

Kristin Casey  
1132 Denise Drive  
Calistoga

Date: May 12, 2010  
To: Chair Manfredi and Planning Commission Members  
Re: Implementing the 2003 General Plan to Preserve Calistoga's Character

It is refreshing to see that the Calistoga Planning Department is now working on a report to let us know if and how our 2003 General Plan has been implemented. When I was about to go off the Planning Commission after my 10 years, I asked staff when our maps and ordinances would be updated so that they would be consistent with the 2003 General Plan, but I was told that this was not a priority because the City Council had not listed it as a priority.

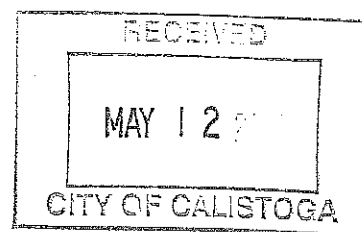
I later addressed the Council at their strategic planning retreat on July 17, 2009 and asked them to please let the Planning Department know that implementing the General Plan and updating all ordinances and maps so that they would be consistent with the General Plan is actually required by law.

I think the citizens of Calistoga are now indebted to Council Person Karen Slusser for recently insisting that this task be included in the City Council Goals for 2010-2011. And please not that, as confirmed by the Staff report, "Section 65400 of the California Government Code requires the City to file an annual report addressing the status of the General Plan and progress made toward goals and objectives." Why this has taken eight years is something that mystifies me.

I am attaching below a portion of the memo I wrote back in July 2009 regarding the General Plan items that have needed to be implemented in order to preserve Calistoga's rural small town character. I appreciate the fact that you are now being asked to address this important task and I ask that you keep in mind the fact that Calistoga citizens worked hard on the 2003 General Plan and we have a deep desire for our elected and appointed representatives to help us keep our town's character intact. This means to honor those provisions that were carefully considered and painstakingly put into the 2003 General Plan, and to think very hard and independently when you are asked to amend the General Plan to accommodate higher density or more commercial development than is called for in the Plan.

Thank you for all your hard work!

Kristin Casey



## GENERAL PLAN ACTIONS

### RELATING TO CALISTOGA'S CHARACTER

The following list of General Plan Action items (and some general verbiage) will not include all of them, but I will try to include the major ones that I see relating to Calistoga's character as I go through the General Plan.

#### Land Use Element

- *LU-13: "The Land Use Designation Map is implemented through the Zoning Ordinance....Under State law, the Zoning Ordinance and other City regulations must be consistent with the General Plan."*
- LU-43, Action 1 (in relation to the Objective that calls for ensuring that commercial and industrial development is designed to not disturb Calistoga's quality of life and that it is approved at a rate and scale that retains Calistoga's small-town character): "Create and adopt a commercial and industrial growth management ordinance that limits commercial and industrial growth in a manner similar to that allowed for residential growth."
- LU-47, Action 1: "Amend the Zoning Ordinance to ensure it is consistent with the 2003 Land Use Designation Map and land use descriptions, including the modifications made to permitted uses, densities, and minimum lot size provisions...."

#### Community Identity Element

- CI-22, Action 2 (in relation to the Goal of maintaining and enhancing Calistoga's small town character): "Conduct an evaluation of City guidelines, ordinances, and infrastructure standards to ensure they are consistent with community identity features."
- CI-23, Action 1 (In relation to the Objective of maintaining and enhancing the urban design quality of the downtown and other commercial areas): "Prepare an Urban Design Plan for central Calistoga."
- CI-26, Action 1: "Prepare and adopt new design guidelines for residential areas."
- CI-27, Action 1 (In relation to preserving and enhancing Calistoga's entry corridors): "Collaborate with the County to prepare an urban design plan for major entry corridors." [Note that the only places an urban design plan is called for in the General Plan are at pages CI- 23 and 27, and these are limited to central Calistoga and to preserving our entry corridors].

## Open Space and Conservation Element

- OSC-37, Action 2: “Develop and adopt guidelines establishing wildlife corridors, biological preservation techniques, and wetlands restoration methods.”
- OSC-38, Action 1: “Amend the requirements of the Hillside Development Ordinance to specifically include preservation of forest lands.”
- OSC-41, Action 1: “Amend the Hillside Development Ordinance to include: Provisions related to light and glare; Viewshed protection; Protection of skylines from visible development; Requirements to protect forest lands within the Hillside Overlay Zone.”
- OSC-43, Action 1: “Revise the Municipal Code so new development is required to maintain and enhance riparian setback areas....”
- OSC-43, Action 1: “Revise the Subdivision Ordinance and other Municipal Codes to incorporate alternative storm water management policies that reduce the creation of impermeable surfaces in new development.”
- OSC-46, Action 1: “Develop a comprehensive, long-term management plan for the Napa River in Calistoga.”
- OSC-48: “The City shall continue to provide for agricultural uses in Rural Residential designations....”
- OSC-54: “The City shall ensure that development safeguards scenic vistas and gateways and maintains the rural small-town character of the following roadways.” (All roads leading into Calistoga are listed).
- OSC-56, Action 1: “Revise the Hillside Management Ordinance to protect hillside viewsheds and prevent development along skylines.”

## Noise Element

- N-20, Action 1: “Revise the Noise Ordinance so that it contains quantitative measures to maintain Calistoga’s existing low level of noise, as well as measures to address localized, temporary noise sources....”

## Economic Development Element

- ED-10: “Given Calistoga’s unique character, the City needs tailored economic development strategies that will help to ensure that new economic development fits within and maintains small-town character.”