

ORDINANCE NO. 686

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA ADOPTING AN ORDINANCE AMENDING TITLE 17 (ZONING ORDINANCE) OF THE CALISTOGA MUNICIPAL CODE REZONING THE PROPERTY GENERALLY LOCATED AT 515 FOOTHILL BOULEVARD (011-310-031 THROUGH 011-310-041 AND 011-310-044; 011-320-007; 011-320-039 THROUGH 011-320-069; AND 011-310-024) FROM AN "RR-H", RURAL RESIDENTIAL - HILLSIDE DISTRICT TO A "PD 2010-01", ENCHANTED RESORT AND SPA PLANNED DEVELOPMENT DISTRICT

The City Council of the City of Calistoga does hereby ordain as follows:

SECTION ONE:

WHEREAS, a request for consideration of a Zoning Ordinance Amendment (ZO 2010-01) was filed by Enchanted Resorts, Inc. to rezone the property generally located at 515 Foothill Boulevard (011-310-031 through 011-310-041 and 011-310-044; 011-320-007; 011-320-039 through 011-320-069; and 011-310-024) from a "RR-H", Rural Residential – Hillside Zoning District to a "PD 2010-01", *Enchanted Resort and Spa* Planned Development District; and

WHEREAS, the Planning Commission considered the application during a duly noticed public hearings of June 20, 2012, June 27, 2012 and July 18, 2012 and prior to taking action on the application, the Planning Commission received written and oral reports by the Staff, and received public testimony; and

WHEREAS, the Planning Commission pursuant to Resolution PC 2012-19 recommended that the City Council find that the Environmental Impact Report SCH #2010082028 adequately assesses the impacts of this Zoning Ordinance Map and Text Amendment; and

WHEREAS, the Planning Commission has not provided a recommendation on the Zoning Ordinance Amendment since the motion to support the General Plan Amendment failed to meet the minimum number of votes required for an affirmative recommendation on a legislative act; (AYES: Vice Chair Coates, Commissioner Bush; NOES: Commissioner Kusener; ABSENT: None; ABSTAIN: Chairman Manfredi, Commissioner Kite); and

WHEREAS, the City Council has reviewed and considered the application for the Project at meetings of August 14, 2012, August 21, 2012 and September 18, 2012 as considered one of its items of business, this Ordinance to be adopted in accordance with Government Code Section 65090, this Ordinance to be adopted in accordance with Government Code Section 65850, to include the written and oral staff report, proposed findings and comments received from the general public and interested agencies and parties; and

WHEREAS, the City Council pursuant to Resolution 2012-061 found that the Environmental Impact Report SCH #2010082028 adequately assesses the impacts of this Zoning Ordinance Amendment; and

WHEREAS, the City Council pursuant to Resolution 2012-062 approved an amendment to the General Plan establishing a General Plan Planned Development Overlay designation on the subject properties and associated Planned Development goals; and

WHEREAS, the City Council adopted the following findings with the introduction of an Ordinance:

1. The proposed Planned Development Ordinance rezone will be compatible with surrounding land uses because the Project site provides an appropriate location for well-planned development that conforms to the General Plan and comports with good zoning practices, while allowing certain desirable departures from the strict application of individual zoning district regulations.
2. This Project is consistent with the City of Calistoga General Plan ("Exhibit A").
3. All applicable policies, regulations and mitigation measures identified in the Enchanted Resorts Project DEIR have been applied to the Project or otherwise made conditions of approval of the Project.

SECTION TWO:

Section 17.24 of Title 17 (Zoning Ordinance) is hereby amended by adding subsection 17.24.710 through 17.24.780 as follows:

Article IX. PD 2010-01 (Enchanted Resort and Spa)

17.24.710 Purpose

Planned Development District PD 2010-01 is a base district that regulates development of approximately 88 acres of land located on the southwest side of Foothill Boulevard (State Route 128/29) in the southeast corner of the City, as shown on the Zoning Map of the City of Calistoga, California, February 5, 1991, as amended, which legal description is on file with the City of Calistoga Planning Department.

Planned Development District PD 2010-01 is important to the community as it regulates the coordinated development of approximately 88 contiguous acres located at a key entrance to the City of Calistoga. The development of PD 2010-01 will provide a high quality destination resort including a mix of hotel units, residential units and tourist amenities not currently available in the City, while positively contributing to the economy through new capital investment, ongoing jobs and a tax base.

To encourage high quality development while conserving significant natural resources, future development within PD 2010-01 shall implement the City's General Plan policies relating to the site. Because it contains wooded hillside, development of PD 2010-01 shall be sensitive to the rural scale of the subject parcel and its

surroundings including, but not limited to, preserving natural vegetation and trees, protecting scenic vistas from adjoining properties by providing sufficient height restrictions, setbacks, maintaining on-site drainage and minimizing grading.

Development shall be clustered so as to avoid deleterious impacts on adjacent land uses and to include the careful placement of mixed land uses, lighting, landscaping, building location and equipment that generates noise. Architectural design shall be carefully considered and consistent with the rural traditions of the area and the design criteria for the entry corridor, and adequate landscaping shall be provided to blend the natural and built elements of the Development.

Unless otherwise provided below, all proposed uses in PD 2010-01 shall require a use permit. For the purposes of this section, a use permit shall be used interchangeably to also mean a planned development permit. Development shall be in conformance with the following regulations.

17.24.720 Definitions

A. Notwithstanding any other section of the CMC or regulation, the following definitions shall apply within PD-2010-01:

1. Residence Club units are those 20 homes and clubhouse which are part of the Resort to be marketed as fractional shares and managed by the Resort.
2. Roof Height and/or building height shall be measured as set forth in CMC §17.04.100 and CMC §17.38.040(C) and (D)
3. All other definitions are as set forth in the CMC unless otherwise stated.

17.24.730 Permitted uses

Uses permitted in PD 2010-01 are shown as follows:

A. Uses Allowed Without a Use Permit.

1. Separate Single-family dwellings on individual lots;
2. Residence Club units on individual lots;
3. Home occupations in accordance with Chapter 17.21 CMC;
4. Uses determined by the Planning Commission to be similar in nature, as provided in the procedures in Chapter 17.02 CMC.

B. Uses Allowed With a Use Permit.

1. Visitor accommodations and similar related ancillary services which are subordinate to the visitor accommodations use of the lands covered by PD 2010-01. Related ancillary services include but are not limited to recreational uses, administrative offices, facilities for conferences,

- seminars, social events such as weddings, receptions, and parties and similar related ancillary services that are subordinate to the primary transient use of the parcel;
 2. Spa facilities including mineral baths, massage, and similar related services for guests of on-site visitor accommodations on the land covered by PD 2010-01 or for the general public;
 3. Retail that is subordinate to the primary visitor accommodation and/or spa facilities on the site;
 4. Restaurant, including a bar; club lounge services and caves;
 5. Residence Club ancillary uses and services which are subordinate to the residence club units use of the lands covered by PD 2010-01. Related ancillary services include but are not limited to recreational uses, administrative offices, lounges, and similar related ancillary services that are subordinate to the primary transient use of the parcel;
 6. Short-term rental of single-family dwellings when rented through the hotel/resort operator.
 7. Uses determined by the Planning Commission to be similar in nature as provided in the procedures in Chapter 17.02 CMC.
- C. Allowed Accessory Structures and Uses. Accessory buildings are as defined in Section 17.04.020 of the CMC and include uses such as a storage shed, laundry room, or similar buildings which are clearly incidental and subordinate to buildings which are allowed with or without a use permit. Accessory structures and uses are allowed without a use permit, provided, that no accessory use shall be established or constructed prior to the construction of a primary building.
- D. Prohibited Uses. Uses not specified in subsections (A) through (B) of this section are prohibited.

17.24.740 Height limits, projections and exceptions.

- A. Buildings and Structures
1. Primary Building. The maximum height of a primary building as defined in §17.04.090 CMC shall be 35 feet as measured by CMC §17.04.100 and §17.38.040(C) and (D) and illustrated in the Enchanted Resorts Design Guidelines. Up to 5 additional feet of height may be authorized by the Planning and Building Department if warranted due to slope and/or site conditions on the property;
 2. Accessory Buildings and Structures. The maximum height of an accessory building or structure as defined in CMC §17.04.020 shall be 25 feet as measured by CMC §17.04.100 and CMC §17.38.040(C) and (D);
 3. Architectural Projections. The Planning and Building Department may approve architectural features, including but not limited to, towers, spires,

cupolas, chimneys, and parapet walls, that exceed the maximum height limitations established in (1) and (2) above provided that the architectural feature does include any habitable building space.

4. **Ballroom Building:** To accommodate a perched building placement, the ballroom building shown on the approved final development plan shall be allowed a maximum height of 60 feet as measured by CMC §17.04.100 and CMC §17.38.040(C) and (D). Additional height may be authorized by the Planning and Building Department if determined necessary due to slope and/or site conditions. Should the ballroom building be moved to another location on the property the maximum height of the building shall be 35 feet as measured by CMC §17.04.100 and CMC §17.38.040(C) and (D).

