASED ON THE INITIAL STUDY PREPARED FOR THE CALISTOGA VILLAGE INN AND SPA REDEVELOPMENT PROJECT LOCATED AT 1880 LINCOLN AVENUE (APN 011-050-041) WITHIN THE COMMUNITY COMMERCIAL – DESIGN DISTRICT.

1 **WHEREAS**, Jagdish Patel, on behalf of Silverado Lodging Co., LLC is proposing
2 redevelopment of the 5.17 acre property; including demolition of the existing uses and
3 structures, and the redevelopment and operation of an 80 unit visitor accommodation,
4 spa, restaurant and conference center totaling 82,933 square feet all on the property
5 located at 1880 Lincoln Avenue within the "CC-DD", Community Commercial - Design
6 District (APN 011-050-041);
7

8 **WHEREAS**, the Planning Commission has reviewed and considered the Initial
9 Study prepared for the project at its regular meeting on November 12, 2008, and prior to
10 taking action on the application, the Commission received written and oral reports by the
11 Staff, and received public testimony;
12

13 **WHEREAS**, in accordance with the California Environmental Quality Act (CEQA),
14 the City of Calistoga, Planning and Building Department prepared an Initial Study/CEQA
15 Checklist, which identified potentially significant impacts to aesthetics, air quality,
16 biological resources, cultural resources, geology/soils, hydrology/water quality, noise,
17 public services, recreation, transportation/traffic and utilities/service systems;
18

19 **WHEREAS**, this project, as mitigated, will not result in any significant adverse
20 environmental impacts; and
21

22 **WHEREAS**, that on the basis of the Initial Study prepared for the project the
23 construction and operation of the redeveloped Calistoga Village Inn and Spa as
24 requested by Jagdish Patel, on behalf of the property owners Silverado Lodging Co.,
25 LLC will not have a significant effect on the environment and, therefore, a mitigated
26 negative declaration is adopted based on the following findings.
27

- 28 1. An Initial Study was prepared pursuant to the California Environmental Quality
29 Act and has been considered as a result of this project and although the project
30 could have a significant effect on the environment, there will not be a significant
31 effect in this case because mitigation measures to reduce all impacts to a level of
32 insignificance or to avoid such impacts have been identified and agreed to by the
33 applicant. A Mitigated Negative Declaration should therefore be prepared with
34 the mitigation measures as adopted as Conditions of Approval.
35
- 36 2. As mitigated this project will not result in any significant adverse environmental
37 impacts. There is no evidence that this project will result in any adverse impacts to
38 fish and wildlife habitat.
39

40 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning
41 Commission that based on the above Findings, the Planning Commission adopts a
42 Mitigated Negative Declaration, subject to the following Mitigation Measures.
43

Resolution No. PC 2008-45
Calistoga Village Inn and Spa
Mitigated Negative Declaration
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44 Aesthetics

45

46 Mitigation Measure Aesthetics-1: Prior to building permit issuance, a Lighting Plan shall
47 be submitted in conjunction with the building permit(s) consistent with the Benya Lighting
48 Design Report dated December 7, 2007 subject to the review and approval of the
49 Planning and Building Director.

50

51 Air Quality:

52

53 Mitigation Measure AQ-1: Prior to building permit or grading permit issuance, the
54 Applicant shall prepare and submit an Erosion and Sedimentation Control Plan that
55 incorporates the following Best Management Practices with notes, details and or/
56 specifications subject to the review and approval of the Public Works and Planning and
57 Building Directors.

58

59 a) Exposed soils shall be watered periodically during construction, a minimum of twice
60 daily. The frequency of watering shall be increased if wind speeds exceed 15 mph.
61 Only on-site well water, purchased city potable water (if available and subject to the
62 review and approval of the Director of Public Works) or reclaimed water shall be
63 used for this purpose. Responsibility for watering shall include weekends and
64 holidays when work is not in progress.

65

66 b) During excavation activities, haul trucks used to transport soil shall utilize tarps or
67 other similar covering devices to reduce dust emissions.

68

69 c) Grading and construction equipment operated during construction activities shall be
70 properly muffled and maintained to minimize emissions. Equipment shall be turned
71 off when not in use.

72

73 d) Construction sites involving earthwork shall provide for a gravel pad area consisting of
74 an impermeable liner and drain rock at the construction entrance to clean mud and
75 debris from construction vehicles prior to entering the public roadways. Street
76 surfaces in the vicinity of the project shall be routinely swept and cleaned of mud and
77 dust carried onto the street by construction vehicles.

78

79 e) Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed
80 stockpiles (dirt, sand, etc.).

81

82 f) Post-construction revegetation, repaving or soil stabilization of exposed soils shall be
83 completed in a timely manner according to the approved Erosion and Sediment
84 Control Plan and verified by City inspectors prior to acceptance of improvements or
85 issuance of certificates of occupancy.

86

87 g) The Developer shall designate a person with authority to require increased watering
88 to monitor the dust and erosion control program and provide name and phone
89 number to the City of Calistoga prior to issuance of grading permits.

90

91

92

93 Biological Resources:

94
95 Mitigation Measure Bio-1: If project construction is to occur from February 1 through
96 August 31 a qualified biologist shall conduct pre-construction surveys of all potential
97 nesting habitats of protected migratory birds within 500 feet of project activities. If
98 nesting birds are identified on the project site or within the surveyed area, a non-
99 disturbance buffer (determined in coordination with the California Department of Fish
100 and Game) shall be established around the nest tree during the breeding season or until
101 the young have fledged. If preconstruction surveys indicate that nests are inactive or
102 potential habitat is unoccupied, no further mitigation measures are required. Raptor or
103 other bird nests initiated during construction are presumed to be unaffected and no
104 buffer is necessary.

105
106 Mitigation Measure Bio-2: To avoid impacts to the aquatic environments adjacent and
107 down stream of the project site, proper erosion control and other water quality Best
108 Management Practices (BMPs) should be implemented to avoid sedimentation and
109 disturbance into the downstream aquatic habitats.

110
111 Mitigation Measure Bio-3: Prior to grading and/or building permit issuance, a Tree
112 Removal and Replacement Plan consistent with the Arborist's Report dated June 18,
113 2007, and as amended November 7, 2007, shall be reviewed and approved by the
114 Public Works and Planning and Building Directors.

115
116 Cultural Resources:

117
118 Mitigation Measure CR.1: Prior to building or grading, a qualified archaeologist shall be
119 retained to monitor all ground disturbing activities including but not limited to trenching,
120 excavation and grading. The archaeologist need not be present for demolition of
121 structures but s/he shall be present when the foundations are removed. Once substantial
122 areas of existing resort infrastructure have been removed exposing the ground,
123 archaeologist shall conduct limited testing of selected areas to ascertain if (1) an
124 archaeological site exists and (2) if it has depositional integrity. Limited testing may
125 include use of traditional excavation units, shovels probes, hand or mechanical
126 augering, mechanical trenching, or other technique. Limited testing is limited in that the
127 goal is to determine if an archaeological deposit is present and if it has the necessary
128 physical integrity to be eligible for inclusion on the California Register. If no
129 archaeological deposit is found, or, if such a deposit exists but lacks physical integrity,
130 then the archaeologist shall continue to monitor ground disturbing activities as
131 necessary. If a physically intact archaeological deposit is indentified, the archaeologist
132 shall determine its physical limits and depth and, the nature of the assemblage of
133 cultural materials therein.

134
135 Once these parameters are identified, the archaeologist shall (a) work with the project
136 applicant to avoid the archaeological deposit, or, if avoidance is not feasible, (b) prepare
137 an excavation plan that has at its goal collection of a sample of the cultural materials that
138 characterize the archaeological deposit. If an archaeological deposit is found that
139 compares with one identified by Bieling (1986), then a data recovery plan could include
140 selective screening of mechanically excavated sediments and collection of discovered
141 cultural materials. A more substantial deposit would require greater effort using

142 traditional archaeological recovery methods. The excavation plan shall be submitted to
143 the City of Calistoga for review and approval, and absent local technical guidelines, all
144 procedures shall adhere to 48 FR 44716 (Secretary of the Interior's Standards and
145 Guidelines for Historical Preservation).

146
147 Mitigation Measure CR.2: If archaeological, historical, paleontological resources or other
148 human remains are encountered, all construction activity in the affected area shall cease
149 and no materials shall be removed until a qualified professional surveys the site and
150 mitigation measures can be proposed by the qualified professional to the satisfaction of
151 the Planning Division for approval and subsequent implementation by the Applicant.

152
153 Geology and Soils:

154
155 Mitigation Measure Geo 1: Prior to the issuance of grading permits, the developer shall
156 prepare a storm water pollution prevention plan (SWPPP), consistent with the State
157 Water Resources Control Board NPDES requirements. The SWPPP shall be submitted
158 to the City Engineer for review and approval.

159
160 Mitigation Measure Geo 2: Prior to building or grading, a final design-level geotechnical
161 report, with consideration of recommendations from the Giblin Associates Soils
162 Investigation Report, shall be prepared and submitted to the City for review and
163 approval. The recommendations of the final geotechnical report shall be incorporated
164 into the project design prior to issuance of grading or building permits for review and
165 approval of the Public Works and Planning and Building Departments.

166
167 Hydrology & Water Quality:

168
169 Mitigation Measure WQ-1: Prior to grading and/or building permit issuance, the applicant
170 shall submit engineered drainage plans and design calculations consistent with the
171 Hydrological Analysis prepared by Riechers Spence & Associates dated January 25,
172 2008 subject to the review and approval of the City Engineer.

173
174 Mitigation Measure WQ-2: Prior to occupancy, the culvert located approximately 170 feet
175 south of the property which drains under Lincoln Avenue shall be cleaned to insure the
176 full capacity of the culvert will be able to convey stormwater runoff.

177
178 Mitigation Measure WQ-3: Prior to occupancy, the Developer shall enter into a
179 maintenance agreement and participate in annual cost of maintaining the ditch located at
180 the northerly and easterly property boundaries of Calistoga Springs and Chateau
181 Calistoga Mobile Home Parks.

182
183 Mitigation Measure WQ.4: All drainage inlets shall be permanently marked "No
184 Dumping-Flows to River".

185
186 Mitigation WQ.5: Prior to building or grading permit issuance, verification shall be
187 provided indicating that a permit has been obtained or a Notice of Intent (NOI) has been
188 filed with the California Regional Water Quality Control Board for a General Permit to
189 Discharge Storm Water Associated with Construction Activity subject to the review and
190 approval of the Planning and Building Department.

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Calistoga Village Inn and Spa
Mitigated Negative Declaration
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191
192 Mitigation Measure WQ.6: No discharge of hazardous materials shall be allowed in
193 ground or surface waters or on the land. All hazardous materials shall be stored,
194 managed, and disposed of, off site, in a lawful manner.

195
196 Mitigation Measure WQ.7: Prior to abandonment, drilling and/or commencement of any
197 geothermal production wells and/or injection wells, all required permits from the
198 Department of Conservation, Division of Oil, Gas and Geothermal Resources, California
199 Regional Water Quality Control Board and the Napa County Environmental Management
200 Department shall be obtained by the Applicant and evidence of such permit(s) shall be
201 submitted to the Director of the Planning and Building Department. Prior to occupancy,
202 the pre-existing wells shall be abandoned and permanently destroyed subject to the
203 review and approval of the City of Calistoga and the Napa County Environmental
204 Management.

205
206 Mitigation Measure WQ.8: Prior to utilizing geothermal water in any of the pools or spas,
207 the Applicant shall submit a bacteriological test to the County of Napa Department of
208 Environmental Management. The test shall show results satisfactory and acceptable to
209 Environmental Management. A copy of the bacteriological test and evidence of
210 clearance by the Department of Environmental Management shall be submitted to the
211 Director of the Planning and Building Department prior to the commencement of use of
212 geothermal or mineral water.

213
214 Noise:

215
216 Mitigation Measure N-1: The applicant shall develop a construction management plan to
217 reduce traffic congestion during project construction, including staging areas on the
218 project site and truck movements delivering and/or exporting fill material. Approval of
219 the plan shall be required from the City prior to issuance of any grading permit.

220
221 Mitigation Measure N-2: Construction activities shall be limited to the hours of 8 AM and
222 6 PM Monday through Saturday, unless otherwise authorized by the Planning and
223 Building Department.

224
225 Public Services:

226
227 Mitigation Measure PS-1: Prior to building permit issuance, the "Public Safety", "School"
228 and "Quality of Life" Development Impact Fees shall be paid subject to the review and
229 approval of the Planning and Building Director.

230
231 Recreation:

232
233 Mitigation Measure Rec-1: Prior to building permit issuance, the "Quality of Life"
234 Development Impact Fee shall be paid subject to the review and approval of the
235 Planning and Building Director.

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Calistoga Village Inn and Spa
Mitigated Negative Declaration
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240 Transportation/Traffic:

241
242 Mitigation Measure TRAF-1: Prior to building permit or grading permit issuance,
243 Improvement Plans shall be approved and an Encroachment Permit shall be obtained
244 from the Department of Public Works and Caltrans for required upgrades to Lincoln
245 Avenue.

246
247 Mitigation Measure TRAF-2: Prior to building permit issuance, Improvement Plans shall
248 be prepared and submitted indicating the development of a Class I, bike path along the
249 eastern property boundary subject to the review and approval of the Public Works
250 Director.

251
252 Mitigation Measure TRAF-3: Prior to commencement of construction and issuance of
253 building permits, Improvement Plans indicating temporary emergency access and
254 permanent access at the project site shall be approved by the City.

255
256 Mitigation Measure TRAF-4: Prior to building permit issuance, the Special Impact Fee
257 for the Silverado Trail/Lake Street/Lincoln Avenue intersection shall be paid.

258
259 Utilities & Service Systems:

260
261 Mitigation Measure Utilities 1: Prior to issuance of any grading or building permits and/or
262 commencement of any geothermal water uses or operations, the Applicant shall develop
263 and submit an Operations, Maintenance, and Monitoring Plan (OMMP) to the City of
264 Calistoga. The OMMP shall be reviewed and approved by the City's Public Works
265 Director prior to issuance of said permits and/or use of the facilities. The OMMP shall
266 include a detailed description of the methods and procedures for metering, monitoring,
267 measuring, and reporting geothermal use on the project, and demonstrate that no
268 geothermal groundwater is discharged to the City sewer system, in order to ensure that
269 all geothermal groundwater uses are consistent with the project description, mitigation
270 measures and/or Conditions of Approval.

271
272 Mitigation Measure Utilities 2: Prior to grading and/or building permit issuance, the
273 applicant shall submit engineered drainage plans and design calculations consistent with
274 the Hydrological Analysis prepared by Riechers Spence & Associates dated January 25,
275 2008 subject to the review and approval of the City Engineer.

276
277 Mitigation Measure Utilities 3: Prior to building permit issuance, Improvement Plans shall
278 be prepared and submitted to the Planning and Building Department, along with the
279 Public Works Department, indicating the development of a new sewer line and sewer
280 bypass line extending from Lincoln Avenue at Stevenson to connect to Washington
281 Street at either Gerard, Franklin or Anna Streets subject to the review and approval of
282 the Public Works Department.

283
284 Mitigation Measure Utilities 4: Prior to building permit issuance, Improvement Plans shall
285 be prepared and submitted to the Planning and Building Department, along with the
286 Public Works Department, indicating the development of a reclaimed water line
287 extending down Lincoln Avenue across the property's frontage subject to the review and
288 approval of the Public Works Department.

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Calistoga Village Inn and Spa
Mitigated Negative Declaration
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289
290 Mitigation Measure Utilities 5: Prior to building permit issuance, the applicant shall
291 purchase additional water and wastewater resources, as indicated in the approved water
292 and wastewater study, subject to the ordinances in place at the time of Building Permit
293 issuance. A reduced amount of resources shall only be approved upon the review and
294 approval of the Public Works Department.

295
296 **PASSED, APPROVED, AND ADOPTED** on November 12, 2008, by the
297 following vote of the Calistoga Planning Commission:

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299 AYES: MANFREDI, CREAGER, BUSH, and KITE
300 NOES: NONE
301 ABSENT NONE
302 ABSTAIN: COATES

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JEFF MANFREDI, Chairman

ATTEST: 
Kathleen Guill
Secretary to the Planning Commission

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2008-46**

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (U 2007-11), AND DESIGN REVIEW (DR 2007-13) FOR THE CALISTOGA VILLAGE INN AND SPA REDEVELOPMENT PROJECT LOCATED AT 1880 LINCOLN AVENUE (APN 011-050-041) WITHIN THE "CC", COMMUNITY COMMERCIAL – DESIGN DISTRICT.

1
2 **WHEREAS**, on October 2, 2007, an application was submitted by Jagdish Patel,
3 on behalf of Silverado Lodging Co., LLC, requesting approval of a Conditional Use
4 Permit and Design Review to allow the redevelopment of the Calistoga Inn and Spa
5 property located at 1880 Lincoln Avenue; and
6

7 **WHEREAS**, Silverado Lodging Company, a California Limited Partnership is
8 proposing to redevelop the 5.17 acre property; including demolition of the existing uses
9 and structures, and the redevelopment and operation of an 80 unit visitor
10 accommodation, spa, restaurant and conference center totaling 82,933 square feet; and
11

12 **WHEREAS**, An Initial Study/Mitigation Negative Declaration (IS/MND) was
13 completed in accordance with applicable CEQA Guidelines, and on October 3, 2008 the
14 IS/MND was circulated for public and agency review and comment. Copies of the
15 IS/MND were made available to the public at the Department of Planning and Building
16 on October 3, 2008, and the IS/MND was distributed to interested parties and agencies.
17 On October 3, 2008 a notice of the Planning Commission public hearing of November
18 12, 2008 to review the IS/MND was published in the local newspaper;
19

20 **WHEREAS**, the Planning Commission has reviewed and considered this
21 application at its regular meeting on November 12, 2008, and prior to taking action on
22 the application, the Commission received written and oral reports by the Staff, and
23 received public testimony;
24

25 **WHEREAS**, the Planning Commission finds that approval of the Use Permit and
26 Design Review will not result in detrimental or adverse impacts upon the public
27 resources, wildlife or public health, safety and welfare if the conditions of project
28 approval proposed are adopted;
29

30 **WHEREAS**, the Planning Commission, pursuant to Chapter 17.40.070 Findings
31 (Use Permit) has made the following findings for the project:
32

- 33 1. The proposed development, together with any provisions for its design and
34 improvement, is consistent with the General Plan, any applicable specific plan
35 and other applicable provisions of the Zoning Code including the finding that the
36 use as proposed is consistent with the historic, rural, small-town atmosphere of
37 Calistoga.
38

39 Response: The property is located within the Community Commercial General
40 Plan land use designation and the reciprocating "CC", Community Commercial
41 zoning district. Resorts (i.e. visitor accommodations, spas, restaurants,
42 conference centers, etc.) are principally permitted uses within the "CC" zone.

Resolution No. PC 2008-46
Calistoga Village Inn and Spa Redevelopment
Conditional Use Permit (U 2007-11) and Design Review (DR 2007-13)
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43 Staff finds that the proposed development is appropriate in that it will better
44 reflect the desired use of the property and will establish a greater sense of place.
45 Therefore, staff finds that the proposed redevelopment is consistent with the
46 General Plan and Zoning Ordinance.

47
48 2. The site is physically suitable for the type and density of development.

49
50 Response: The proposed site is adequate in size and shape to accommodate
51 the structures, yards, walls, fences, parking, landscaping and other development
52 features.

53
54 3. The proposed development has been reviewed in compliance with the California
55 Environmental Quality Act (CEQA) and the project will not result in detrimental or
56 adverse impacts upon the public resources, wildlife or public health, safety and
57 welfare.

58
59 Response: The Project has been analyzed under CEQA and all environmental
60 impacts will be mitigated to a level of less than significant. Additionally, the
61 impact fees and exactions paid pursuant to the conditions imposed under the
62 Conditional Use Permit ensure that the Project has no adverse impacts on public
63 health, safety and welfare.

64 4. Approval of the use permit application will not cause adverse impacts to
65 maintaining an adequate supply of public water and an adequate capacity at the
66 wastewater treatment facility.

67
68 Response: The Project, including the impact fees and connection fees paid
69 pursuant to the conditions of approval, will not cause adverse impacts to the
70 public water supply and wastewater treatment facility.

71 5. Approval of the use permit application shall not cause the extension of service
72 mains greater than 500 feet.

73
74 Response: The Project does include the construction of a sewer collect main line
75 and reclaimed water transmission lines greater than 500 feet. Although, these
76 extensions will not create or spawn development in an area not otherwise
77 intended for development.

78 6. An allocation for water and/or wastewater service pursuant to Chapter 13.16
79 CMC (Resource Management System) shall be made prior to project approval.
80 Said allocation shall be valid for one year and shall not be subject to renewal.

81 Response: The Project has received a Growth Management Allocation granting
82 the necessary water and wastewater service necessary to meet the project's
83 demands.

84
85 7. The proposed development presents a scale and design which are in harmony
86 with the historical and small-town character of Calistoga.

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Response: The project enhances and compliments the City by providing a rural-scale and regionally-inspired building styles and exterior finishes that call attention to the function of the project.

8. The proposed development is consistent with and will enhance Calistoga's history of independent, unique, and single location businesses, thus contributing to the uniqueness of the town, which is necessary to maintain a viable visitor industry in Calistoga and to preserve its economy.

Response: The Project is a unique, destination resort development, integrating visitor accommodations and on-site restaurant, spa and conference facilities, adding to the City's diversity in the types and quality of visitor serving businesses.

9. The proposed development complements and enhances the architectural integrity and eclectic combination of architectural styles of Calistoga.

Response: The site plan, building elevations, and landscape plan for the proposed Calistoga Village Inn and Spa Redevelopment Project were reviewed for compliance with the Design Guidelines. As proposed, the project is designed with a cohesive architectural theme and will vary the use of the same color palette and building materials that will ensure compatibility internally as well as with the surrounding uses.

WHEREAS, the Planning Commission pursuant to Chapter 17.06.040 of the Calistoga Municipal Code, finds that the development attains the purposes set forth in CMC 17.06.010 and is in compliance with the following design review guidelines:

1. The design shall be compatible with the existing development pattern with regard to massing, scale, setbacks, color, textures, materials, etc.

Response: The variation among architectural styles between the building styles and the interrelationship of all Project exterior finish materials on the site ensures appropriately complementary styles among the Project's buildings. Lush landscaping and walls and fences incorporate iron, stone and wood materials which blend harmoniously with the surrounding landscape.

2. The design shall result in an appropriate site layout, orientation, and location of structures, relationship to one another, open spaces and topography.

Response: The site plan, building elevations, and landscape plan for the proposed Calistoga Village Inn and Spa Redevelopment Project were reviewed for compliance with the Design Guidelines. As proposed, the project is designed with a cohesive architectural theme and will vary the use of the same color palette and building materials that will ensure compatibility internally as well as with the surrounding uses.

133 3. The design shall provide a harmonious relationship of character and scale with
134 existing and proposed adjoining development, achieving complementary style,
135 while avoiding both excessive variety and monotonous repetition.
136

137 Response: The proposed Calistoga Village Inn and Spa redevelopment project
138 has been designed to the same scale and quality as the surrounding uses.
139 Design Review of the project incorporated an in depth review of the City's design
140 guidelines and an analysis of the project's compliance with all applicable design
141 standards. The project includes the use of one architectural style while adding
142 various design elements to create a cohesive internal project design and a
143 development compatible with surrounding neighbors.
144

145 4. The building design, materials, colors and textures shall be compatible and
146 appropriate to Calistoga, and the architectural design or structures and their
147 materials and colors shall be appropriate to the function of the project.
148

149 Response: The integration of water features and lush landscaping throughout
150 the property signifies the visitor accommodation, restaurant and spa uses. The
151 project enhances and compliments the City by providing a rural-scale and
152 regionally-inspired building styles and exterior finishes that call attention to the
153 function of the project.
154

155 5. The design shall provide for harmony of materials, colors, and composition of
156 those sides of a structure, which are visibly simultaneously.
157

158 Response: All Project buildings utilize consistent and harmonious exterior finish
159 materials on all sides.
160

161 6. The design shall provide consistency of composition and treatment.
162

163 Response: The variation among architectural styles between the building styles
164 and the interrelationship of all Project exterior finish materials on the site ensures
165 appropriately complementary styles among the Project's buildings. Lush
166 landscaping and walls and fences incorporate iron, stone and wood materials
167 which blend harmoniously with the surrounding landscape.
168

169 7. The design shall consider the location and type of planting with regard to valley
170 conditions, including the preservation of specimen and landmark trees upon a site
171 with proper irrigation to insure water conservation and maintenance of all plant
172 materials.
173

174 Response: Existing trees are preserved to the maximum extent feasible. Existing
175 specimen and landmark trees that cannot be preserved in place are transplanted
176 to the maximum extent feasible. Irrigation is provided by a high-efficiency system
177 which irrigates based upon actual evaporation rates. Implementation of the
178 Project's Tree Protection Plan will increase the health of the existing and
179 preserved trees.
180

181 8. The exterior lighting, design, signs and graphics shall be compatible with the
182 overall design approach and appropriate for the setting.

183
184 Response: The subtle lighting and use of lush landscaping and highlight the
185 overall use of the property and the significance of the region as a tourist
186 destination.

187
188 9. The design shall provide for improvement of existing site conditions, including but
189 not limited to signage, landscaping, lighting, etc., to achieve closer compliance
190 with current standards.

191
192 Response: The Project substantially upgrades the existing site conditions with
193 regard to structures, signage, landscaping, lighting, architecture and exterior
194 finishes, which will be in compliance with current codes and regulations.

195
196 10. The design promotes a high design standard and utilizes quality materials
197 compatible with the surrounding development consistent with and appropriate for
198 the nature of the proposed use.

199
200 Response: The property is within an area designated for visitor accommodation
201 uses and support facilities. The proposed uses and improvements are compatible
202 with the intended uses for the property and are compatible with other
203 improvements within the vicinity.

204
205 11. The design presents a responsible use of natural and reclaimed resources.

206
207 Response: The project preserves and/or relocates existing trees to the
208 maximum extent feasible. In addition, the Project will integrate and use a closed
209 loop geothermal heat exchange system to heat the pools and tubs, which will
210 significantly reduce energy consumption.

211
212 **THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission
213 that based on the above Findings, the Planning Commission approves the proposed
214 project, subject to the following Conditions of Approval:

215
216 **CONDITIONAL USE PERMIT (U 2007-11)**
217 **AND**
218 **DESIGN REVIEW (DR 2007-13)**

219
220 **GENERAL PLANNING CONDITIONS:**

- 221
222 1. The applicant agrees by accepting these conditions herein that any deviations
223 from the preliminary plans (received February 6, 2008, and on file at the City's
224 Planning and Building Department) shall be subject to review and approval by
225 the City, prior to incorporating the changes on the project site.
226
227 2. This project shall conform to all required conditions established herein, as
228 approved by the Planning Commission. Failure to comply with these conditions

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Calistoga Village Inn and Spa Redevelopment
Conditional Use Permit (U 2007-11) and Design Review (DR 2007-13)
Page 6 of 13

- 229 may result in a City-initiated amendment or revocation of the permit if the City
230 finds that the use to which the permit is put is detrimental to the health, safety,
231 comfort or welfare of the public, or causes a nuisance.
232
- 233 3. This use permit does not abridge or supercede the regulatory powers or permit
234 requirements of any federal, state or local agency, special district or department
235 which may retain regulatory or advisory function as specified by statute or
236 ordinance. The applicant shall obtain permits as may be required from each agency
237 prior to the issuance of any grading or building permit.
238
- 239 4. The Planning and Building Director may approve minor amendments to this Use
240 Permit provided that the permit is still in substantial conformance with the original
241 approval.
242
- 243 5. This permit shall be null and void if not used within a one year period, or if the use is
244 abandoned for a period of one hundred and eighty (180) days. This permit shall be
245 valid until it expires or is revoked pursuant to the terms of this permit and/or Chapter
246 17.40 of the Calistoga Municipal Code.
247
- 248 6. Permit holder shall be required to comply with all mitigation measures contained
249 in Resolution PC 2008-45 Mitigated Negative Declaration adopted on November
250 12, 2008 and which are incorporated herein by reference. Permit holder and
251 applicant shall also be required to comply with all required project revisions and
252 mitigation measures contained in the Mitigation Monitoring Reporting Program.
253
- 254 7. The permittee shall permit the City of Calistoga or representative(s) or
255 designee(s) to make periodic inspections at any reasonable time deemed
256 necessary in order to assure that the activity being performed under authority of
257 this permit is in accordance with the terms and conditions prescribed herein.
258
- 259 8. All construction and improvements shall be in accordance with zoning, building,
260 and all other codes, ordinances, standards, policies of the City of Calistoga. The
261 property owner agrees to submit an application for Building Permit for all
262 construction of buildings or structures located on the site, not otherwise exempt by
263 the California Building Code or any State or local amendment adopted thereto.
264 Prior to issuance of all building permits, the property owner agrees to pay all fees
265 associated with plan check and building inspections, and associated development
266 fees rightfully established by City Ordinance or Resolution.
267
- 268 9. All work performed in conjunction with this approval shall be by individuals who
269 possess a valid business license from the City of Calistoga.
270
- 271 10. The applicant shall submit a final landscape improvement plan, including lighting,
272 fencing, pool decking, etc., prior to issuance of a grading plan or building permit
273 for the project, showing final selection of plant materials, sizes, locations and on
274 site reclaimed irrigation storage tank, pump and delivery system. The Landscape
275 Architect shall also include evidence that the landscape specimens will not be
276 affected by the reclaimed water chemistry.

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11. Utilities to, fronting and within the site shall be placed underground to protect the scenic value of the property.
 12. Prior to Occupancy, Ground mounted equipment, such as backflow prevention devices and utility panels, etc. shall be adequately screened from public view and view from adjoining developed parcels.
 13. Prior to Occupancy, the applicant shall submit a master sign program that sets forth the sign theme for the project and specifies proposed sign sizes, types, and locations, including wall, canopy, freestanding, directional, and informational signs, including building addressing. The master sign program shall be subject to review and approval by the Fire Chief, Police Chief and the Planning & Building Director.
 14. Prior to Occupancy, the applicant shall record an agreement in the Napa County Recorder's Office consenting and/or agreeing to an additional contribution of \$859,194 in funding to address recreation and housing needs subject to the approval of the planning and Building Department. The agreement shall include provisions for payment to the City of Calistoga three year period following occupancy and provisions for the City of Calistoga to recoup the funds if payments are not received within the time specified.
 15. Prior to Occupancy, 60 bicycles shall be provided for use by the guests and employees of the project. The bicycles shall be maintained in an operational condition for the life of the project, unless otherwise modified or waived by the Planning and Building Director.