17.24.750 Development regulations.

Development Standards in Planned Development District - PD 2010-01 are as follows:

A. Lot Area Requirements.

1. **Single-family Residential Lots.** The minimum lot area shall be 40,000 square feet;
2. **Residence Club.** The minimum lot area shall be 8,600 square feet;
3. **Resort Hotel.** The minimum lot area shall be 30 acres.

B. Minimum setbacks for primary buildings shall be as follows, unless otherwise provided in this Planned Development Ordinance.

1. **Front yard**
 - a. **Single-family Residential Lots:** 10 feet or as established per the Enchanted Resorts Subdivision Map, whichever is more restrictive;
 - b. **Residence Club.** 5 feet;
 - c. **Resort Hotel.** 5 feet.
2. **Side yard.**
 - a. **Single-family Residential Lots:** 5 feet or as established per the per the Enchanted Resorts Subdivision Map, whichever is more restrictive;
 - b. **Residence Club.** 5 feet.
 - c. **Resort Hotel.** 10 feet;
3. **Rear yard**
 - a. **Single-family Residential Lots:** 5 feet or as established per the per the Enchanted Resorts Subdivision Map, whichever is more restrictive;
 - b. **Residence Club.** 5 feet;
 - c. **Resort Hotel.** 10 feet;

- C. Lot Coverage.
 - 1. Single-family Residential Lots: Maximum coverage of a lot by structural and non-structural improvements shall be 40 percent.
 - 2. Residence Club. Maximum coverage of a lot by all buildings or structures, including accessory structures, shall be 40 percent.
 - 3. Resort Hotel. Maximum coverage of a lot by all buildings or structures, including accessory structures, shall be 40 percent.
- D. Floor Area Ratio (FAR):
 - 1. This District is not subject to FAR calculations.
- E. Parking requirements. Unless otherwise provided in an approved use permit, on-site parking shall comply with the standards contained in Chapter 17.36 CMC.
- F. Single Family Residential Building Envelope: The primary dwelling unit and all habitable accessory structures shall be located wholly within the building envelope. Non-habitable accessory structures and non-structural improvements may be allowed outside the building envelope provided that the maximum lot coverage allowed for a single-family residential lot is not exceeded.

17.24.760 Architectural Committee Review

- A. Purpose. To acknowledge the existence of a rightfully established architectural review committee ("ARC") and to ensure that all buildings, structures, signs, landscape areas or uses comply with the Enchanted Resorts Architectural Design Guidelines, dated January 27, 2012. The following procedures shall apply in Planned Development District - PD 2010-01.
- B. Procedure. Prior to building permit issuance by the Planning and Building Department for any single family residence, guest house or garage, on an individual lot the owner, agent or contractor shall provide the following to the Planning and Building Department:
 - 1. A letter from the local architectural review committee approving or conditionally approving the proposed structure;
 - 2. A complete set of building and plot plans stamped approved by the ARC.
- C. Waiver of ARC Review. The Planning and Building Department may conduct architectural review for a proposed structure when the ARC is being unreasonable in its review, the ARC is no longer standing or if the requirements of the ARC conflict with this Title. At the discretion of the Planning and Building Department, architectural review may be referred to the Planning Commission.

- D. Exception. Residence Club units and visitor accommodation units and their associated support facilities are not subject to this section.

17.24.770 Design Review

- A. Significant new construction, remodels or renovations shall require design review in accordance with Chapter 17.06 CMC with exception to development on any individual single family residential lot.

17.24.780 Minor Modifications of PD 2010-01

- A. The Planning and Building Department shall have the authority to administratively interpret, modify and approve minor construction, remodels or renovation modifications generally consistent with the concept of flexible planning under a Planned Development zoning overlay to achieve the objectives and criteria as specified in PD-2010-01.

SECTION THREE:

The City Clerk or his or her designee is hereby directed to amend the Zoning Map of The City of Calistoga, California, dated February 5, 1991, as amended, which is on file with the City, to reflect the change in zoning for the subject property described in the above title.

SECTION FOUR:

If any section or portion of this ordinance is for any reason held to be invalid and/or unconstitutional by a court or competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION FIVE:

THIS ORDINANCE shall take effect thirty (30) days after its passage provided that Resolution 2012-062 has become effective at that time. If Resolution 2012-062 has not become effective by that time, then this Ordinance shall not become effective unless and until Resolution 2012-062 becomes effective and shall become immediately effective upon the effectiveness of Resolution 2012-062. Before expiration of fifteen (15) days after its passage, THIS ORDINANCE shall be published in accordance with law in a newspaper of general circulation published and circulated in the City of Calistoga.

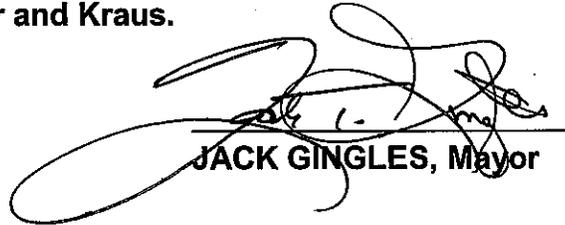
THIS ORDINANCE was introduced with the first reading waived at the City of Calistoga City Council meeting on the 21st day of August 2012, and was passed and adopted contingent on the effectiveness of Resolution 2012-62 at a regular meeting of the Calistoga City Council on the 18th day of September 2012, by the following vote:

AYES: Vice Mayor Dunsford, Councilmember Canning and Mayor Gingles.

NOES: None.

ABSENT: Councilmembers Slusser and Kraus.

ABSTAIN: None.



JACK GINGLES, Mayor

ATTEST:



AMANDA DAVIS, Deputy City Clerk

EXHIBIT A

ENCHANTED RESORTS PROJECT
CITY OF CALISTOGA
GENERAL PLAN CONSISTENCY FINDINGS

The project approvals (Vesting Tentative Map, Conditional Use Permit, Design Review Permit, and Development Agreement) required for the Enchanted Resorts Project (the "Project") may not be approved unless the plan is consistent with the City's General Plan. (Calistoga Municipal Code §§ 16.10.040(A)(1), 17.40.070(A)(1), 17.06.040, 17.39.020) Prior to the adoption of the Project, the City will adopt a General Plan Amendment for the Project area to apply a land use designation of "Planned Development Overlay" in addition to the existing "Rural Residential - Hillside" base land use designation. The amendments to the General Plan are shown in the Draft Environmental Impact Report ("DEIR 3.9-9"). Pursuant to the adoption of these General Plan amendments for the Project area, the Project will be consistent with the General Plan for the reasons set forth below.

In making these consistency findings, the City Council relies on the general rule for consistency contained in the State of California General Plan Guidelines (2003) as follows:

"An action program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment."

Further, in adopting these consistency findings, the City Council is mindful that consistency can take at least two forms: (1) active consistency, where a feature or characteristic responds directly to the General Plan policy; and (2) passive consistency, where the furthering of the General Plan policy cannot be clearly demonstrated, but where the Project does not obstruct the General Plan policy. As set forth below, the City Council finds the Project consistent with the City's General Plan.

I. LAND USE

These findings list the goals and policies of the City of Calistoga Land Use Element applicable to the Project and describe how the Project is consistent with those goals and policies.

Goal LU-1:

"Protect the small-town qualities of Calistoga, which include walkability, vineyards, orchards, natural habitats and open space."

Project Consistency:

The proposed project consists of residential and resort uses on 88 acres. The project is designed to be largely screened from view from other areas within Calistoga. The project layout emphasizes the use of alternatives to motor vehicles (walking, bicycling, electrical carts, etc.) and preserves 27 acres of the project site as forested reserve. Collectively, these characteristics are consistent with protecting the small-town qualities of Calistoga.

Objective LU-1.1:

"Ensure that new commercial development enhances and maintains the vibrancy of Calistoga's downtown."

Project Consistency:

The proposed project consists of residential and resort uses, and residents and guests would represent new potential customers for downtown businesses. As such, the proposed project would contribute to enhancing and maintaining the vibrancy of downtown.

Policy P1:

"Formula businesses within the city limits shall generally be prohibited. Exceptions may be made for formula businesses primarily meeting local residents' and business owners' needs."

Project Consistency:

The proposed project consists of a unique residential and resort project, and is not affiliated with any national or regional chains. As such, it would not be considered a "formula business."

Objective LU-1.2:

"Promote a balance between visitor-oriented and local-serving commercial development."

Project Consistency:

The proposed project consists of resort and residential uses. The resort would be a visitor-oriented use. Residents and guests of the proposed project would represent new potential customers for local businesses. Thus, the proposed project is consistent with the objective of promoting a balance between visitor-oriented and local-serving commercial development.

Policy P1:

"Tourism activities shall be regulated to minimize adverse impacts to other segments of the economy, and the resident population."

Project Consistency:

The proposed project consists of residential and resort uses on 88 acres. This EIR identifies mitigation measures to minimize impacts on the community and natural environment.

Policy P2:

"New visitor accommodations proposed in Calistoga shall be required to mitigate all environmental impacts."