AGENCY APPROVALS AND AUTHORIZATIONS

16. Prior to operation, the applicant shall obtain a Business License pursuant to the City of Calistoga Municipal Code Chapter 5.04. The applicant shall, at all times, remain in compliance with the requirements of Chapter 5.04.
17. Prior to issuance of any, demolition permit, building permit or grading permit, the permit holder shall obtain required permits from Bay Area Air Quality Management District (BAAQMD), and shall comply with all permit requirements specified by BAAQMD.
18. Prior to the selling or service of any alcoholic beverages within any portion of the project, the applicant shall obtain a license from the State Department of Alcohol and Beverage Control, and provide a copy of the license to the Planning and Building Department.
19. Prior to building permit issuance, the applicant shall comply with the California Uniform Retail Food Facilities Law and Napa County Environmental Health Management Division requirements for food and beverage service to the public. Complete plans and specifications containing equipment layout, finish schedule

325 and plumbing plans for the food and/or beverage facilities and employee
326 restrooms must be submitted directly to the Department of Environmental
327 Management with the appropriate plan review fee. Upon completion of the work
328 and prior to final by this department an annual food permit will also be required.

329
330 20. Prior to building permit issuance, adequate area must be provided for collection of
331 recyclables. The applicant must contact the franchised garbage hauler for the
332 service area in which they are located (i.e. Upper Valley Disposal), in order to
333 determine the area and the access needed for the collection site. Evidence of
334 adequate area shall be provided to the Planning and Building Department.

335
336 21. Prior to the issuance of a building permit for any phase of the project that
337 requires such, the applicant shall obtain all necessary permits from the Napa
338 County Department of Environmental Management for spa and resort operations,
339 including the planned restaurant, pools and geothermal wells.

340
341 22. Prior to the issuance of a building permit for demolition of any buildings, the
342 applicant shall provide a declaration to the Building Official that there is no lead
343 paint, asbestos, or other hazardous substances on-site. In the event that a
344 declaration cannot be provided, an investigation shall be required. In the event
345 that toxic substances are on-site, a certified asbestos or toxic control specialist
346 shall monitor the cleanup and/or excavation.

347
348 **ENGINEERING/PUBLIC WORKS DEPARTMENT CONDITIONS:**

349
350 General Conditions

351
352 23. The property owner shall design and install all infrastructure improvements as
353 reviewed and/or required by the City; storm drainage improvements, sewer
354 collection lines, and domestic and reclaimed water transmission lines. Said
355 designs shall be subject to review and approval of the Public Works Director and
356 improvements shall be installed, operational and accepted by the City prior to
357 any project occupancy.

358
359 24. The property owner shall provide improvement and warranty security in
360 accordance with CMC 12.08.100 subject to the review and approval of the City
361 Engineer. Developer shall provide cost estimates for City approval from a
362 registered Civil Engineer, as necessary. Improvement security shall include an
363 additional amount for the estimated cost of restoring the site should the
364 developer not complete all the improvements.

365
366 25. Prior to any work within the Lincoln Avenue right-of-way, the developer shall
367 obtain an encroachment permit from Caltrans.

368
369 26. The applicant shall obtain approval of an appropriate temporary security fence
370 (for purposes of securing construction equipment and materials) from the City
371 prior to issuance of any grading or building permit.

372

- 373 27. The applicant shall develop a construction management plan to reduce traffic
374 congestion during project construction, including staging areas on the project site
375 and truck movements delivering or exporting material. Approval of the plan shall
376 be required from the City prior to issuance of any permit.
377

378 Street Improvements and On-Site Circulation
379

- 380 28. Street improvement plans for Lincoln Avenue shall be submitted and approved
381 by the City Engineer and Caltrans prior to the issuance of any grading permit.
382 Lincoln Avenue shall be designed to include a 12-foot travel way and eight-foot
383 shoulder in both the north and southbound directions, unless otherwise approved
384 by the City Engineer and Caltrans. Improvements shall adhere to City standards
385 unless specifically approved by the City Engineer, accompanied by supporting
386 documentation from the applicant.
387
- 388 29. Prior to occupancy, a 5 foot wide concrete sidewalk shall be designed and
389 installed across the entire project frontage on the project property subject to the
390 review and approval of the City and Caltrans. The sidewalk shall be designed to
391 ensure a smooth transition or connection to existing sidewalks. Easements shall
392 be provided for the purposes of public access. Any disturbed soil within the
393 public right of way shall be vegetated subject to the review and approval of the
394 City and Caltrans.
395
- 396 30. The applicant shall obtain an encroachment permit from the City prior to
397 undertaking grading or building work on the project site, within any public right of
398 ways or on public utilities.
399

400 Water Distribution
401

- 402 31. All new structures shall be required to connect to City water service before final
403 inspection. The water transmission lines design and improvements shall comply
404 with the City Design and Construction Standards.
405

406 Wastewater Collection and Treatment
407

- 408 32. The sanitary sewer design and improvements shall comply with the City Design
409 and Construction Standards.
- 410 33. All sanitary sewer improvements shall be designed and installed according to the
411 plans received February 6, 2008 as reviewed and approved by the Planning
412 Commission. The project wastewater collection system shall be designed and
413 constructed to ensure that the domestic waste flows are physically separate from
414 the groundwater (if any) and spa flows. The groundwater production and/or
415 waste flows (if any) must be measurable and able to be monitored per City
416 requirements. Spa discharges must also be monitored and measured per City
417 requirements. All wastewater generation rates and quantities contained in the
418 February 6, 2008 Water/Wastewater report prepared by Reichers Spence and
419 Associates are the maximum amounts permitted for this project. Prior to the

420 issuance of building permits, said amounts shall be verified as within the
421 thresholds established by this approval. Verification will include a letter and any
422 necessary study, signed by the project engineer, and subject to the review and
423 approval/acceptance of the City Engineer.

424 34. Prior to any Occupancy, the property owner shall replace the sewer main line
425 segment in Lincoln Avenue, from Stevenson Avenue to Fair Way with a new 15-
426 inch pipe, appurtenances and bypass the remaining line in Lincoln Avenue, from
427 Fair Way to Washington Street, and develop a new 15-inch sewer extension
428 down the Fair Way extension and connect with Washington Street either at
429 Gerard, Franklin or Anna Street.

430 35. Mud separators shall be installed at the spa. No mud shall be allowed into the
431 sanitary sewer system. Developer shall provide an operations and maintenance
432 plan to the City and shall be responsible for regular scheduled maintenance of
433 mud separators. Should the mud separators fail to meet their performance
434 requirements, the owner shall replace or reconstruct the mud separators at their
435 own expense.

436 36. Permit(s) for geothermal wells and the geothermal energy system shall be
437 obtained from the California Department of Conservation – Division of Oil, Gas
438 and Geothermal resources, at which time a detailed plan for the geothermal
439 energy system and supply/re-injection wells will be required, with said plan
440 subject to the review and approval of the City. The geothermal heating and/or
441 cooling system for the project shall be limited to three- to four-acre feet per year
442 of geothermal groundwater pumped from on-site well(s), used to provide heating
443 and/or cooling to the project, and re-injected into one re-injection well. The
444 geothermal energy system shall be a closed-loop system, and therefore the
445 amount of geothermal water extracted/pumped and re-injected shall be the
446 same, with the exception of a minimal allowance for mineral pool filling. No
447 discharge of geothermal groundwater to the City's sewer system is authorized by
448 this Use Permit; such discharges to the City sewer system are expressly
449 prohibited. Any future proposal to begin discharge of any geothermal
450 groundwater to the City sewer system shall be subject to the full application,
451 review, and approval process then in effect, at the time of said future geothermal
452 groundwater discharge proposal.

453 Reclaimed Water Distribution

454
455
456 37. Prior to Occupancy, the project shall accept and utilize City reclaimed waste
457 water for on-site irrigation purposes. The applicant shall enter into a reclaimed
458 water use agreement with the City, and shall extend the City's public reclaimed
459 water pipeline from near the intersection of Brannan Street to the project site, per
460 Improvement Plans reviewed and approved by the City Engineer.

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464

465 Drainage

- 466
467 38. Prior to any grading or building permit issuance, the developer shall provide
468 verification to the Planning and Building Department that water quality
469 certification has been obtained and/or a Notice of Intent (NOI) has been filed with
470 the California Regional Water Quality Control Board for a *General Permit to*
471 *Discharge Storm Water Associated with Construction Activity*.
472
473 39. The applicant shall obtain approval of a Final Grading Plan that includes erosion
474 control features. This plan shall require review and approval by the City prior to
475 undertaking site grading or building activities.
476
477 40. All on site storm drainage improvements shall be designed in compliance with
478 City Design and Construction standards, and the California Stormwater Quality
479 Association (CASQA) Handbook of Best Management Practices.
480
481 41. Developer shall design, construct and maintain all drainage improvements within
482 the property at their expense. Should drainage improvements fail to meet their
483 performance requirements, the owner shall reconstruct the improvements at their
484 own expense.
485
486 42. Developer shall maintain all stormwater culverts and headwalls under Lincoln
487 Avenue access driveways. Should the stormwater culverts and headwalls fail
488 structurally, the owner shall reconstruct stormwater culverts and headwalls at
489 their own expense.
490
491 43. Permeable asphalt or permeable concrete shall not be used as a permeable
492 pavement solution. Developer shall provide a permeable pavement maintenance
493 plan to the City and shall be responsible for maintaining permeable pavements to
494 maintain drainage performance requirements. Should the permeable pavements
495 fail to meet their drainage performance requirements, then the owner shall
496 reconstruct the permeable pavements at their own expense.
497

498 **FIRE AND POLICE DEPARTMENT CONDITIONS:**

- 499
500 44. Prior to issuance of any building permit, the applicant shall develop on-site
501 security protocol for project construction and operation, which shall be approved
502 by the Calistoga Police Department. The security protocol shall include, but used
503 not be limited to, alarms, security cameras etc.
504
505 45. Prior to issuance of any building permit, the Developer shall demonstrate to the
506 satisfaction of the Calistoga Fire Department that all structures are accessible to
507 emergency services as required by Section 902.1 standards of the California Fire
508 Code.
509
510 46. Prior to the issuance of any building permit, the building fire suppression sprinkler
511 system plan for the project shall be submitted to the Planning and Building
512 Department for review and approval by the Fire Department or other authorized

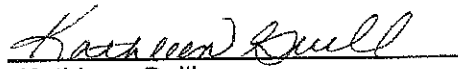
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Calistoga Village Inn and Spa Redevelopment
Conditional Use Permit (U 2007-11) and Design Review (DR 2007-13)
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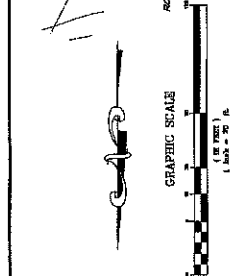
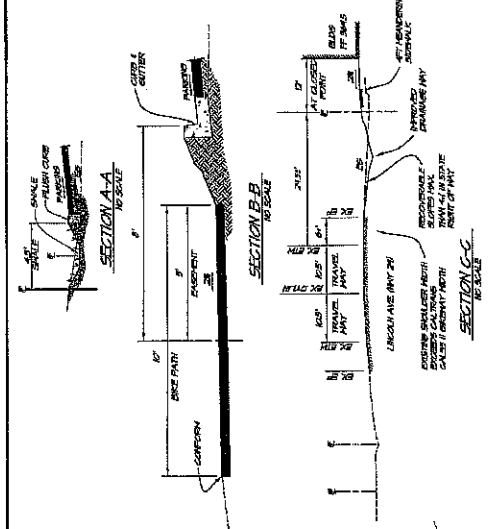
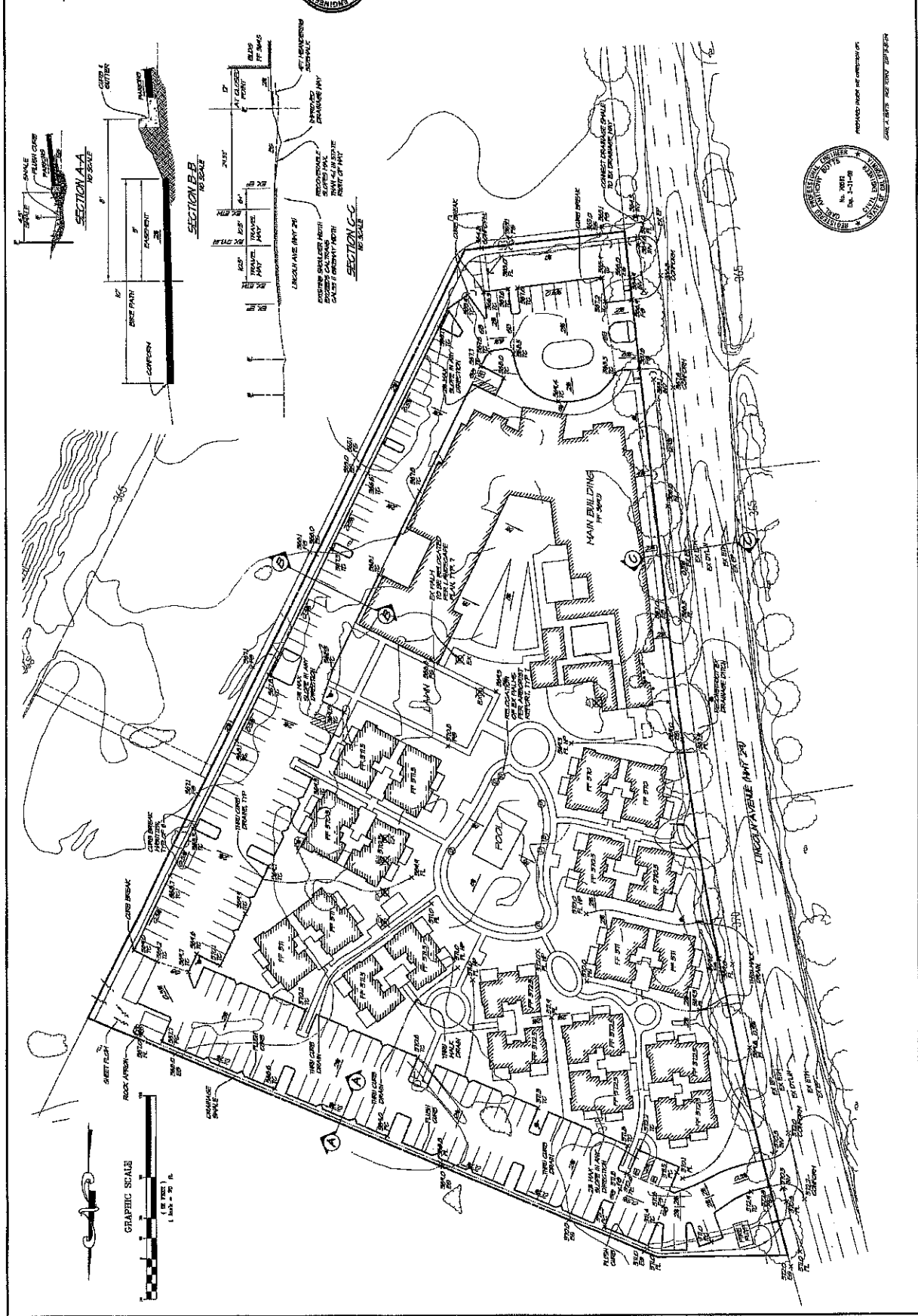
- 513 party. A on site fire pump shall be installed to provide the minimum 1500 gpm to
514 the most remote fire hydrant.
515
516 47. Prior to occupancy, fire connections shall be designed and installed subject to
517 the review and approval of the Fire Department.
518
519 48. Prior to the issuance of a Certificate of Occupancy, any guest unit containing
520 cooking or kitchen facilities shall have a ten (10) lb. ABC fire extinguisher, with
521 instruction placard.
522
523 49. Prior to the issuance of a Certificate of Occupancy, instructions on the 911
524 emergency telephone system shall be available in all guest units. The dial-out
525 911 connection shall be direct from all public and private phones and not be
526 routed through a central resort switchboard.
527
528 50. Prior to the issuance of a Certificate of Occupancy, any room that can be closed
529 by a door shall contain a smoke detector. A log of the smoke detector
530 maintenance shall be kept on file in the maintenance building and open for
531 inspection to the Fire Department.
532
533 51. A final, detailed engineering analysis of the fire flows to the project shall be
534 completed and accepted by the City prior issuance of any building permit. Based
535 on the actual water flow and pressure available in the public system, and the
536 project fire flow requirements as indicated by the Fire and Planning and Building
537 officials, an enhanced fire protection system could be required. This could
538 include a looped private water main or a fire booster pump system, based on the
539 final analysis and design of the fire protection system, as prepared by the
540 applicant and approved by the City.
541
542 52. Prior to issuance of any temporary or final certificate of occupancy for any aspect
543 of the development, the project water system and fire hydrants shall be installed
544 and accepted by the City Engineer and City Fire Chief as operational as to
545 adequate water flow and pressure.
546