Project Consistency:

This EIR evaluates potential impacts on the environment and identifies all feasible mitigation measures necessary to mitigate project-related impacts.

Policy P4:

"New visitor accommodation developments shall be designed, constructed and operated so as to be compatible with adjacent uses, particularly residences."

Project Consistency:

The proposed project consists of residential and resort uses on 88 acres. The surrounding land uses include agricultural and rural residential uses. Impacts on surrounding uses would be avoided or minimized through the use of setbacks and the retention of the native forest.

Policy P5:

"Short-term visitor rentals of residential properties intended for long-term use shall be prohibited, unless specifically approved through a conditional use permit."

Project Consistency:

The 13 custom residential lots and the 20 Residence Club units may be available for short-term occupancy. As such, the project applicant is seeking approval of a conditional use permit for this activity.

Objective LU-1.3:

"Ensure that commercial and industrial development is designed, located and operated so as to not disturb Calistoga's quality of life, and approved at a rate and scale that retains Calistoga's small-town character."

Project Consistency:

The proposed project consists of residential and resort uses on 88 acres. The project is designed to be largely screened from view from other areas within Calistoga. The project layout emphasizes the use of alternatives to motor vehicles (walking, bicycling, electrical carts, etc.) and preserves 27 acres of the project site as forest reserve. Collectively, these characteristics are consistent with protecting the small-town qualities of Calistoga.

Policy P1:

"New commercial and industrial development shall occur at a rate that maintains a healthy jobs/housing balance, in conformance with Calistoga's growth management strategy."

Project Consistency:

The proposed project would develop new residential uses, which would provide housing, and new resort uses, which would create new employment opportunities. Thus, it would be consistent with the policy of maintaining a balance between jobs and housing.

Policy P2:

"Development that creates new jobs shall be balanced with the ability to house new employees in Calistoga."

Project Consistency:

The proposed project is anticipated to employ as many as 200 persons in full-time, part-time, and seasonal positions. As discussed in DEIR, Section 6, Other CEQA Considerations, there is ample available local labor in Napa County; therefore, the proposed project's jobs are expected to be filled mostly by local residents.

Additionally, the project applicant will provide the City with fees to fund the development of affordable housing units in accordance with the City's development fee schedule.

Policy P3:

"Commercial and industrial land shall be developed in an environmentally sensitive manner and shall be compatible with any adjacent residential and commercial uses."

Project Consistency:

The proposed project would permanently preserve 27 acres of the site as forest reserve. Project structures would be set back from adjoining land uses, and the project is designed to be screened from view from surrounding residences and other areas within Calistoga by the forest. As such, surrounding land uses would not be adversely impacted by the proposed project.

Policy P4:

"No commercial or industrial uses shall be permitted unless they meet noise, air, water and wastewater quality standards and have access to City water, wastewater, fire and police services."

Project Consistency:

The proposed project can mitigate all impacts associated with air quality and public services and utilities to a level of less than significant. Although construction noise would be a significant unavoidable impact, all other noise impacts can be mitigated to a level of less than significant. Furthermore, construction noise impacts would be temporary and would occur only during daytime hours. Additionally, this EIR evaluates impacts on public services and utilities (water, wastewater, fire, and police services) and concludes that all impacts would be less than significant after mitigation. Refer to DEIR Section 3.11, Public Services and Utilities for further discussion.

Policy P5:

"Commercial and industrial development shall be appropriately landscaped, provide sufficient on-site parking and be designed to minimize the size and bulk of individual buildings."

Project Consistency:

All structures have a low-profile design to minimize grading and soil disturbance and take advantage of natural contours of the land. The proposed project will take advantage of the natural screening of the forest to mask the proposed structures from view. The project will provide sufficient onsite parking for the intended uses.

Objective LU-1.4:

"Develop and phase new housing at a rate that can be absorbed by public infrastructure and in a manner that fits within Calistoga's small-town identity."

Project Consistency:

The proposed project would create 13 lots intended for custom residences. This is a modest amount of new housing and would not represent significant population growth. Regardless, this EIR evaluates impacts on public services and utilities and concludes that all impacts would be less than significant after mitigation. Refer to DEIR Section 3.11, Public Services and Utilities for further discussion.

Policy P1:

"On average, Calistoga's annual residential growth rate shall be no more than 1.35% of the number of residents in Calistoga the previous year. This rate may be exceeded in a single year provided that the growth rate is not exceeded when combining up to five years growth; average annual growth in the five-year period shall not exceed 1.35% as measured through the adopted residential growth allocation procedures. High priority shall be given to affordable housing and infill development."

Project Consistency:

The proposed project would create 13 lots intended for custom residences. The previously entitled Diamond Hill Estates Subdivision, which consists of 35 custom dwelling units, is accounted for in the City's projected population growth estimates. As such, the net decrease of 22 dwelling units relative to the Diamond Hill Estates Subdivision would not be in conflict with the City's population growth limit of 1.35%.

Policy P2:

"Development that meets performance standards for growth consistent with community character shall be given a high priority, including affordable housing, mixed-use projects, infill development and second units."

Project Consistency:

The proposed project's population growth is within the 1.35% limit. As discussed in this section, the proposed project is consistent with the community character of Calistoga and would also provide fees for affordable housing construction. As such, the proposed project would be eligible for a "high priority" designation.

Policy P3:

"Generally, no more than ten market-rate units may be built in a single subdivision in any given year. Exceptions may be allowed for subdivisions that provide benefits to the city."

Project Consistency:

The 13 custom residential lots will be sold to individual buyers, who will in turn develop dwelling units on these properties. It is expected that the dwelling units on the 13 lots would be developed over a period of years and not within one calendar year, reflecting the differing priorities of the individual buyers. As such, it is likely that no more than 10 market-rate units would be built within a 1-year period.

Goal LU-2:

"Designate a broad range of land uses within the city limits."

Project Consistency:

The project site is currently designated "Rural Residential – Hillside" by the General Plan. As part of the proposed project, a "Planned Development Overlay" would be established over the project site that allows for a greater range of land use activities on the project site. As such, the proposed Planned Development Overlay is consistent with the intent of this goal.

Objective LU-2.1:

"Ensure that an adequate amount of land is designated in the General Plan to permit desired development in Calistoga, while also preserving Calistoga's small town character."

Project Consistency:

The project site is designated “Rural Residential – Hillside” by the General Plan. As previously discussed, the proposed project is consistent with the applicable provisions of the “Rural Residential – Hillside” land use designation, thereby advancing the objective of permitting desired development while also preserving Calistoga’s small town character.

Policy P2:

"All new development on sites with overlay designations shall follow the overlay designation regulations in Section D of this Land Use Element to ensure that their development is in harmony with the surrounding environment."

Project Consistency:

The project site is within the Entry Corridor 1: Downvalley Foothill Boulevard overlay and was found to be consistent with the provisions of that designation, which require screening of new development from view of Foothill Boulevard.

Goal LU-3:

"Ensure that new development mitigates significant environmental, design and infrastructure impacts."

Project Consistency:

This EIR evaluates potential impacts on the environment and identifies all feasible mitigation measures necessary to mitigate project-related impacts.

Objective LU-3.1:

"Prevent development from occurring where the location or the physical or biological characteristics of the site would make the land use inappropriate."

Project Consistency:

The proposed project utilizes the natural features of the landscape in its design, such as forest cover and slope. All visual and biological impacts can be mitigated to a level of less than significant. Therefore, the proposed project is an appropriate use for the project site.

Policy P2:

"New development shall be designed so as to not adversely impact adjacent uses, particularly those of lower intensities."

Project Consistency:

The proposed project would develop residential and resort uses on the 88-acre project site. The residential uses would consist of 13 custom lots and would be of similar density and character to the surrounding residential uses. The resort uses would be set back from adjoining land uses and would be screened from view by the forest. As such, the proposed project would not adversely impact adjacent uses, particularly those of lower intensities.

Policy P3:

"The approval of all development projects shall be coordinated with the provision of infrastructure and public services required to meet the needs of the development."

Project Consistency:

The proposed project would include offsite upgrades to the sewer system and may extend recycled water service to the project site. Additionally, this EIR identifies all feasible mitigation measures to reduce the project's impact on public services and infrastructure. This is consistent with the policy of coordinating development with the provision of infrastructure and public services.

Policy P4:

"The development area of a site shall be calculated based on net acreage, once areas of steep slopes, floodway, streets and park dedications have been subtracted from the gross acreage of a parcel. Properties with the Rural Residential-Hillside designation shall be subject only to the street and park dedication exclusions, since they are subject to a slope density formula established by ordinance."

Project Consistency:

BKF, the applicant's geotechnical engineer, calculated slope density pursuant to the provisions contained in the Municipal Code (DEIR, Appendix G). The calculations indicated that a maximum of 35 residential dwelling units could be developed on the portion of the project site proposed for custom residential lots and Residence Club use. The proposed project would develop 13 single-family custom residences and 20 Residence Club units and, therefore, would comply with the slope density standards.