547 **PASSED, APPROVED, AND ADOPTED** on November 12, 2008, by the
548 following vote of the Calistoga Planning Commission:
549

550 AYES: MANFREDI, CREAGER, BUSH and KITE
551 NOES: NONE
552 ABSENT NONE
553 ABSTAINED: COATES
554


JEFF MANFREDI, CHAIRMAN

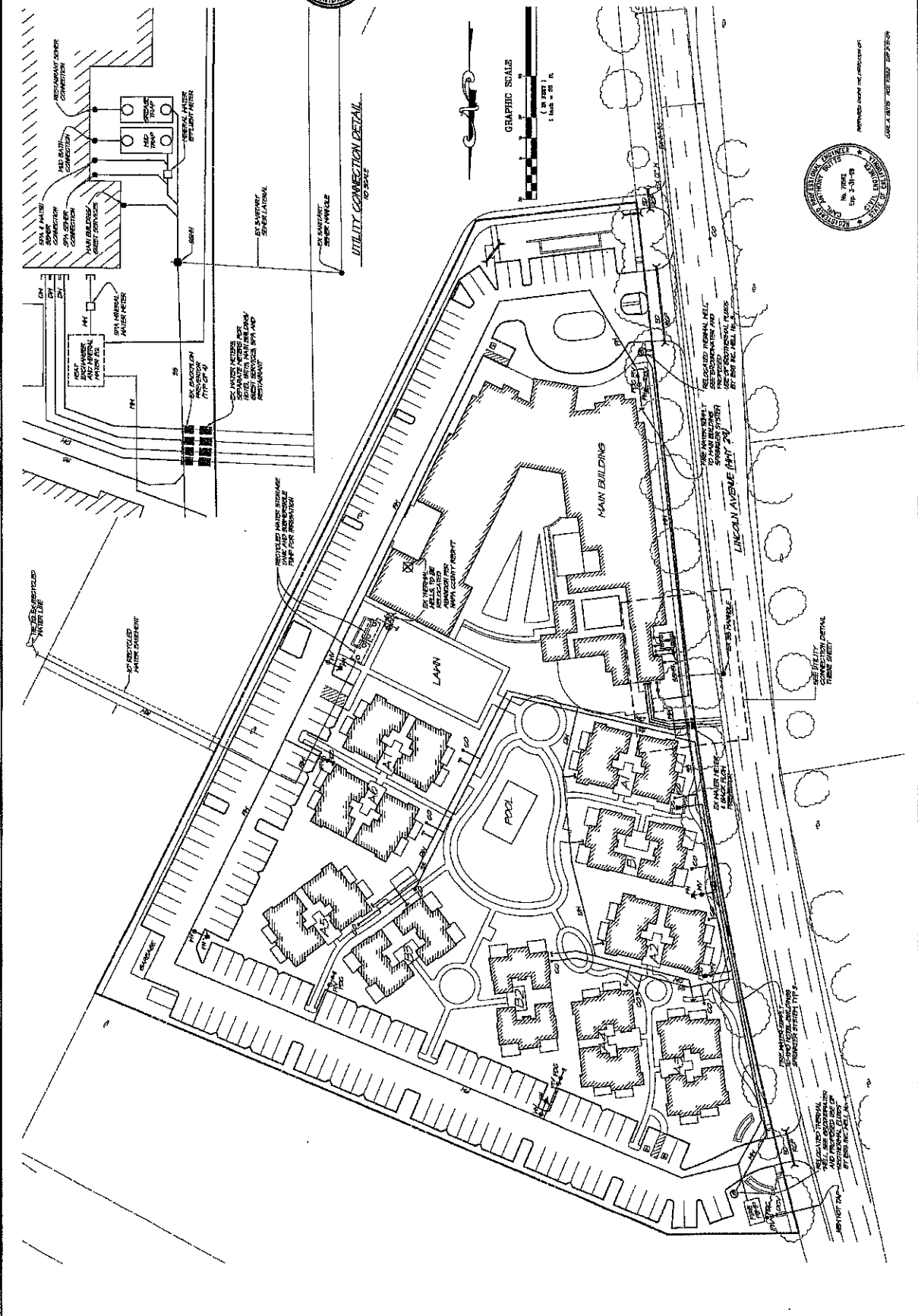
556
557 ATTEST: 
558 Kathleen Guill
559 Secretary to the Planning Commission
560



PROPOSED WORK NOT COVERED BY THIS PLAN

CALISTOGA VILLAGE INN & SPA UTILITY PLAN

UP3
OF 3 SHEETS



NO.	DATE	DESCRIPTION
1	07/12/2007	PRELIMINARY
2	08/15/2007	REVISED PER CITY COMMENTS
3	09/10/2007	REVISED PER CITY COMMENTS
4	10/15/2007	REVISED PER CITY COMMENTS
5	11/10/2007	REVISED PER CITY COMMENTS
6	12/15/2007	REVISED PER CITY COMMENTS
7	01/10/2008	REVISED PER CITY COMMENTS
8	02/10/2008	REVISED PER CITY COMMENTS
9	03/10/2008	REVISED PER CITY COMMENTS
10	04/10/2008	REVISED PER CITY COMMENTS
11	05/10/2008	REVISED PER CITY COMMENTS
12	06/10/2008	REVISED PER CITY COMMENTS

RICHARDS ENGINEERS CONSULTING ENGINEERS

1500 WEST STREET, SUITE 200, CALISTOGA, CA 93510
 TEL: (805) 438-1100 FAX: (805) 438-1101
 WWW.RICHARDS-ENGINEERS.COM

APPROVED UNDER THE SUPERVISION OF

ROBERT J. BUNKER
 LICENSE NO. 23478
 PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA

DATE: 02/17/2007
 DRAWN: JWB
 CHECKED: JWB
 PROJECT NO.: 07060037

RELOCATED NORMAL FELL
 DISCONTINUED AND
 REMOVED FROM THE
 SITE OF CONSTRUCTION PER
 THE CITY OF CALISTOGA
 BY THE FELL FIRM

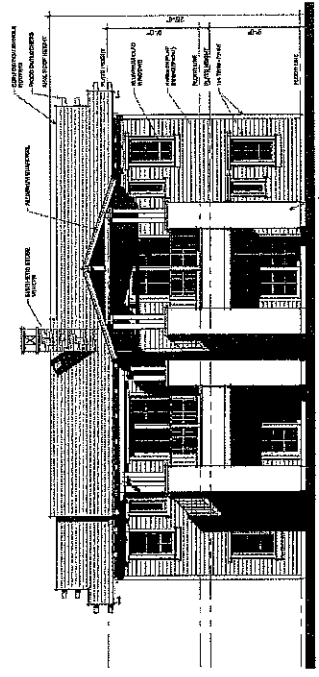
RELOCATED WATER STORAGE
 TANK FOR RESTAURANT
 TRAP FOR RESTAURANT

RELOCATED WATER STORAGE
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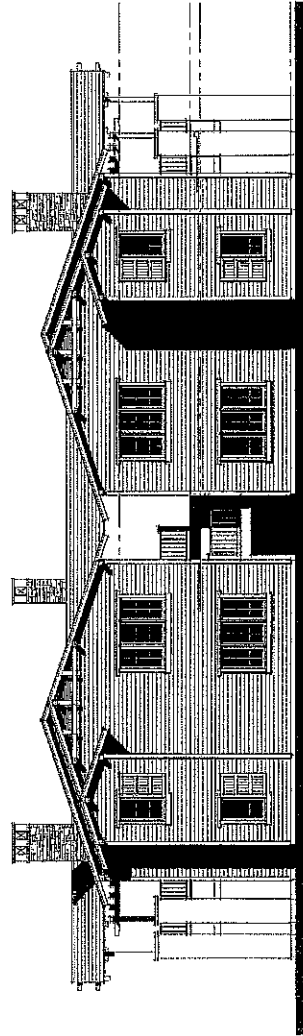
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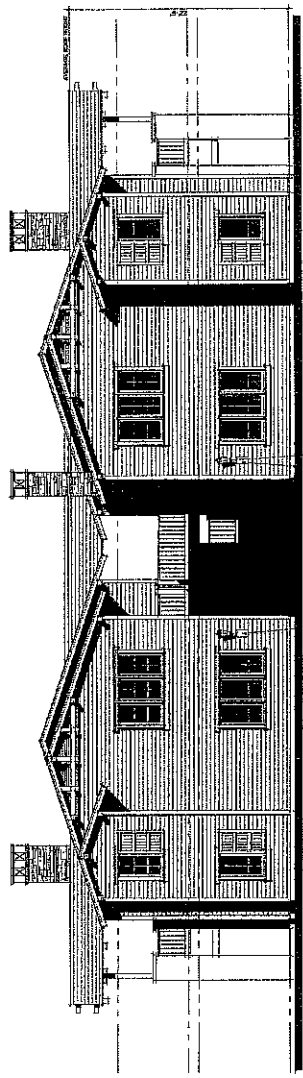


FRONT AND REAR EXTERIOR ELEVATIONS



SIDE EXTERIOR ELEVATION - 8 PLEX

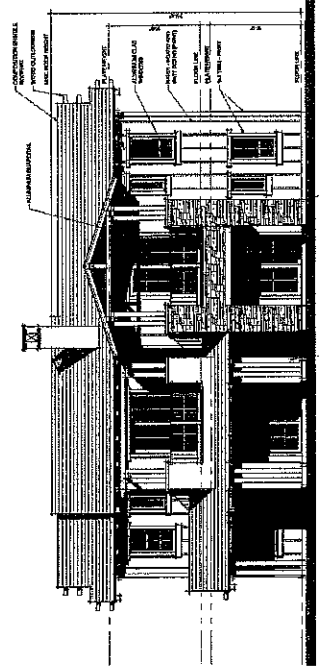
Building 'A' Finish Floor Elevations:
 Building 42 371.0
 Building 43 372.5
 Building 45 371.0
 Building 47 371.5



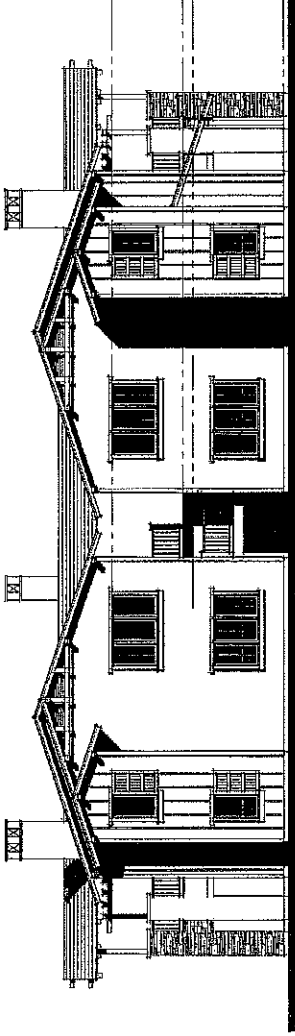
ENTRY EXTERIOR ELEVATION - 8 PLEX

*Redevelopment of the
 Calistoga Village Inn and Spa*

Prepared for: Silverado Lodging Company

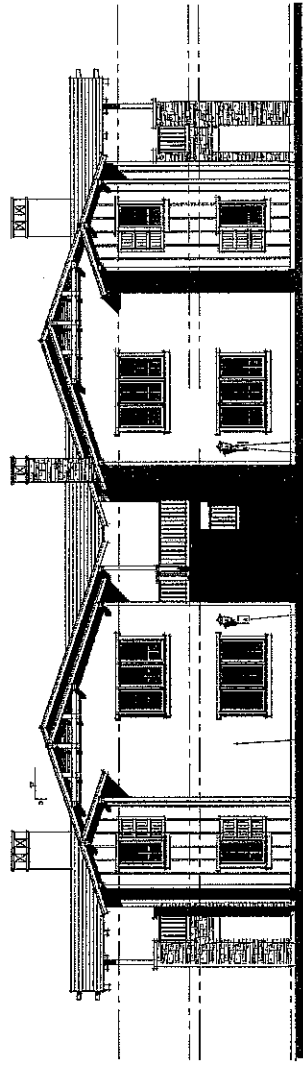


FRONT AND REAR EXTERIOR ELEVATIONS



SIDE EXTERIOR ELEVATION

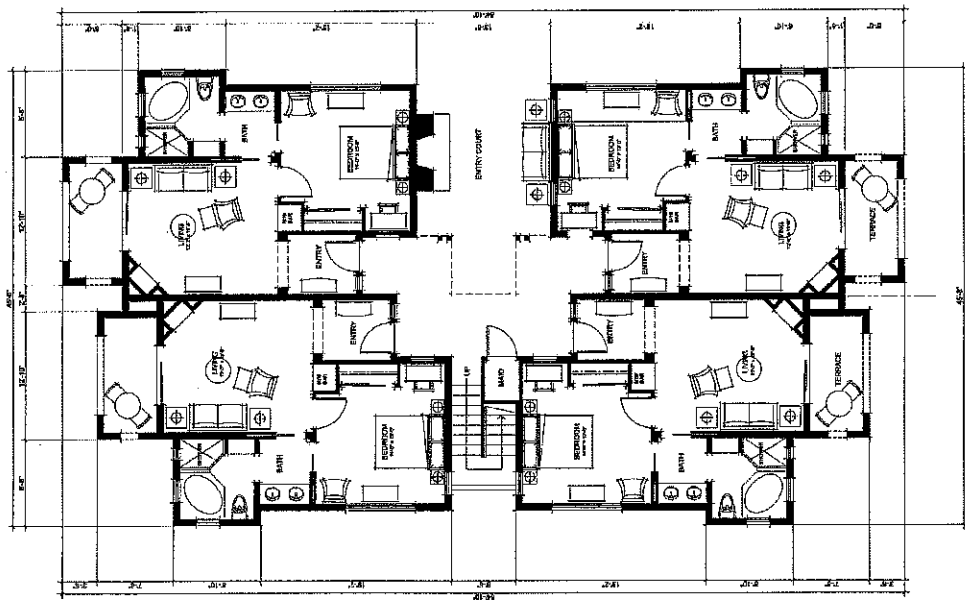
Building 'A' Finish Floor Elevations:
 Building A1 376.0
 Building A1 372.5
 Building A6 370.5