Policy P5:

"Clustering of development shall be encouraged, especially in areas of ecological sensitivity including hillside areas and on and around Mount Washington."

Project Consistency:

The proposed project clusters development towards the rear of the project site to avoid impacts to the steepest slopes on the forested hillside. Additionally, the proposed project permanently preserves 27 acres of the project site as forest reserve, including the most visible portions of the hillside.

Objective LU-3.2:

"Ensure that new development complements Calistoga's small town rural character and minimizes impacts on the environment."

Project Consistency:

The proposed project would complement Calistoga's small-town rural character by largely being screened from view by the forest and, therefore, resulting in minimal change to the visual characteristics of the community. In addition, this EIR identifies all feasible mitigation measures to minimize impacts on the environment.

Policy P1:

"New development shall be designed to respect and enhance Calistoga's small-town rural character and the natural environment."

Project Consistency:

The proposed project consists of residential and resort uses on 88 acres. The project is designed to be largely screened from view from other areas within Calistoga. The project would largely maintain the natural topography of the site, while retaining forest cover and employing terracing and low-profile building design (refer to DEIR, Exhibit 2-6). Collectively, these characteristics are consistent with respecting and enhancing Calistoga's small-town rural character and the natural environment.

Policy P2:

"The use of "green construction" and land development techniques shall be encouraged as a means to reduce the environmental impacts of construction activity."

Project Consistency:

The proposed project's structures are required to be designed to meet the California Green Building Standards Code energy efficiency standards. Additionally, the proposed project would employ outdoor water efficiency measures and practices. These characteristics are consistent with employing "green construction" and land development techniques to reduce the environmental impacts of construction activity.

II. COMMUNITY

Goal CI-1:

"Maintain and enhance Calistoga's small-town character."

Project Consistency:

The proposed project would maintain and enhance Calistoga's small-town character by largely being screened from view by the forest and, therefore, resulting in minimal change to the visual characteristics of the community.

Objective CI-1.1:

"Reinforce locally distinctive patterns of development, landscape and culture, such as small buildings, mixed use, walkability, architectural diversity, neighborhoods of single-family homes on small lots, vineyards and agricultural lands."

Project Consistency:

The proposed project preserves 27 acres of the project site as forest reserve and employs the use low-profile building design to largely screen the project from view from other areas within Calistoga (refer to DEIR, Exhibit 2-6). The project promotes a self-contained walkable community close to downtown Calistoga. The proposed project also includes 13 custom homes consistent with the density of surrounding residential uses. Combined, these characteristics reinforce local patterns of development.

Policy P1:

"New development should be sensitive to surrounding architecture, landscaping, character and scale of existing buildings."

Project Consistency:

The buildings will employ contemporary, high-quality, low-profile architectural elements that blend with the existing topography and forest. In addition, buildings will be largely screened from view from surrounding land uses through the retention of natural topography and forest cover. As such, the proposed project would blend with existing surroundings.

Policy P2:

"New development should use exterior materials that have traditionally been used in Calistoga."

Project Consistency:

Project buildings are anticipated to employ construction and exterior materials, consistent with other buildings in Calistoga and within the context of the surrounding forested environment.

Policy P3:

"New buildings shall have heights that avoid obtrusive breaks in the natural skyline."

Project Consistency:

The project will largely maintain the natural topography of the site. Building profiles would be below the forest canopy (refer to DEIR, Exhibit 2-6). This design will largely screen the project from view from other areas within Calistoga thereby minimizing breaks in the natural skyline.

Policy P4:

"New developments should provide accessible public and semi-public areas and efficient and inviting pedestrian and bicycle connections to existing Calistoga streets."

Project Consistency:

The proposed project provides a network of pedestrian pathways throughout the proposed development connecting the project's amenities and facilities. Additionally, the proposed project would be accessible to bicycles. Refer to DEIR, Section 3.12, Transportation, for further discussion.

Policy P5:

" Neighborhood circulation patterns should encourage walking and cycling."

Project Consistency:

The project layout emphasizes the use of alternatives to motor vehicles, promoting a self-contained walkable community with short distance connectivity to other areas in Calistoga.

Policy P7:

"New commercial development shall be designed to avoid characteristics common to typical auto-oriented shopping center or strip commercial development. This can be achieved by including features such as:

- Parking set alongside or behind buildings, rather than in front.*
- Incorporation of varied building massing and architectural treatment.*
- Limited front setbacks and direct street access.*
- Pedestrian- rather than automobile-scaled design elements.*
- Avoiding "big box" retail and other similar types of commercial development that demand auto-oriented design characteristics."*

Project Consistency:

The proposed project consists of a unique residential and resort hotel project. The project has been designed to emphasize the use of alternative modes of transportation, thereby promoting a pedestrian-oriented design.

Objective CI-1.3:

"Maintain the urban design quality of existing residential neighborhoods, and replicate this quality in new residential development."

Project Consistency:

The proposed project's conditions of approval, or other aspects of the project entitlements would ensure that the residences developed on the 13 custom lots would replicate existing residential quality within Calistoga.

Policy P2:

"Residents and property owners shall be required to maintain their properties in good condition."

Project Consistency:

The resort uses would employ maintenance staff to maintain the building and grounds. Individual owners of the 13 custom residential lots would be required to maintain their properties.

Policy P3:

"All new development in residential areas shall be subject to design review."

Project Consistency:

The future dwelling units on the 13 custom residential lots will be subject to private design review in accordance with the proposed project's Design Guidelines.

Policy P4:

"Homes of modest size, built in proportion to their lots, shall be encouraged. Construction of over-sized, bulky residential buildings should be avoided."

Project Consistency:

The 13 custom residential lots provide building envelopes allowing no more than 40 percent lot coverage, which reflect the constraints of each lot and are intended to keep buildings in proportion to the lot size. All structures must be contained within the envelopes.

Policy P5:

"Design amenities shall be encouraged in new housing developments. Examples include:

- interconnected street layout*
- clustering of buildings*
- landscaping on each lot, with emphasis on native and drought-tolerant species*
- visual buffers*
- variation in architectural design"*

Project Consistency:

The 13 custom residential lots are located along a loop road (Ponderosa Drive) that connects with the roadways to SR-29/128 and the resort hotel and Residence Club uses, which is consistent with an interconnected street layout. Building envelopes would be established on each lot to limit the size and location of new structures and maintain native trees and visual screening.

Policy P6:

"Multi-family structures and non-residential uses located adjacent to single-family properties shall incorporate adequate screening into project design to prevent view intrusion."

Project Consistency:

The resort hotel structures are located away from the custom residential uses and are screened by the existing forest. Furthermore, the roadway system is designed to segregate resort hotel/Residence Club traffic from residential traffic, which would further assist in maintaining residential privacy.

Policy P8:

"New neighborhoods shall promote human-scaled, comfortable and safe design, and incorporate pedestrian-oriented design features and connections to pedestrian/bikeways and site amenities."

Project Consistency:

The streets serving the custom residential lots would be suitable for use by pedestrians and bicycles.

Policy P9:

The establishment of walled and gated communities shall be discouraged.

Project Consistency:

The 13 custom residential lots may be gated in order to protect the privacy of the residential neighborhood. The residential lots would be located within a private development that does not provide access to adjoining uses. As such, gating these lots would not disrupt circulation for surrounding uses and, therefore, could be found to be consistent with this policy.

Goal CI-2:

"Preserve and enhance all the entry corridors to Calistoga."

Project Consistency:

The project site's frontage with SR-29/128 is located within the "Entry Corridor 1: Downvalley Foothill Boulevard." Aside from the project entry, all other aspects of the project would be screened from view from Foothill Boulevard by the forest. The entry itself consists of a two-lane road and terraced landscaping. Thus, the

project characteristics are consistent with the goal of preserving and enhancing the entry corridors to Calistoga.

Objective CI-2.1:

"Protect Calistoga's entrance points as important components of local community identity."

Project Consistency:

Aside from the project entry, all other aspects of the project would be screened from view from Foothill Boulevard by the forest. The entry itself consists of a two-lane road and terraced landscaping. Thus, the project characteristics are consistent with the objective of protecting Calistoga's entrance points as important components of local community identity.

Policy P1:

"The entry corridor policies and principles specified for each entry corridor in the Land Use Element shall be followed."

Project Consistency:

Consistent with the entry corridor policies and principles for Downvalley Foothill Boulevard, the proposed project would involve minimal changes to the SR-29/128 frontage.

Policy P2:

"The Design Review Process shall be used to require new development at the major entrances to the city to be aesthetically pleasing, provide buffering between land uses, and retain open space, unique land features and small-town rural character."

Project Consistency:

The proposed project is designed to blend into the natural landscape with minimal grading and tree removal thereby preserving the aesthetics of the City's SR-29/128 entry corridor. Furthermore, design review of the proposed project is being conducted as a part of the project approval.

Objective CI-3.4:

"Preserve and protect cultural resources other than historic buildings, including Native American sacred places, burial sites, archaeological resources, fossils

and other paleontological resources, historic landscapes, and other culturally significant sites and objects."