ENTRY SIDE EXTERIOR ELEVATION

Redevelopment of the
Calistoga Village Inn and Spa
 Prepared for: Silverado Lodging Company

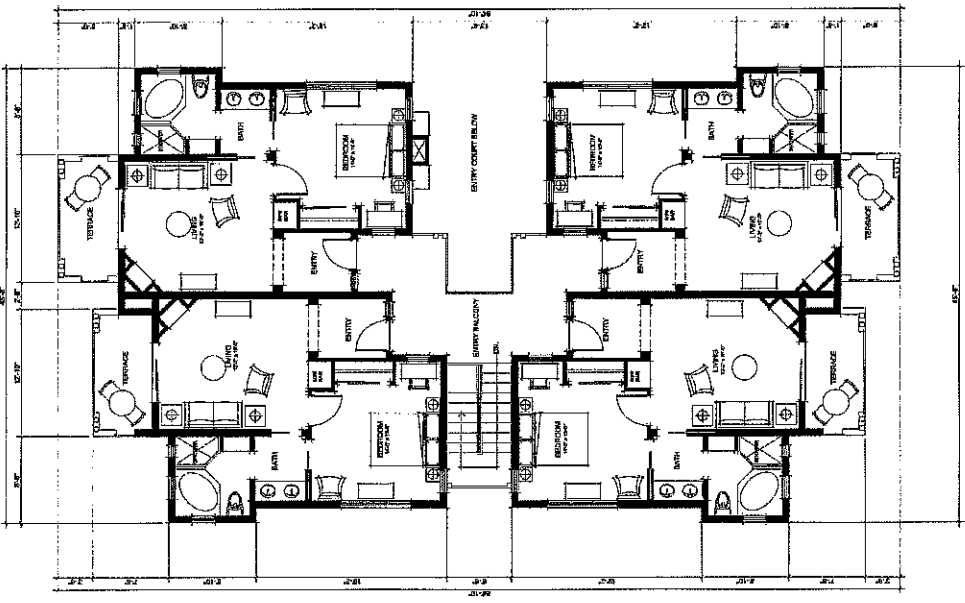
BUILDING TYPE 'A'
 ALTERNATE ELEVATION



GROUND FLOOR - BUILDING TYPE 'A'

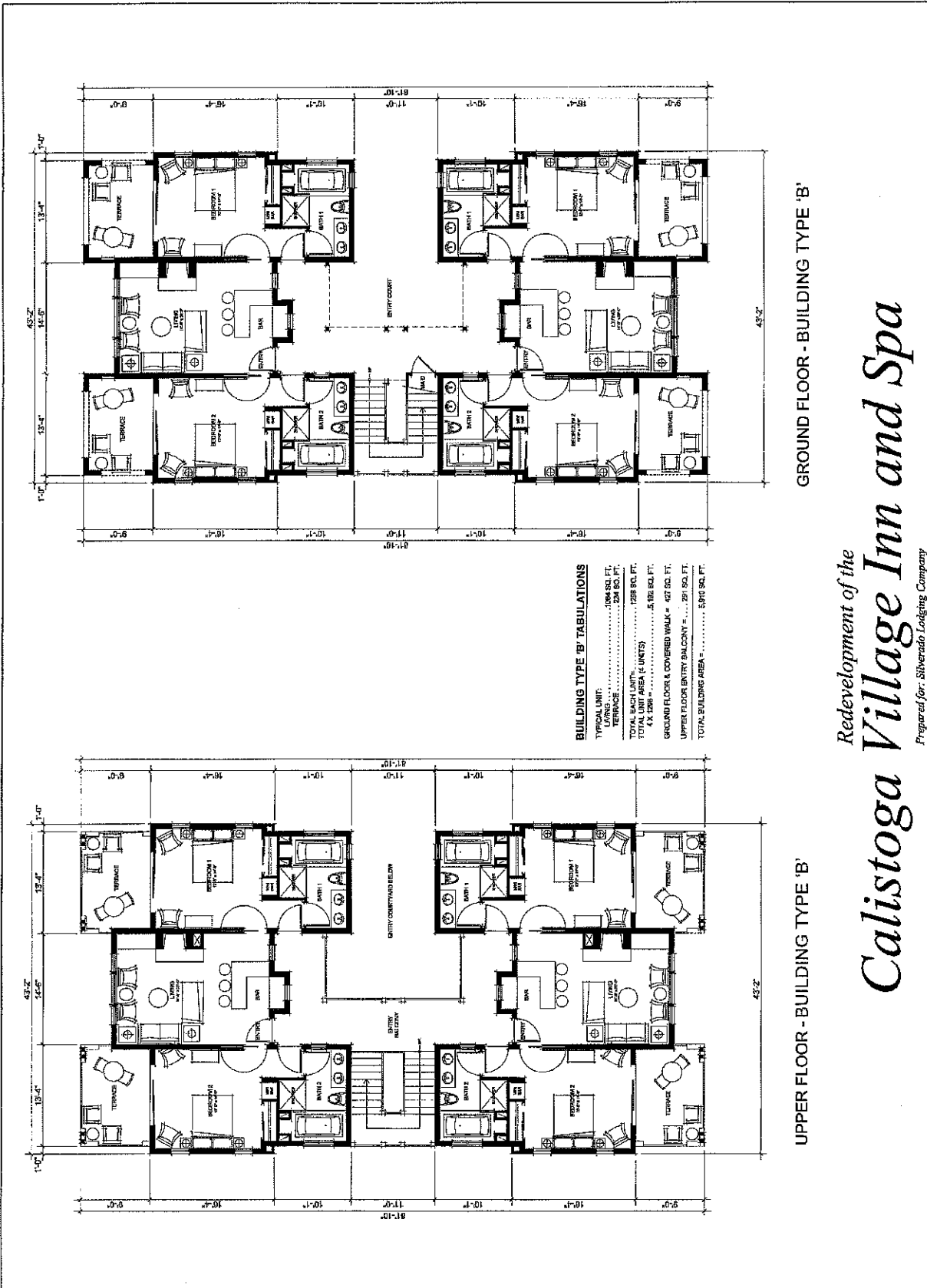
BUILDING TYPE 'A' TABULATIONS

TYPICAL UNIT:	695 SQ. FT.
LIVING	175 SQ. FT.
DINING	115 SQ. FT.
KITCHEN	115 SQ. FT.
BATH	55 SQ. FT.
BRNRM	135 SQ. FT.
TERRACE	110 SQ. FT.
TOTAL EACH UNIT*	680 SQ. FT.
TOTAL BUILDING AREA**	5,448 SQ. FT.
GROUND FLOOR & COVERED WALK -	314 SQ. FT.
UPPER FLOOR ENTRY BALCONY -	233 SQ. FT.
TOTAL BUILDING AREA -	5,995 SQ. FT.



UPPER FLOOR - BUILDING TYPE 'A'

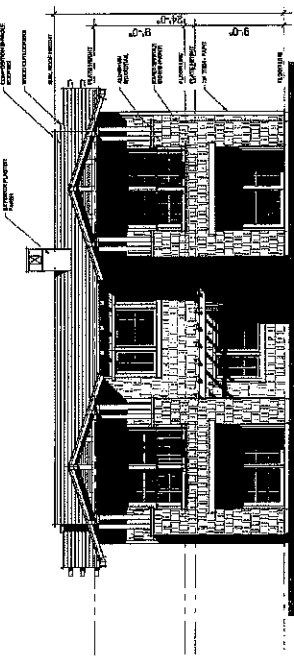
Redevelopment of the
Calistoga Village Inn and Spa
 Prepared for: Silverado Lodging Company



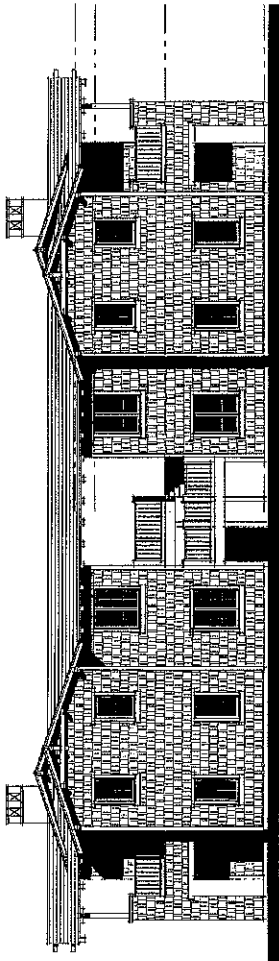
GROUND FLOOR - BUILDING TYPE 'B'

UPPER FLOOR - BUILDING TYPE 'B'

Redevelopment of the
Calistoga Village Inn and Spa
 Prepared for: Silverado Lodging Company

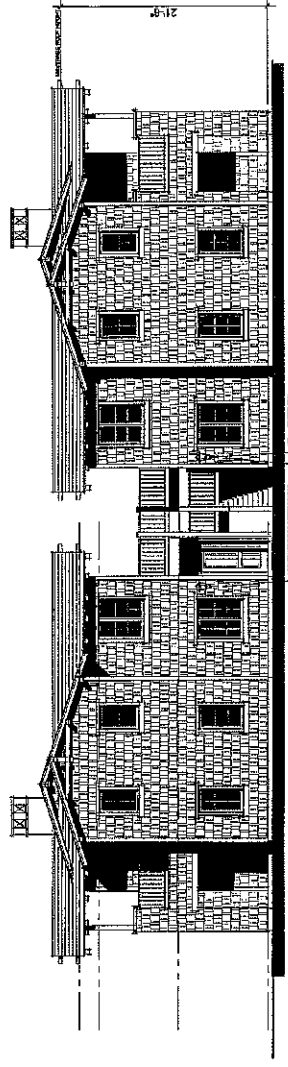


FRONT and REAR EXTERIOR ELEVATIONS



SIDE EXTERIOR ELEVATION

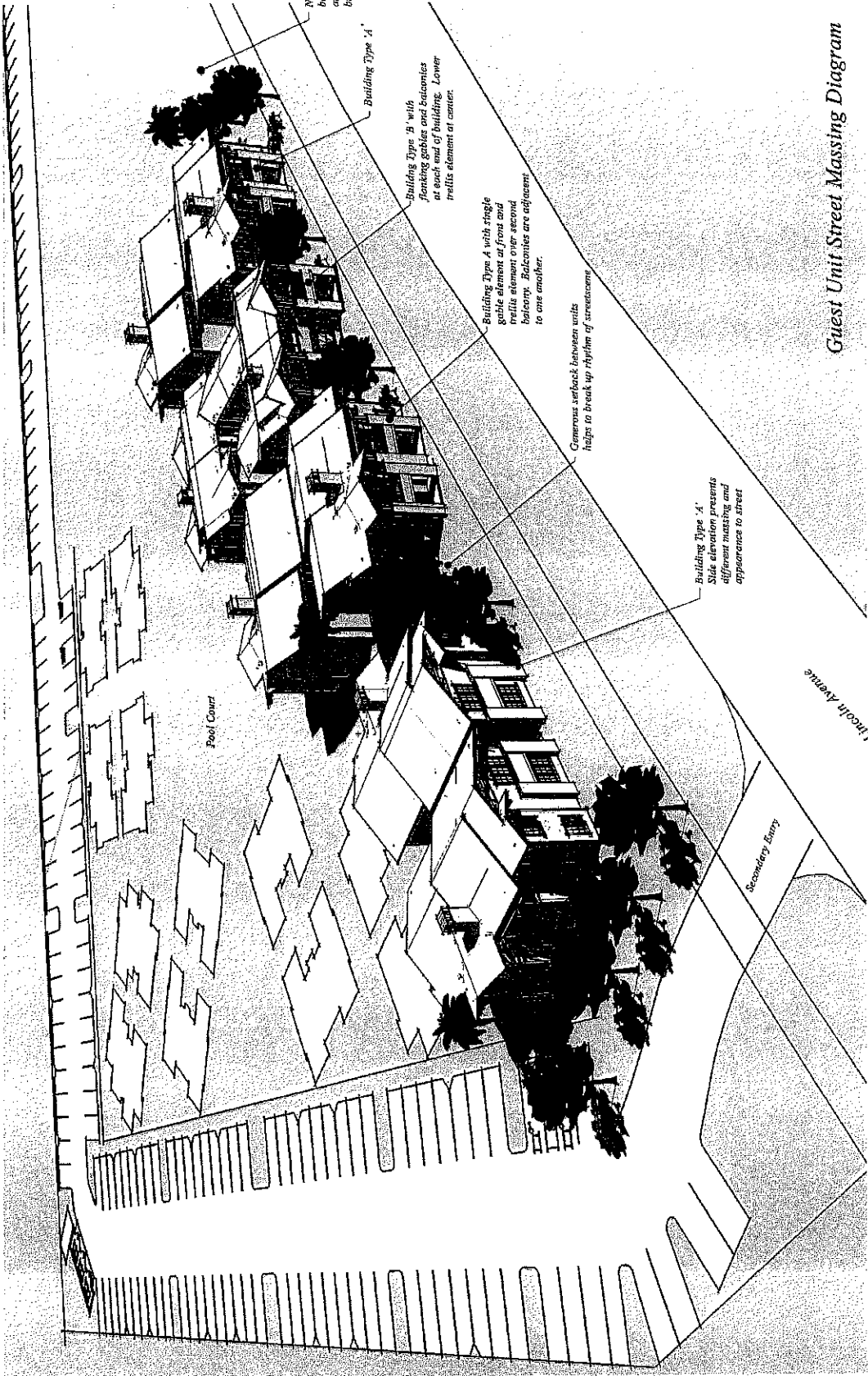
Building 'B' Finish Floor Elevations:
 Building #1 370.1
 Building #2 372.5
 Building #3 371.5



ENTRY SIDE EXTERIOR ELEVATION

Redevelopment of the
Calistoga Village Inn and Spa

Prepared for: Silverada Lodging Company



Guest Unit Street Massing Diagram

Issue Date:	08/20/07
Scale:	NONE
Title:	GUEST UNIT STREET MASSING DIAGRAM
Sheet No.:	A-5