Project Consistency:

This EIR evaluates potential impacts on archaeological and paleontological resources and identifies all feasible mitigation measures necessary to mitigate project-related impacts. Refer to DEIR, Section 3.5, Cultural Resources for further discussion.

Policy P1:

"As part of the development review process, assessment shall be required by appropriate professionals regarding the presence of archaeological and paleontological resources and the potential for adverse impacts on these resources."

Project Consistency:

This EIR evaluates potential impacts on archaeological and paleontological resources and identifies all feasible mitigation measures necessary to mitigate project-related impacts. Refer to DEIR, Section 3.5, Cultural Resources for further discussion.

Policy P2:

"Any archaeological or paleontological resources on private property shall be either preserved on their sites or adequately documented and conserved as a condition of removal."

Project Consistency:

This EIR evaluates potential impacts on archaeological and paleontological resources and identifies all feasible mitigation measures necessary to mitigate project-related impacts. Refer to DEIR, Section 3.5, Cultural Resources for further discussion.

Policy P3:

"All public projects shall preserve and enhance cultural resources to the maximum extent feasible."

Project Consistency:

This EIR evaluates potential impacts on archaeological and paleontological resources and identifies all feasible mitigation measures necessary to mitigate project-related impacts. Refer to DEIR, Section 3.5, Cultural Resources for further discussion.

Policy P4:

"If Native American artifacts are discovered on a site, representatives of the Native American community shall be consulted to ensure the respectful treatment of Native American sacred places."

Project Consistency:

Standard inadvertent discovery mitigation is proposed in the event that Native American artifacts are encountered during construction. This is in accordance with state mandates. Refer to DEIR, Section 3.5, Cultural Resources for further discussion.

III. CIRCULATION

Goal CIR-1:

"Standard inadvertent discovery mitigation is proposed in the event that Native American artifacts are encountered during construction. This is in accordance with state mandates. Refer to Section 3.5, Cultural Resources for further discussion."

Project Consistency:

The transportation analysis indicates potential impacts to traffic and Calistoga's street network. The project applicant would pay fees to the City of Calistoga for necessary roadway improvements. After installation of improvements, these intersections would operate at acceptable levels. This is consistent with the objective of maintaining current street networks and the community's small-town character. Refer to DEIR, Section 3.12, Transportation for further discussion.

Objective CIR-1.1:

"Develop Calistoga's street network of arterials, collectors, primary local and local streets as discussed in Section C of this Circulation Element and shown in Figure CIR-4."

Project Consistency:

The project applicant would pay fees to the City of Calistoga for necessary roadway improvements. These improvements reflect those contemplated by the Circulation Element.

Policy P1:

The City shall balance the need to increase motor vehicle capacity with concerns for bicycle and pedestrian circulation and commercial viability.

Project Consistency:

The project applicant would pay fees to the City of Calistoga for necessary roadway improvements. After installation of improvements, these intersections would operate at acceptable levels. As appropriate, intersection improvements would address bicycle and pedestrian circulation (e.g., crosswalks, bike lanes).

Policy P2:

Through the Capital Improvements Plan and related impact fees, the City shall ensure that adequate funds are provided to upgrade and maintain the existing circulation network.

Project Consistency:

The project applicant will provide fair-share fees where necessary to fund improvements to the City's existing circulation network.

Objective CIR-1.2:

"Maintain acceptable Levels of Service on all of Calistoga's streets."

Project Consistency:

Although the proposed project would add traffic to the intersection of Foothill Boulevard/ Lincoln Avenue, which is already operating at LOS E or F, the City of Calistoga has exempted this intersection from minimum LOS criteria. The proposed project therefore results in less than significant impacts on all of the study intersections and will not impact LOS on Calistoga's streets.

Policy P1:

"The City shall seek to maintain LOS D or better on all street segments outside of downtown."

Project Consistency:

The traffic analysis prepared as part of this EIR evaluated intersection operations outside of the downtown area using LOS D as the minimum acceptable performance standard. The analysis found that all intersections outside of the downtown area would operate at acceptable standards under “Baseline Plus Project Conditions.” The analysis also found that two intersections outside of the downtown area would operate below acceptable standards under “Future Plus Project” conditions and identified mitigations that would improve operations to acceptable levels. Refer to DEIR, Section 3.12, Transportation for further discussion.

Policy P2:

"Since Lincoln Avenue is Calistoga's main street and serves pedestrian and commercial purposes as much as it does motorized vehicles, it is inappropriate to establish any LOS standard for Lincoln Avenue between Foothill Boulevard and Wapoo Avenue. Instead, the City shall evaluate traffic on Lincoln Avenue on an on-going basis, seeking to balance vehicular, parking, bicycle and pedestrian needs."

Project Consistency:

In accordance with this policy, the traffic analysis did not assess intersection operations on Lincoln Avenue between Foothill Boulevard and Wapoo Avenue against an LOS threshold.

Objective CIR-1.3:

"Coordinate the provision of circulation facilities with new development."

Project Consistency:

The proposed project would provide an onsite internal roadway system, which is consistent with the objective of providing circulation facilities with new development.

Policy P1:

"New development shall be designed generally with streets that continue the city's existing grid pattern, which allows through traffic and provides multiple connections to arterial streets."

Project Consistency:

The project site is located on hilly terrain and is not located in an area requiring through traffic. As such, the proposed project is not suitable for the provision of arterial connector streets.

Objective CIR-1.4:

"Coordinate with other public agencies on the provision of regional transportation facilities and services."

Project Consistency:

The City of Calistoga solicited input from Caltrans and the County of Napa regarding the scope of the traffic analysis. Both agencies received copies of the Draft EIR and will have the opportunity to comment on the analysis. This is consistent with coordinating with other public agencies regarding the provision of transportation facilities and services.

Goal CIR-3:

"Enhance transportation modes that minimize pollution and congestion."

Project Consistency:

This EIR identifies mitigation measures to reduce transportation congestion impacts to a level of less than significant, and it increases the availability of alternative transportation, thereby reducing pollution. Refer to DEIR, Section 3.12, Transportation for further discussion.

Objective CIR-3.1:

"Provide frequent and high-quality transit."

Project Consistency:

The project applicant would provide regularly scheduled van/shuttle service for employees and guests that would connect to existing VINE transit service in Calistoga. This is consistent with the objective of providing frequent and high-quality transit. Refer to DEIR, Section 3.12, Transportation for further discussion.

Objective CIR-3.2:

"Provide a pedestrian network that encourages walking for short trips and recreation."

Project Consistency:

The project layout promotes a self-contained walkable community within the project site. This is consistent with promoting walking for short trips and recreation.

Policy P1:

"Walking shall be considered an essential and integral part of the city's circulation network."

Project Consistency:

The project layout promotes a self-contained walkable community within the project site. This is consistent with treating walking as an essential and integral part of the city's circulation network.

Objective CIR-3.3:

"Expand the use of bicycles for commuting and other transportation."

Project Consistency:

The proposed project contains roads that would be accessible to bicycles. Although no bicycle facilities are proposed for SR-29/128 at this time, the project provides sufficient width to allow for the future installation of Class II bicycle facilities. This is consistent with the objective of expanding the use of bicycles for commuting and other transportation.

Policy P1:

"Bicycling shall be considered an essential and integral part of the city's circulation network."

Project Consistency:

The proposed project contains roads that would be accessible to bicycles. Although no bicycle facilities are proposed for SR-29/128 at this time, the project provides sufficient width to allow for the future installation of Class II bicycle facilities. This is consistent with the policy of treating bicycling as an essential and integral part of the City's circulation network.

IV. HOUSING (2009)

Goal H-1:

"Provide an adequate number of sites for the development of housing to meet Calistoga's fair share of regional housing need, while maintains its small-town character and appearance."

Project Consistency:

The project site is currently designated "Rural Residential - Hillside" by the General Plan and is identified in the City's certified Housing Element as a site that is suitable for accommodating a portion of the City's fair share of the regional housing need in the above-moderate income housing units, which meets the number of housing units estimated for the project site in the 2009 Housing Element. In addition, the proposed project would largely be screened from view by the forest, thereby maintaining the City's small-town character and appearance.

Objective H-1.1:

"Ensure that an adequate amount of land is designated in the General Plan for residential development for all economic segments of the community and is subsequently zoned consistently to meet regional fair share needs."

Project Consistency:

The project site is currently designated "Rural Residential – Hillside" by the General Plan. The General Plan Amendment and Rezoning that are being proposed as part of the project would not eliminate residential development as a permitted use on the project site, nor would it reduce currently permitted residential densities on the project site.

Policy P1:

"The Rural Residential and Low Density Residential Land Use Designations shall provide land for single-family housing."

Project Consistency:

The project site is currently designated "Rural Residential – Hillside" by the General Plan. The proposed General Plan Amendment to establish a Planned Development Overlay over the project site is consistent with this policy in that it would not preclude the development of single-family housing on the project site, nor would it change the currently permitted residential density that is allowed on the project site.

Objective H-1.2:

"Maintain zoning and development standards that ensure the provision of housing sites sufficient to meet Calistoga's fair share of regional housing need."