Redevelopment of the Calistoga Village Inn and Spa

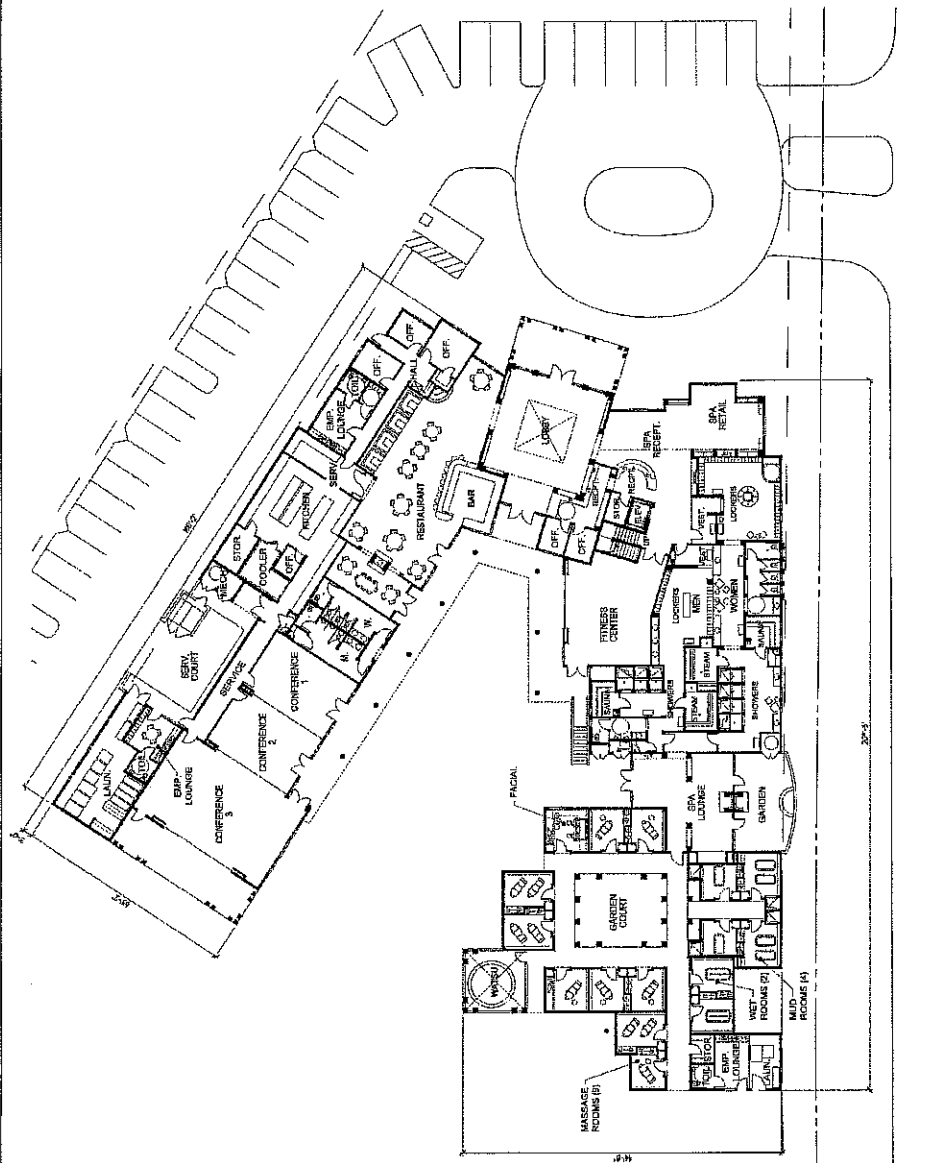
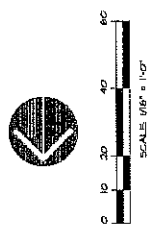
Prepared for: Silverado Lodging Company



McDevitt Design Group, Inc.
 10000 S. W. 11th Street
 Suite 100
 Miami, FL 33156
 Tel: 305.444.1100
 Fax: 305.444.1101

Issue Date: 4-25-07
 Scale: 1/8" = 1'-0"
 Title: GUEST SERVICES BUILDING FIRST FLOOR
 Sheet No. A-6

GUEST SERVICES BUILDING SQUARE FOOTAGE	
LOBBY	1,175 S.F.
RECEPTION	2,000 S.F.
CONFERENCE 1	1,500 S.F.
CONFERENCE 2	1,500 S.F.
CONFERENCE 3	1,500 S.F.
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CONFERENCE 96	1,500 S.F.
CONFERENCE 97	1,500 S.F.
CONFERENCE 98	1,500 S.F.
CONFERENCE 99	1,500 S.F.
CONFERENCE 100	1,500 S.F.
TOTAL	23,348 S.F.



FIRST FLOOR

Lincoln Avenue

Calistoga Village Inn and Spa

Redevelopment of the

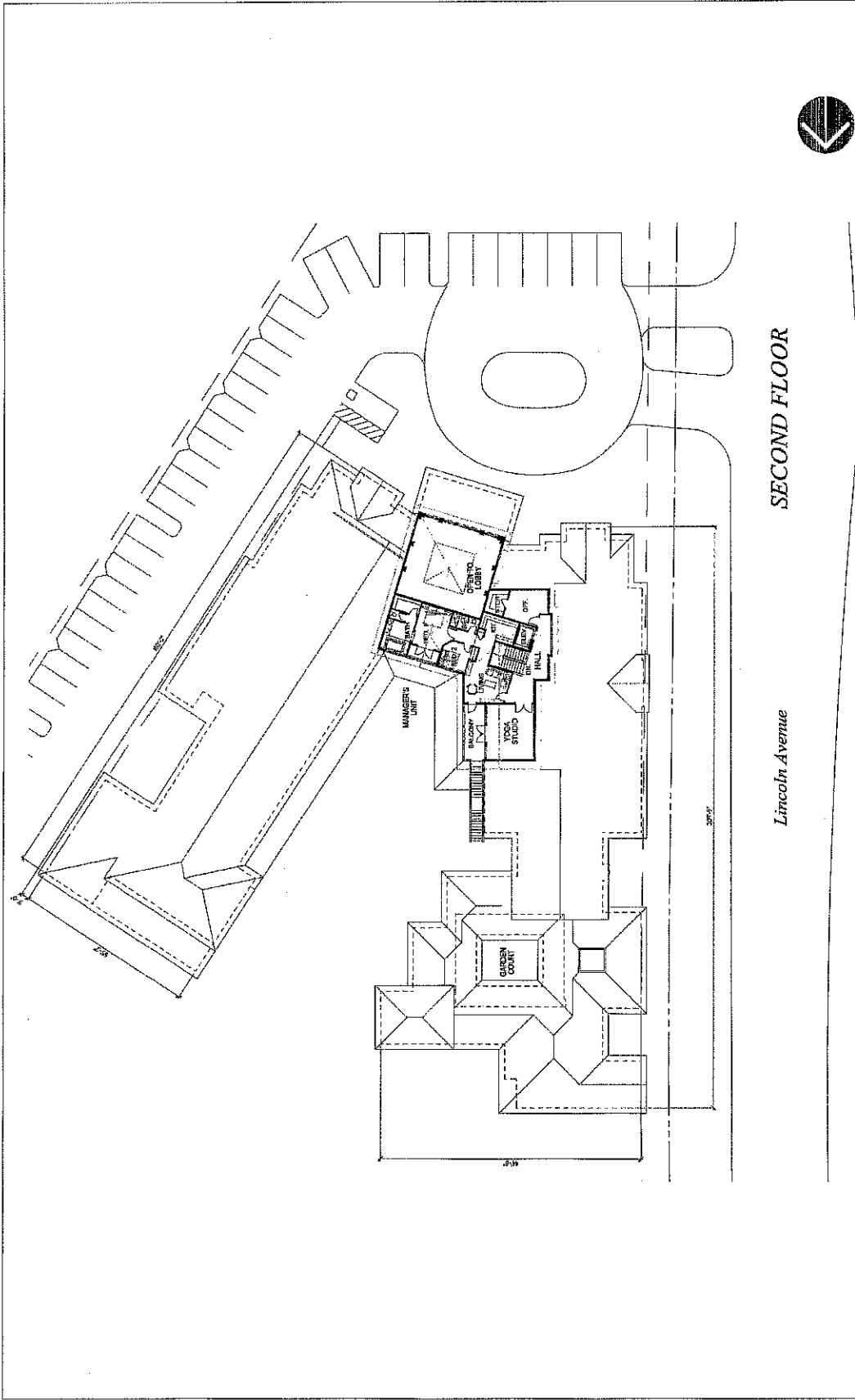
Prepared for: Silverado Lodging Company



M&D Architects, Inc.
 1111 Broadway
 San Francisco, CA 94133
 Tel: 415.774.2200
 Fax: 415.774.2201

Issue Date: 11-25-07
 Scale: 1/8" = 1'-0"
 Title: GUEST SERVICES BUILDING SECOND FLOOR & ROOF PLAN
 Sheet No.

A-7



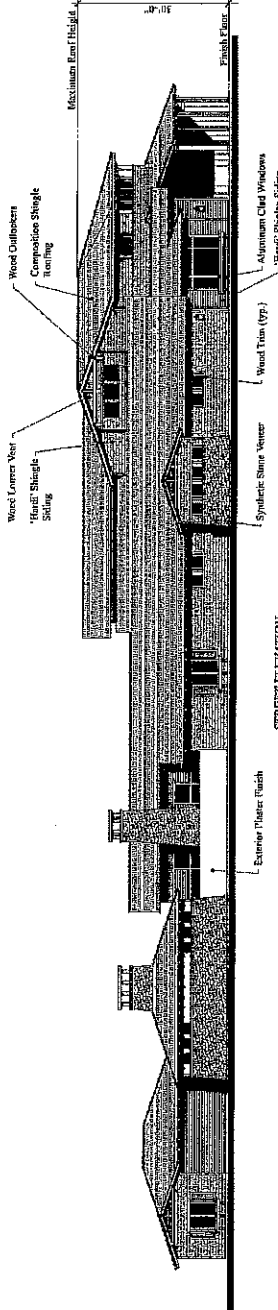
Lincoln Avenue

SECOND FLOOR

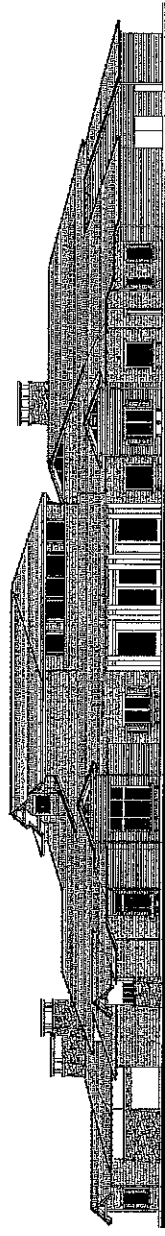
Calistoga Village Inn and Spa

Redevelopment of the

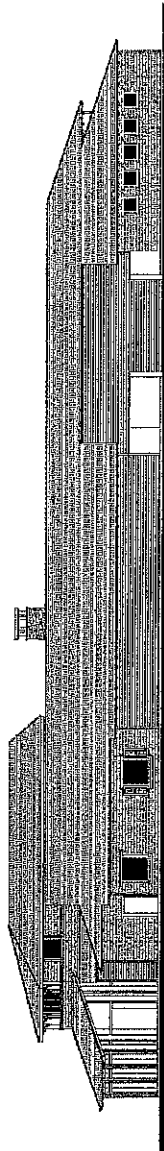
Prepared for: Sitarasalo Lodging Company



STREET ELEVATION



ENTRY ELEVATION

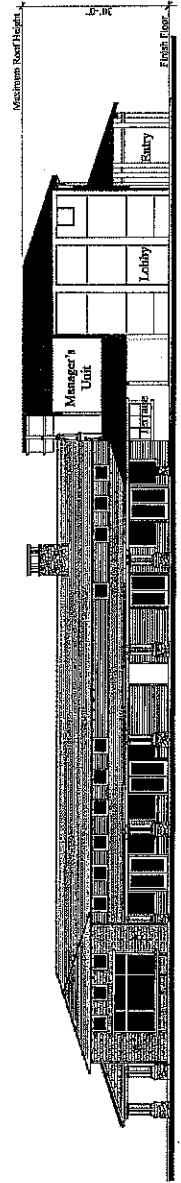


REAR ELEVATION

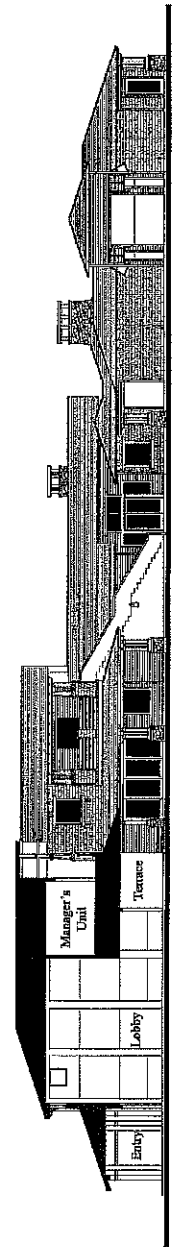
Issue Date	6-25-07
Scale	3/32" = 1'-0"
Title	
GUEST SERVICES SUITE ELEVATIONS	
Sheet No.	

Calistoga Village Inn and Spa

Redevelopment of the
 Prepared for: Silverado Lodging Company



GARDEN LEFT ELEVATION/ SECTION



GARDEN RIGHT ELEVATION/ SECTION

Calistoga Village Inn and Spa

Redevelopment of the

Prepared for: Silverado Lodging Company



SCDA
 Landscape Architecture
 1880 Lincoln Avenue
 Suite 200
 Calistoga, CA 94515
 Phone: (707) 253-3333
 Fax: (707) 253-3334
 Email: info@scda.com

Project: REDEVELOPMENT OF THE CALISTOGA VILLAGE INN SPA
 Drawing: E2.0
 Date: 12/27/07
 Designer: BENVA, LICENSING DESIGN
 Checker: BENVA, LICENSING DESIGN
 Title: BENVA, LICENSING DESIGN



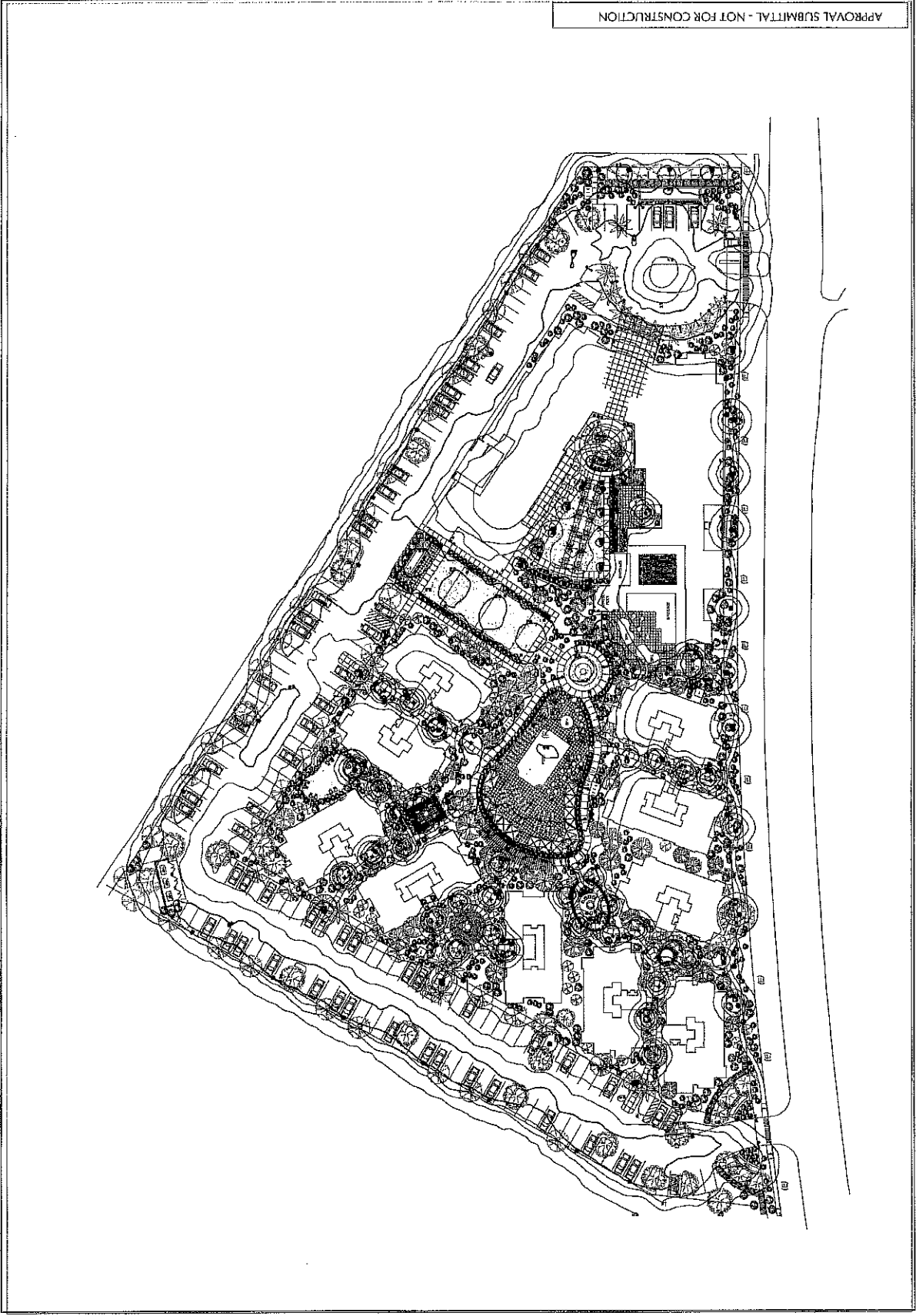
REDEVELOPMENT OF THE
 CALISTOGA VILLAGE INN SPA
 1880 Lincoln Avenue
 Calistoga, CA 94515

Project	REDEVELOPMENT OF THE CALISTOGA VILLAGE INN SPA
Sheet	E2.0
Date	12/27/07
Scale	1" = 30'
Author	BENVA, LICENSING DESIGN
Checked	BENVA, LICENSING DESIGN
Approved	BENVA, LICENSING DESIGN
Discipline	LANDSCAPE ARCHITECTURE
Client	REDEVELOPMENT OF THE CALISTOGA VILLAGE INN SPA
Location	1880 LINCOLN AVENUE, CALISTOGA, CA 94515
Project No.	07-001
Sheet No.	E2.0

SCALE: 1" = 30'
 DATE: 12/27/07
 DRAWING: BENVA

Isocandle Study
 E2.0

APPROVAL SUBMITTAL - NOT FOR CONSTRUCTION



EXISTING TREE DATA LEGEND FOR ARBORIST REPORT

TREE NUMBER	SPECIES	SIZE (DBH)"
1	PLATANUS BACENSOA	25"
2	PLATANUS BACENSOA	24.4"
3	PLATANUS BACENSOA	19.3"
4	PLATANUS BACENSOA	13.6"
5	PLATANUS BACENSOA	13.3"
6	PLATANUS BACENSOA	14.5"
7	PLATANUS BACENSOA	20"
8	PLATANUS BACENSOA	24"
9	PLATANUS BACENSOA	11.4"
10	PLATANUS BACENSOA	14.4"
11	PLATANUS BACENSOA	12.4"
12	PLATANUS BACENSOA	15.0"
13	PLATANUS BACENSOA	14.4"
14	PLATANUS BACENSOA	15.0"
15	PLATANUS BACENSOA	14.4"
16	PLATANUS BACENSOA	15.6"

1 DBH STANDS FOR TREE TRUNK DIAMETER AT BRUSH HEIGHT.

NOTE: REFER TO ARBORIST REPORT OF DATE 05.20.20 FOR CALISTOGA TREE INVENTORY AND FOR CALISTOGA TREE INVENTORY LETTER OF NOVEMBER 1, 2007 BY JOE BRAMAN TREE CARE, INC. OF CALISTOGA, CALIFORNIA.

LEGEND

- (E) EXISTING STREET TREE TO BE PRESERVED & PROTECTED
- (M) H-6 ARBORIST TREE REPORT NUMBER
- (X) EXISTING STREET TREE TO BE REMOVED
- (M) H-6 ARBORIST TREE REPORT NUMBER
- (R) RELOCATED EXISTING PALM TREE
- (F) FOUNTAIN / WATER FEATURE
- (B) BICYCLE RACK
- (G) GABANA
- (S) CONCESSION STAND
- (R) RESTROOM / HYDRATION SHOWER
- (M) WATER FOUNTAIN
- (L) CHANGE LOUNGE
- (T) TABLE & CHAIRS
- (O) OUTDOOR SOFA & TABLE
- (D) DECK CHAIR & SIDE TABLE
- (P) PLANTER POT
- (B) BENCH
- (C) SCORED CONCRETE WALKWAY
- (A) COLOR APPLICATED SCORED CONCRETE PAVING
- (L) LANE 1
- (L) LANE 2
- (H) HANDICAP PARKING

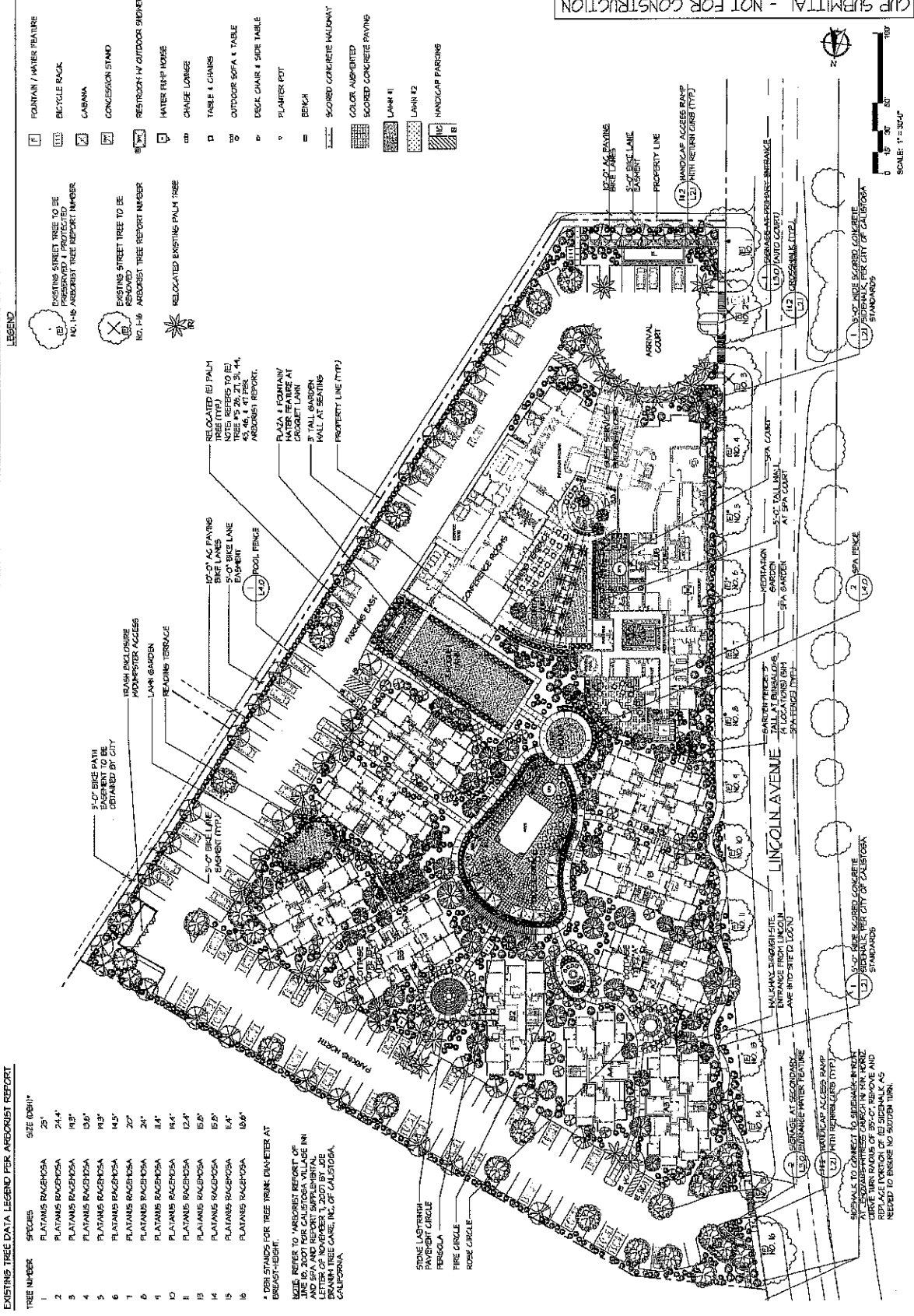
SA
 SAZONO & CO. DESIGN ASSOCIATES
 LANDSCAPE ARCHITECTS
 1000 CALISTOGA AVENUE, SUITE 100
 CALISTOGA, CA 94616
 TEL: (530) 785-1111
 FAX: (530) 785-1112
 WWW.SAZONOCO.COM

**REDEVELOPMENT OF THE
 CALISTOGA VILLAGE INN SPA**
 TARA LINDEN ARCHITECTS
 CALISTOGA, CA 94616

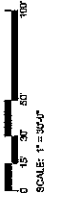
DATE: 01/20/11
 DRAWN: J. HARRIS
 CHECKED: M. HARRIS
 SCALE: 1" = 30'-0"

LANDSCAPE PLAN

L1.0



CUP SUBMITTAL - NOT FOR CONSTRUCTION



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EXISTING TREE DATA LEGEND PER ARBORIST REPORT

TREE NUMBER	SPECIES	SIZE (DBH")
1	PLATANUS RACEMOSA	25"
2	PLATANUS RACEMOSA	24.4"
3	PLATANUS RACEMOSA	19.3"
4	PLATANUS RACEMOSA	18.8"
5	PLATANUS RACEMOSA	18.3"
6	PLATANUS RACEMOSA	14.5"
7	PLATANUS RACEMOSA	20"
8	PLATANUS RACEMOSA	24"
9	PLATANUS RACEMOSA	11.4"
10	PLATANUS RACEMOSA	14.4"
11	PLATANUS RACEMOSA	12.1"
12	PLATANUS RACEMOSA	9.8"
13	PLATANUS RACEMOSA	15.8"
14	PLATANUS RACEMOSA	11.4"
15	PLATANUS RACEMOSA	18.6"

• DBH STANDS FOR TREE TRUNK DIAMETER AT BREAST-HIGHT.
 NOTE: REFER TO ARBORIST REPORT OF NOVEMBER 11, 2007 FOR TREE IN AND SPA AND REPORT SUPPLEMENT LETTER OF NOVEMBER 1, 2007 BY JOE BRANNI TREE CARE, INC. OF CALISTOGA CALIFORNIA.

- SMALLER PLANTS (NO LEGEND)**
- PERENNIALS**
 AGAPANTHUS SKORN GLOAD (BLY-OF-THE-HILL)
 ASTILBA (CATYANICA SILVER SPARE)
 CANNA BLACK NIGHT (CANNA LILY)
 CANNA MINATA (MANTILLONCANE)
 PRODRUM HYBRIDS TELLOM WAVE (AGAVASCAD)
 STRELTZIA SPP. (BIRD OF PARADISE)
- ORNAMENTAL GRASSES**
 PASCALANTHUS TRANSPARENTIS (EVERGREEN HECATINITE)
 HILDBERGIA CAPILLARE (PINK MAUI)
 PENSIVARIA SETACEA (TURBULE FOUNTAIN GRASS)
- FERNS**
 CYRTIDIUM PALCATH (JAPANESE HOLY FERN)
 DRYOPTERIS BRYTHICOSA (AUBURN FERN)
 POLYSTECHUM HINDII (SHARD FERN)
- VINES AND BRONCOADERS**
 BOEAHANILEA U.S. LULLA (RICKASHAGAS)
 CROTOMIA CALLISTROBIS (VIOLET TRUMPET VINE)
 PASSIFLORA JAMESONI (PASSION VINE)
 TRACHELOSTERNUM LASHMOISES (STAR JASMINE)

- LEGEND**
- TREES**
- PALM TREES**
 CHAMBEROPS HUMILIS (MEDITERRANEAN FAN PALM)
 PHENIX DACTYLIFERA ZAHZ (DATE PALM)
 TRACHYCARPUS FORTUNEI (HANDMILL PALM)
 WASHINGTONIA FLUPERA (CALIFORNIA FAN PALM)
- DECIDUOUS TREES**
 CAVELEA SPECIOSA (NORTHERN CATALPA)
 LAURESTICERIA HYBRIDS (MATEOZ GRAPE MYRTLE)
 PALOANNA TORRENTICOSA (ENTRESS TREE)
 PINUS GRANATHUM (NORDBRILL (PRO-CREANATE))
 ROBINA (DANKERS TURTLE ROBE (LOGCOST))
- EVERGREEN TREES**
 BRIDGORTIA DEFLERA (BRONZE COBANI)
 CLEA ERIOCYNA (OLIVE)
 RIVIS LANZEA (AFRICAN SUMAC)
- SHRUBS (DECIDUOUS & EVERGREEN)**
 ABUTILON HYBRIDS
 BIRDELEIA (DORIS BLUE (RUTHERLY BUSH)
 HIBISCUS (MADRY (MALANGEN))
 FRICAPTELE GUAVA-FELDA (INTYAGAS)
 PINUS GRANATHUM (NANA (EMMET FOR-GRANITE))
 SOLAMM BANTONETTI (ROYAL ROBE (BOLANAGAN))

SCDA
 CONSULTANTS
 1450 CALISTOGA AVENUE
 CALISTOGA, CA 94615
 TEL: (707) 796-1200
 FAX: (707) 796-1201
 WWW: WWW.SCDA.COM