Project Consistency:

The proposed rezoning of the project site from "Rural Residential – Hillside" to "Planned Development" would not preclude the development of housing on the project site, nor would it change the currently permitted residential density that is allowed on the project site. The City's certified Housing Element identifies the project site as a site that is suitable for accommodating a portion of the City's fair share of the regional housing need in the above-moderate income category. The proposed project would provide 13 residential lots for development of above-moderate income housing units, which meets the number of housing units estimated for the project site in the 2009 Housing Element. The development standards proposed as part of the Planned Development zoning district would not constrain the ability to develop housing on the 13 residential lots.

Policy P4:

"All new residential development shall be encouraged to be built with no less than 50 percent of the maximum number of dwelling units prescribed by the General Plan for specific properties, except in places where specific design treatment is desired and lower densities are appropriate."

Project Consistency:

The slope density formula for calculating the maximum permitted residential density in the "Rural Residential – Hillside" land use designation permits a maximum of 35 dwelling units on the project site. The proposed project would allow development of 13 single-family detached dwellings and 20 "resort club" fractional ownership residential units. All residences would be required to adhere to Design Guidelines to ensure that their design is compatible with their surroundings.

Objective H-1.3:

"Maintain public services and facilities needed for the development of housing."

Project Consistency:

The City of Calistoga has confirmed that adequate levels of municipal services exist to serve the proposed project. Refer to DEIR, Section 3.11, Public Services and Utilities for further discussion.

Objective H-1.4:

"Ensure new housing development complements Calistoga's rural small-town community identity and incorporates quality design."

Project Consistency:

The proposed project's buildings would be required to adhere to Design Guidelines to ensure that architecture is high quality and compatible with its surroundings. In addition, the proposed project would largely be screened from view by the forest, thereby complementing Calistoga's rural small-town community identity.

Policy P1:

"The City shall encourage good design that incorporates and/or respects neighborhood and community characteristics."

Project Consistency:

The proposed project's buildings would be required to adhere to Design Guidelines to ensure that architecture is high quality and compatible with its surroundings. In addition, the proposed project would largely be screened from view by the forest.

Policy P2:

"New residential subdivisions of ten or more lots or units shall provide a range of lot sizes and designs. "Cookie cutter" approaches to subdivision design shall be avoided."

Project Consistency:

The 13 custom residential lots will be sold to individual buyers, who will in turn develop dwelling units on these properties. As such, each owner is likely to pursue a unique design suited to his or her needs and desires and, therefore, avoid repetitive designs. Additionally, all residences would be subject to the provisions of the Design Guidelines to ensure that architecture is high quality and compatible with their surroundings.

Goal H-2:

"Encourage a variety of types of housing."

Project Consistency:

The proposed project would develop 13 custom residential lot sites that would interface with the proposed resort hotel and Residence Club units. This is a type of housing product that is not currently available in Calistoga.

Objective H-2.1:

"Facilitate housing for all segments of the community."

Project Consistency:

The project applicant would provide fees to the City of Calistoga for the development of affordable housing. This would advance the objective of providing housing for all segments of the community.

Policy P1:

"The City shall encourage large new non-residential developments to provide housing for an adequate portion of their workforces at affordable costs under prevailing wages for their employees."

Project Consistency:

The project applicant would provide fees to the City of Calistoga for the development of affordable housing. This would advance the policy of providing housing for employees.

Policy P3:

"New development of five or more lots or units shall be required to provide a range of house sizes, including three and four bedroom units. This requirement shall be enforced through the Design Review process."

Project Consistency:

The proposed project would develop 13 custom residential lots. Individual buyers would ultimately design and construct the dwelling units; however, given the lot size and location, it would be expected that three- to five-bedroom dwelling units would be developed.

Goal H-3:

"Provide housing to meet the needs of very low-income, low-income and moderate-income households, particularly those who work in Calistoga, while maintaining Calistoga's rural small-town character and appearance."

Project Consistency:

The project applicant would provide fees to the City of Calistoga for the development of affordable housing. This would advance the goal of providing housing to meet the needs of very low-income, low-income and moderate-income households.

Objective H-3.1:

"Encourage the private sector to provide affordable housing."

Project Consistency:

The project applicant would provide fees to the City of Calistoga for the development of affordable housing and the City, in turn, may collaborate with a private organization to develop housing.

Policy P3:

"All new residential developments of five or more units shall make 20 percent of the units affordable to very low-, low- and moderate-income households, shall dedicate land suitable for the construction of such housing, or shall pay in-lieu fees in an amount equal to the value of this housing."

Project Consistency:

The project applicant would provide fees to the City of Calistoga for the development of affordable housing.

Goal H-8:

"Reduce greenhouse gas production and energy use in new residential and mixed-use development."

Project Consistency:

The proposed project's structures would comply with the California Green Building Standard Code's energy efficiency requirements, which are widely regarded as one of the most stringent energy efficiency building codes in the nation. Compliance with these standards would contribute to reduce greenhouse gas emissions.

Objective H-8.1:

"Reduce energy demand in new and existing housing through conservation and efficiency."

Project Consistency:

The proposed project's structures would comply with the California Green Building Standard Code's energy efficiency requirements, which are widely regarded as one of the most stringent, energy efficiency building codes in the nation.

Policy P1:

"Promote the use of energy conservation features in the design of new and remodeled residential structures."

Project Consistency:

The proposed project's structures would comply with the California Green Building Standard Code's energy efficiency requirements, which are widely regarded as one of the most stringent, energy efficiency building codes in the nation.

Policy P2:

"Encourage sustainable design and construction practices in all new residential development projects."

Project Consistency:

The proposed project's structures would comply with the California Green Building Standard Code's energy efficiency requirements, which are widely regarded as one of the most stringent, energy efficiency building codes in the nation. This is consistent with the policy of encouraging sustainable design and construction practices in all new residential development projects.

V. INFRASTRUCTURE

Goal I-1:

"Provide adequate supplies of water, appropriate for the intended purpose, and available to all types of users."

Project Consistency

This EIR evaluates the adequacy of municipal water supplies and infrastructure to serve the proposed project and identifies mitigation measure where necessary to ensure that adequate service can be provided. Refer to DEIR, Section 3.11, Public Services and Utilities for further discussion.

Objective I-1.1:

“Plan, manage and develop the public water conveyance and distribution systems in logical, timely and appropriate manner.”

Project Consistency:

This EIR evaluates the adequacy of municipal water supplies and infrastructure to serve the proposed project and identifies mitigation measure where necessary to ensure that adequate service can be provided. Refer to DEIR, Section 3.11, Public Services and Utilities for further discussion.

Policy P2:

“The City shall not extend water infrastructure to new areas until existing infrastructure is brought to adequate standards or unless such extensions contribute to infrastructure improvements.”

Project Consistency:

The project site is currently served by an existing 8-inch water main. In addition, the project applicant would provide necessary onsite water conveyance and storage infrastructure. These features are consistent with the policy of providing adequate water infrastructure.

Policy P3:

“Potable water should generally be available to the City’s residents and businesses.”

Project Consistency:

The project site is currently served by an existing 8-inch water main.

Objective I-1.2:

“Maintain water storage, conveyance and treatment infrastructure in good condition.”

Project Consistency:

The project site is currently served by an existing 8-inch water main, installed in 2010, and meets current standards. The proposed project would develop onsite water storage facilities in order to provide adequate peak day demand and fire-flow supplies.

Objective I-1.3:

“Encourage coordination between land use planning and water facilities and service.”

Project Consistency:

The project site is currently served with potable water. The City has indicated that adequate potable water supplies exist to serve the proposed project.

Policy P1:

“The approval of new development shall be conditional on the availability of sufficient water for the project.”

Project Consistency:

The project site is currently served with potable water. The City has indicated that adequate potable water supplies exist to serve the proposed project.

Policy P2:

“The City shall ensure a fair and equitable distribution of costs for water service expansion.”

Project Consistency:

The project site is currently served with potable water. The applicant will provide its fair share of all potable water infrastructure upgrades necessary to serve the project.

Policy P3:

“Structures with plumbing that are located within city limits shall connect to the water system, unless topography, distance from the public water system, or other factors indicate a need for an exemption.”

Project Consistency:

The project site is currently served by an existing 8-inch water main, which is connected to the City's water system.

Policy P4:

"Extension of water service beyond the current service area shall be prohibited."

Project Consistency:

The project site is currently served by an existing 8-inch water main, which is connected to the City's water system. Thus, no extension of water service beyond the service area would occur

Policy P5:

"Needed water supply and pressure for fire suppression shall be maintained."

Project Consistency:

The proposed project would be served by water connections that provide a combined capacity of 350 gallons per minute of fire flow, which is considered adequate for fire suppression purposes.

Policy P7:

"If and when 95 percent of the capacity of existing water storage, supply and/or distribution systems has been reached, further development in Calistoga will be prohibited until the City has provided sufficient new capacity to accommodate new development."

Project Consistency:

The City has indicated that adequate potable water supplies exist to serve the proposed project.

Objective I-1.4:

"Promote water conservation."

Project Consistency:

The proposed project would implement several water conservation measures and practices, including drought-tolerant native plants for landscaping, stormwater storage, rain gardens, graywater reuse and storage, and possible

use of recycled wastewater for landscape irrigation. Refer to DEIR, Section 3.11, Public Services and Utilities, for further discussion.

Policy P4:

“The City shall adopt a series of Best Management Practices for water conservation measures, that will be mandatory in new development and strongly encouraged in existing development, to achieve the 32 percent reduction in water use consistent with the American Water Works Association study.”

Project Consistency:

The proposed project would implement several water conservation measures and practices, including drought-tolerant native plants for landscaping, stormwater storage, rain gardens, graywater reuse and storage, and possible use of recycled wastewater for landscape irrigation. These measures and practices are consistent with those identified as Best Management Practices. Refer to DEIR, Section 3.11, Public Services and Utilities for further discussion.

Goal I-2:

“Collect, treat and dispose of wastewater in ways that are safe, sanitary and environmentally acceptable.”

Project Consistency:

The project site is served by an existing connection to the City’s sewer system. The proposed project would implement additional offsite sewer improvements necessary to serve the proposed resort. The City of Calistoga has indicated that with the proposed offsite sewer improvements, adequate wastewater collection, and treatment capacity would be available to serve the proposed project. Furthermore, the City collects, treats, and disposes of wastewater in accordance with applicable laws and regulations.

Objective I-2.1:

“Plan, manage and develop wastewater conveyance, treatment and disposal systems in a logical, timely and appropriate manner.”

Project Consistency:

As a part of the proposed project, upgrades to an existing sewer main would be completed, thereby ensuring wastewater conveyance is managed in a timely and appropriate manner.

Policy P1:

“The City shall not extend wastewater infrastructure to new areas until existing wastewater infrastructure is brought to adequate standards or unless such extensions contribute to city-wide wastewater infrastructure improvements or correct septic problems.”

Project Consistency:

The proposed project is currently served by a city sewer line. The proposed project would include offsite sewer improvements to ensure adequate service is provided to the project site. These offsite improvements would contribute to citywide wastewater infrastructure.

Policy P2:

“Municipal sewer treatment should generally be available to the City’s residents and businesses.”

Project Consistency:

The proposed project is currently served by a City sewer line and would include offsite sewer improvements to ensure adequate service is provided to the project site.

Objective I-2.2:

“Maintain wastewater infrastructure in good condition.”

Project Consistency:

The site’s existing wastewater infrastructure was installed in 2010 and, therefore, meets current standards.

Objective I-2.3:

“Promote coordination between land use planning and wastewater treatment and conveyance.”

Project Consistency:

The City of Calistoga has indicated that with the proposed offsite sewer improvements, adequate wastewater collection and treatment capacity would be available to serve the proposed project. As such, the proposed land use and wastewater service needs have been coordinated.

Policy P1:

“Extension of sewer service beyond the current service area shall be prohibited.”

Project Consistency:

The proposed project is already served by the City’s sewer system. Installation of offsite sewer infrastructure would not extend sewer service beyond the current service area.

Policy P2:

“The approval of new development shall be conditioned on the availability of sufficient capacity in the wastewater treatment system to serve the project.”

Project Consistency:

The City of Calistoga has indicated that with the proposed offsite sewer improvements, adequate wastewater collection and treatment capacity would be available to serve the proposed project.

Policy P3:

“The City shall ensure a fair and equitable distribution of costs for sewer service expansion.”

Project Consistency:

The proposed project would pair its fair share of costs for sewer service expansion.

Policy P4:

“Structures with plumbing that are located within city limits shall connect to the public wastewater collection system, unless topography, distance from the public water system or other factors indicate a need for an exemption.”

Project Consistency:

The proposed project would connect to the public wastewater collection system.

Policy P5:

“If and when wastewater flows to the Wastewater Treatment Plant reach 95 percent of the plant’s design capacity of 0.84 mgd, development in Calistoga will be halted until the City provides additional treatment capacity sufficient to accommodate new development.”

Project Consistency:

The City of Calistoga has indicated that with the proposed offsite sewer improvements, adequate wastewater collection and treatment capacity would be available to serve the proposed project. Therefore, it is not expected that the proposed project would cause the Wastewater Treatment Plant to reach 95-percent capacity.

Objective I-2.4:

“Enforce City wastewater regulations.”

Project Consistency:

The proposed project would abide by all city wastewater regulations.

Policy P1:

“Restaurants and others that discharge grease into the wastewater treatment system shall be required to reduce impacts through individual or collective pretreatment facilities that retain wastewater long enough to permit solids to settle and oil and grease to separate.”

Project Consistency:

The proposed project would utilize pretreatment facilities as necessary to ensure impacts to the wastewater treatment system are minimized.

Goal I-3:

“Develop and maintain the City’s reclaimed water system as a means to conserve water and minimize the need for discharges to the Napa River.”

Project Consistency:

The proposed project may extend recycled water service to the project site. (Refer to DEIR, Section 3.11, Public Services and Utilities for further discussion.) Implementation of the use of recycled water at the project site would conserve potable water and minimize the need for discharges to the Napa River.

Objective I-3.1:

"Plan, manage and develop the water reclamation system in a logical, timely and appropriate manner."

Project Consistency:

This EIR evaluates the potential of recycled water use on the project site and requires such uses occur. As such, the infrastructure has been planned in a logical, timely, and appropriate manner.

Objective I-3.3:

"Encourage coordination between land use planning and water reclamation."

Project Consistency:

The extension of recycled water infrastructure to the project site has been considered during the planning process and would be pursued if economically and technically feasible.

Policy P1:

"The approval of large new development projects shall be conditional on the use of reclaimed water for irrigation unless the subject project is unable to use reclaimed water with high boron concentrations."

Project Consistency:

The extension of recycled water infrastructure to the project site has been considered during the planning process and would be pursued if economically and technically feasible.

Policy P2:

"The use of graywater for public and private landscaping irrigation shall be encouraged."

Project Consistency:

An onsite graywater system has been considered during the planning process and would be pursued if economically and technically feasible.

Policy P3:

"The City shall ensure a fair and equitable distribution of costs for reclaimed water service expansion."

Project Consistency:

The proposed project will pay its fair share for installation and use of recycled water and facilities, if such a system is pursued.

Goal I-4:

"Collect, store and dispose of stormwater in ways that are safe, sanitary and environmentally acceptable."

Project Consistency:

The proposed project would construct detention ponds of appropriate size to collect store and dispose of stormwater in a safe, sanitary, and environmentally acceptable manner.

Objective I-4.1:

"Plan, manage and develop the City's stormwater collection system in a logical, timely and appropriate manner."

Project Consistency:

The proposed project would coordinate and implement onsite stormwater collection facilities, thereby ensuring the system is managed and developed in a logical, timely, and appropriate manner.

Objective I-4.2:

"Maintain storm water collection infrastructure in good condition."

Project Consistency:

The proposed project would install new and updated stormwater collection infrastructure and would maintain it in good condition.

Objective I-4.3:

"Encourage coordination between land use planning, site design and stormwater water control."

Project Consistency:

The proposed project would coordinate site design and the installation of onsite stormwater collection facilities to ensure stormwater control.

Policy P2:

"In order to reduce flooding of the Napa River and significantly improve water quality, new development shall not be allowed to result in a net increase in peak storm drainage."

Project Consistency:

The proposed project would implement onsite storm drainage facilities to ensure no net increase in peak storm drainage would occur.

Policy P3:

"New development shall be required to incorporate appropriate measures to minimize the impacts of stormwater runoff on the Napa River, as specified in EPA Phase II Storm Water Best Management Practices regulations."

Project Consistency:

The proposed project would implement onsite storm drainage facilities to ensure no net increase in peak storm drainage would occur.

Policy P4:

"The City shall ensure a fair and equitable distribution of costs for stormwater system upgrades and expansion."

Project Consistency:

The project shall pay its fair share for stormwater system upgrades and expansions.

Policy P5:

"Natural drainage courses shall be treated as wetland resources and as drainage facilities."

Project Consistency:

No surface water bodies, wetlands, or streams that would be considered “jurisdictional features” are present within the project site.

Policy P6:

“Existing property owners shall be encouraged to reduce stormwater runoff by modifying their properties by reducing impermeable surfaces.”

Project Consistency:

Development of the proposed project would convert a portion of existing forested land to urban use, which will include impervious coverage associated with buildings, roadways, parking, and pathways. Nonetheless, 27 acres of the project site would be preserved as forest reserve. As such, impermeable surfaces at the project site will be minimized to the maximum extent feasible.

VI. PUBLIC SERVICES

Goal SER-1:

“Minimize loss of life and property from fires, medical emergencies and public emergencies.”

Project Consistency:

This EIR evaluates the adequacy of fire protection and emergency medical services to serve the proposed project and identifies mitigation measures where necessary to ensure that adequate service can be provided. Refer to DEIR, Section 3.11, Public Services and Utilities for further discussion.