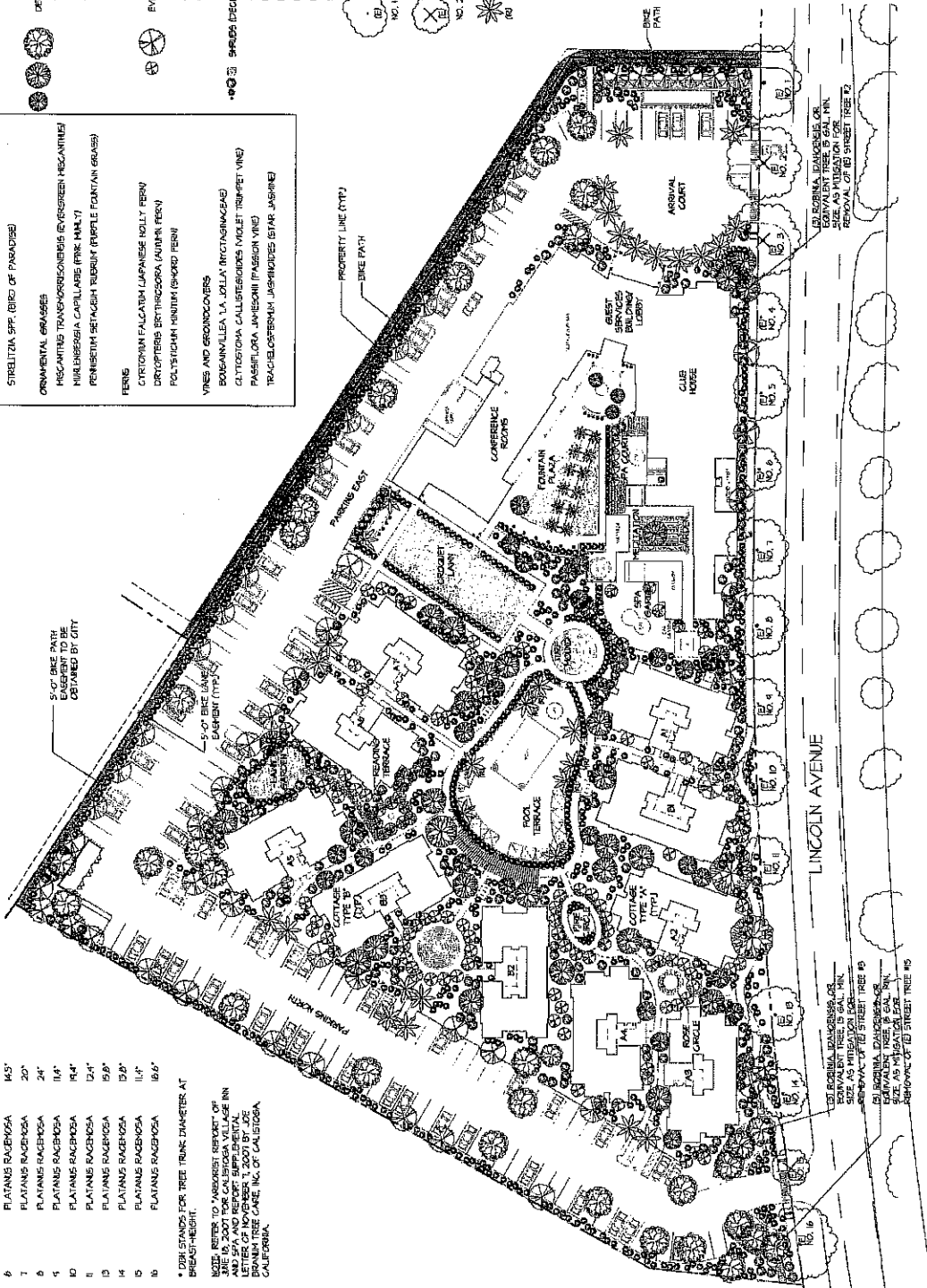
ARBORIST & TREE ARCHITECT, INC.
 1450 CALISTOGA AVENUE
 CALISTOGA, CA 94615
 TEL: (707) 796-1200
 FAX: (707) 796-1201
 WWW: WWW.ARTI.COM

REDEVELOPMENT OF THE CALISTOGA VILLAGE INN SPA
 1880 LINCOLN AVENUE
 CALISTOGA, CA 94615

CUP SUBMITTAL - NOT FOR CONSTRUCTION

ARBORIST REPORT
 DATE: 10/27/2007
 PROJECT NO.: 0805
 DRAWING NO.: 1-1000
 SCALE: 1" = 30'-0"

PLANTING PLAN
L2.0



DATE PLOTTED: 11/09/07 11:50 AM
 PLOT BY: J. BRANNI
 PROJECT: CALISTOGA VILLAGE INN SPA
 DRAWING: PLANTING PLAN L2.0

REDEVELOPMENT OF THE CALISTOGA VILLAGE INN SPA

1800 Lincoln Avenue
Calistoga, CA 94515

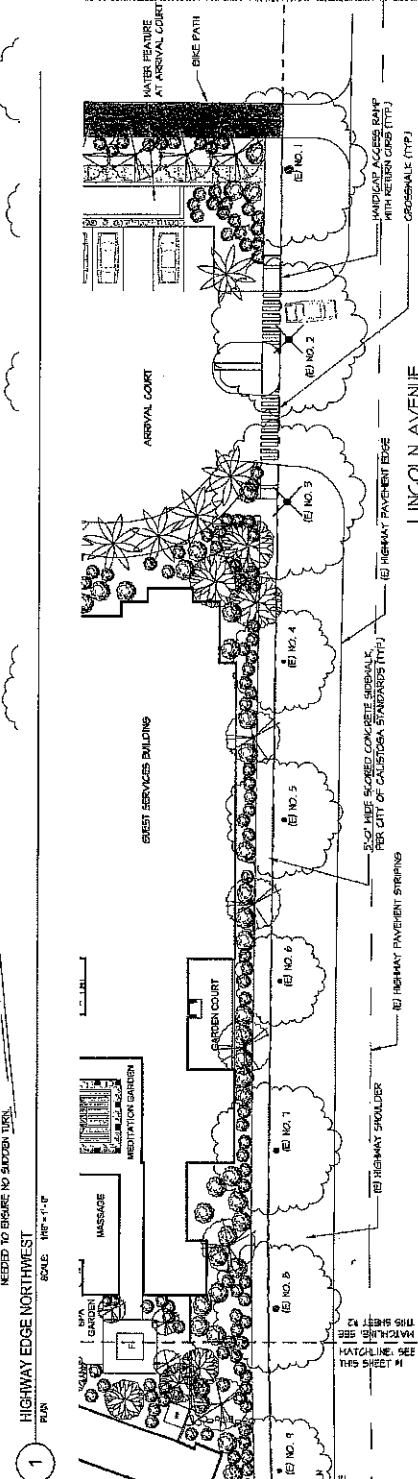
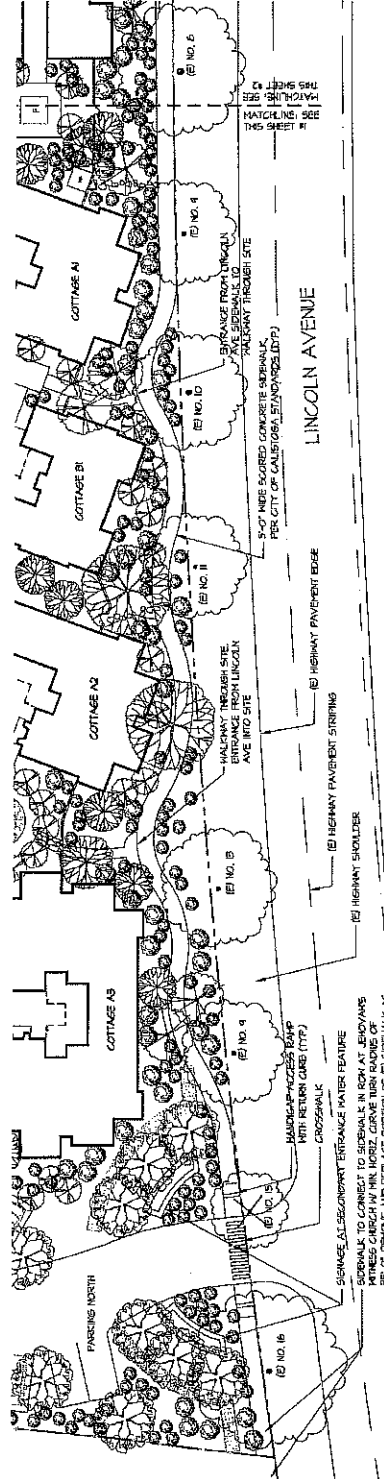


SHAW & SUTHERLAND ASSOCIATES
 LANDSCAPE ARCHITECTS
 1835 CALISTOGA AVENUE
 CALISTOGA, CALIFORNIA 94515
 TEL: 707.251.3113
 WWW.SANDSUTHERLAND.COM

DATE	01/18/2017
BY	LD
PROJECT NO.	1800LIN
DR.	LD
SCALE	1" = 16'-0"

HIGHWAY EDGE
 PLAN
 L2.1

CUP SUBMITTAL - NOT FOR CONSTRUCTION



1. HIGHWAY EDGE NORTHWEST
 SCALE: 1/8"=1'-0"
 PLAN

2. HIGHWAY EDGE SOUTHWEST
 SCALE: 1/8"=1'-0"
 PLAN

LEGEND

- (E) NO. 1: EXISTING STREET TREE TO REMAIN (LANDSCAPE REPORT NUMBER)
- (E) NO. 2: EXISTING TREE TO BE REMOVED BY ARBORIST (REPORT NUMBER)
- (P) NO. 1: PROPOSED SHRUBS
- (P) NO. 2: PROPOSED PALM TREES
- (P) NO. 3: PROPOSED EVERGREEN TREES
- (P) NO. 4: PROPOSED DECIDUOUS TREES

NOTES

1. REFER TO LANDSCAPE PLAN SHEET L1.0 FOR LEGEND.
2. REFER TO PLANTING PLAN SHEET L1.0 FOR STREET TREE INFORMATION.

0' 6" 12" 18" 24" 30"
 SCALE: 1"=16'-0"



SCDA
 Strategic & Civil Design Associates
 1800 Lincoln Avenue
 Suite 100
 Redwood City, CA 94061
 Tel: 650.961.1111
 Fax: 650.961.1112
 www.scda.com

Address:
 Vendor: Shaker & Plaster Associates, Inc.
 1800 Lincoln Avenue
 Suite 100
 Redwood City, CA 94061
 Tel: 650.961.1111
 Fax: 650.961.1112
 www.scda.com

Project:
 REDEVELOPMENT OF THE
 CALISTOGA VILLAGE INN SPA
 1800 Lincoln Avenue
 Redwood City, CA 94061

Project No.: 1800L
Sheet No.: 1800L-01

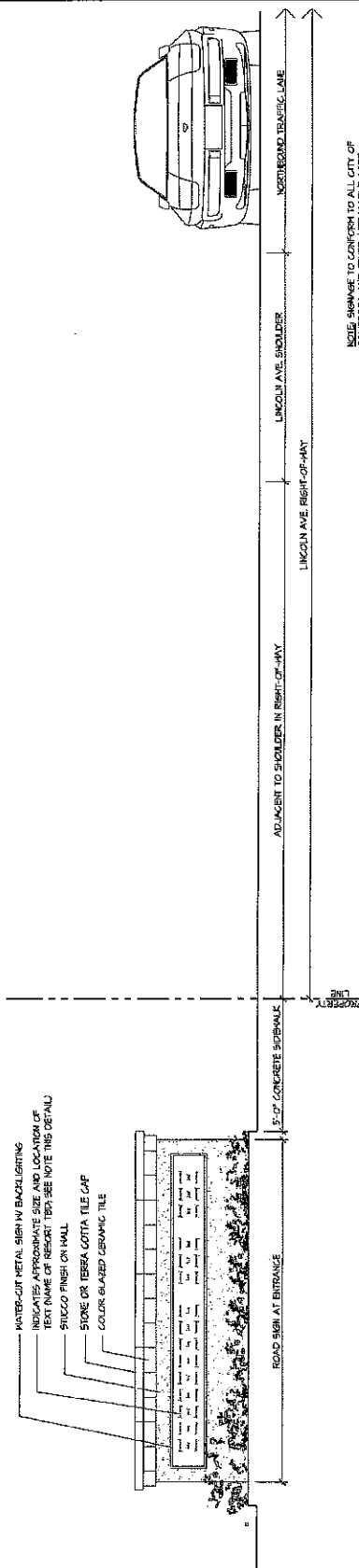
**REDEVELOPMENT OF THE
 CALISTOGA VILLAGE INN SPA**
 1800 Lincoln Avenue
 Redwood City, CA 94061

Project No.: 1800L
Sheet No.: 1800L-01
Scale: AS SHOWN
By: N/USA
Check: N/USA
Date: 08/11/11

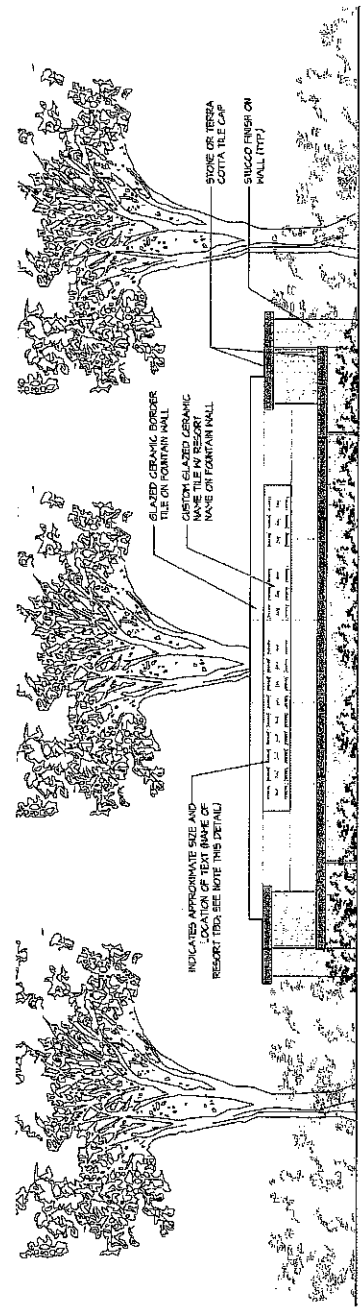
**ROAD SIGN
 ELEVATIONS**

L3.0

CUP SUBMITTAL - NOT FOR CONSTRUCTION



1 SIGNAGE AT PRIMARY ENTRANCE (AUTO COURT)
 SCALE: 1/2" = 1'-0"



2 SIGNAGE AT SECONDARY ENTRANCE WATER FEATURE
 SCALE: 1/2" = 1'-0"



Sturman & Cobb Design Associates
 10000 Wilshire Blvd, Suite 1000
 Beverly Hills, CA 90210
 Tel: 310.274.1111
 Fax: 310.274.1112

Project Name: CALISTOGA VILLAGE INN SPA
 Location: CALISTOGA, CA 94015
 Date: 08/20/07

Client: CALISTOGA VILLAGE INN SPA
 Designer: STURMAN & COBB DESIGN ASSOCIATES
 Date: 08/20/07

Scale: 3/8" = 1'-0"

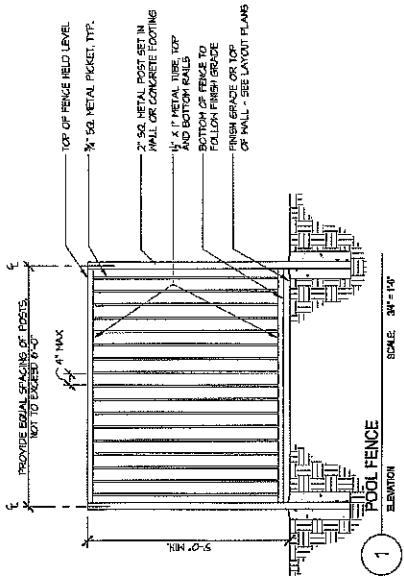
REDEVELOPMENT OF THE
 CALISTOGA VILLAGE INN SPA
 1800 Lincoln Avenue
 Calistoga, CA 94616

Project Name	CALISTOGA VILLAGE INN SPA
Location	CALISTOGA, CA 94616
Date	08/20/07
Client	CALISTOGA VILLAGE INN SPA
Designer	STURMAN & COBB DESIGN ASSOCIATES
Date	08/20/07
Scale	3/8" = 1'-0"
Sheet No.	008
By	JK/BA
Check	AS SHOWN
Notes	

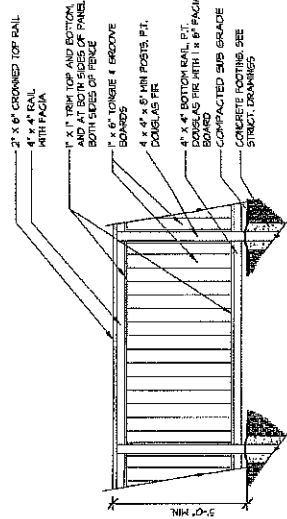
FENCE
 DETAILS

L4.0

CUP SUBMITTAL - NOT FOR CONSTRUCTION



1
 POOL FENCE
 ELEVATION
 SCALE: 3/8" = 1'-0"



2
 SPA FENCE
 DRAWING TYPE
 SCALE: 1/2" = 1'-0"