Objective SER-1.1:

“Plan for ongoing management and development of fire protection services.”

Project Consistency:

This EIR evaluates the adequacy of fire protection and emergency medical services to serve the proposed project and identifies mitigation measures where necessary to ensure that adequate service can be provided. Refer to DEIR, Section 3.11, Public Services and Utilities for further discussion.

Objective SER-1.2:

“Promote coordination between land use planning and fire protection.”

Project Consistency:

This EIR evaluates the adequacy of fire protection and emergency medical services to serve the proposed project and identifies mitigation measures where necessary to ensure that adequate service can be provided. Refer to DEIR, Section 3.11, Public Services and Utilities for further discussion.

Policy P1:

“Major land use development proposals in fire hazard areas shall be reviewed for site design criteria and appropriate preventive and self-protective measures.”

Project Consistency:

The Fire Safety Review identifies potential fire hazard concerns and identifies mitigation measures to reduce impacts to a level of less than significant. This will ensure that proper site design and appropriate preventive measures are utilized. Refer to DEIR, Section 3.7, Hazards and Hazardous Materials for further discussion.

Policy P3:

“New development projects shall pay a fair and equitable amount to offset the costs for fire service expansion they require.”

Project Consistency:

The proposed project would pay Public Safety Development Impact Fees to offset the costs for related fire services.

Goal SER-2:

“Maintain a safe environment in Calistoga through enforcement of the law.”

Project Consistency:

The proposed project would implement safety measures that would ensure impacts to police protection are less than significant. Refer to DEIR, Section 3.11, Public Services and Utilities for further discussion.

Goal SER-2.1:

“Plan for ongoing management and development of law enforcement services.”

Project Consistency:

The proposed project would implement safety measures that would ensure impacts to police protection are less than significant. Refer to DEIR, Section 3.11, Public Services and Utilities for further discussion.

Goal SER-2.2:

“Promote coordination between land use planning and law enforcement.”

Project Consistency:

The proposed project would implement safety measures that would ensure impacts to police protection are less than significant. Refer to DEIR, Section 3.11, Public Services and Utilities for further discussion.

Policy P1:

“Major land use development proposals shall be reviewed for site design criteria and other law enforcement concerns.”

Project Consistency:

The proposed project would implement safety measures that would ensure impacts to police protection are less than significant. Such measures were a result of consultation with the Calistoga Police Department. Refer to DEIR, Section 3.11, Public Services and Utilities for further discussion.

Policy P3:

“New developments shall pay a fair and equitable amount to offset police service expansion that they require.”

Project Consistency:

The proposed project would pay Public Safety Development Impact Fees to offset police service expansion.

Objective SER-2.3:

“Maintain and improve law enforcement services to keep up with Calistoga’s changing population.”

Project Consistency:

The proposed project would implement safety measures that would ensure impacts to police protection are less than significant. This is consistent with the objective of maintaining and improving law enforcement services to keep up with Calistoga's changing population.

Policy P1:

"Maintain adequate police staffing, performance levels and facilities to serve Calistoga's existing population as well as any future growth."

Project Consistency:

The proposed project would implement safety measures that would ensure impacts to police protection are less than significant. This is consistent with the policy of maintaining adequate police staffing, performance levels, and facilities to serve Calistoga's existing population and future growth.

Goal SER-3:

"Collect, store, transport, recycle and dispose of solid waste in ways that are safe, sanitary and environmentally acceptable."

Project Consistency:

The proposed project would abide by all applicable laws and regulations regarding the collection, storage, transportation, recycling, and disposal of solid waste.

Objective SER-3.1:

"Promote the recovery of recyclable materials and energy from solid waste generated within Calistoga."

Project Consistency:

The proposed project would implement construction and operational recycling measures that would promote recovery of recyclable materials. Refer to DEIR, Section 3.11, Public Services and Utilities for further discussion.

Policy P1:

"The City will seek to meet or exceed State requirements with regard to waste diversion and recycling."

Project Consistency:

The proposed project would implement construction and operational recycling measures that would further the objective of meeting State waste diversion and recycling targets. Refer to DEIR, Section 3.11, Public Services and Utilities for further discussion.

Policy P3:

“Calistoga’s businesses shall be encouraged to expand their recycling efforts and to reduce packaging.”

Project Consistency:

The proposed project would implement construction and operational recycling measures, including for the resort hotel component. Refer to DEIR, Section 3.11, Public Services and Utilities for further discussion.

Goal SER-4:

“Provide education facilities sufficient to meet the demands of existing and new development.”

Project Consistency:

The proposed project’s dwelling units would result in a very small amount of population growth (33 persons) and, therefore, would have a negligible impact on enrollment growth in local schools. The new employment opportunities created by the proposed project would not induce substantial population growth into the Calistoga area from outside areas. Therefore, the proposed project would not result in the need for new or expanded school facilities. Nonetheless, the project applicant would provide fees for school facilities in accordance with the City’s residential development fee schedule.

Objective SER-4.1:

“Develop new school facilities to serve Calistoga’s current and future population.”

Project Consistency:

The proposed project’s dwelling units would result in a very small amount of population growth (33 persons) and, therefore, would have a negligible impact on enrollment growth in local schools. The new employment opportunities created by the proposed project would not induce substantial population growth into the Calistoga area from outside areas. Therefore, the proposed project would not result in the need for new or expanded school facilities. Nonetheless, the project

applicant would provide fees for school facilities in accordance with the City's residential development fee schedule.

Policy P1:

"To the extent allowed by State law, the City shall ensure that school facilities to serve new development are available concurrently with need."

Project Consistency:

The proposed project's dwelling units would result in a very small amount of population growth (33 persons) and, therefore, would have a negligible impact on enrollment growth in local schools. Therefore, the proposed project would not require new school facilities. Nonetheless, the project applicant would provide fees for school facilities in accordance with the City's residential development fee schedule.

VII. OPEN SPACE AND CONSERVATION

Goal OSC-1:

"Conserve the value and function of Calistoga's open space as a biological resource."

Project Consistency:

The proposed project would preserve 27 acres of the 88-acre project site as forest reserve. In addition, this EIR evaluates potential impacts on biological resources and identifies mitigation measures to reduce impacts to a level of less than significant. Refer to DEIR, Section 3.4, Biological Resources for further discussion.

Objective OSC-1.1:

"Maintain biodiversity within the Planning Area with special emphasis on species that are sensitive, rare, declining, unique or represent valuable biological resources."

Project Consistency:

This EIR evaluates potential impacts on special-status plant and wildlife species and identifies mitigation measures to reduce impacts to a level of less than significant. Refer to DEIR, Section 3.4, Biological Resources for further discussion.

Policy P1:

“When reviewing development proposals the City should include assessment of impacts on both individual species and overall biodiversity within the Planning Area.”

Project Consistency:

This EIR evaluates potential impacts on special-status plant and wildlife species, as well as the overall biodiversity of the project site. All mitigation measures to reduce impacts to a level of less than significant are identified. Refer to DEIR, Section 3.4, Biological Resources for further discussion.

Policy P2:

“Impacts to movement corridors that link wildlife habitat areas should be considered when reviewing development proposals. These corridors should be protected.”

Project Consistency:

The biological resources analysis found that the project site does not function as a wildlife movement corridor. Therefore, the development of the proposed project would not adversely affect wildlife movement. Refer to DEIR, Section 3.4, Biological Resources for further discussion.

Objective OSC-1.2:

“Minimize impacts to sensitive natural habitats including riparian forest and scrub, freshwater marsh associated with drainages and geothermal areas, oak woodland and savannah, and native grasslands.”

Project Consistency:

The biological resources analysis indicates that the project site contains northern mixed evergreen forest, upland redwood forest, and ruderal habitat, none of which are classified as “sensitive natural habitat.” Additionally, the offsite utility work would not involve significant adverse impacts to riparian habitat associated with the Napa River or Simmons Creek. Refer to DEIR, Section 3.4, Biological Resources for further discussion.

Policy P1:

“Policies of the Land Use Element concerning design and development considerations to protect natural resources in areas of ecological sensitivity such as Mount Washington and the gliderport shall be supported.”

Project Consistency:

The proposed project is not located in an area designated as ecologically sensitive. Refer to DEIR, Section 3.4, Biological Resources for further discussion.

Policy P2:

“Review new development and geothermal resource exploitation in order to ensure the maximum protection of native tree species, riparian vegetation, important concentrations of natural plants and important wildlife habitat.”

Project Consistency:

The proposed project would preserve 27 acres of the 88-acre project site as forest reserve. This EIR evaluates potential impacts on riparian vegetation and wildlife species and identifies mitigation measures to reduce impacts to a level of less than significant.

Refer to DEIR, Section 3.4, Biological Resources for further discussion.

Policy P3:

“Prior to approving specific development plans on undeveloped parcels, biological and wetland assessments to determine the presence or absence of populations of special-status species, sensitive natural communities, and wetland resources shall be conducted. Assessments shall:

- Be conducted by qualified specialists in botany, wildlife biology and wetland ecology.*
- Include, as necessary, detailed field surveys conducted during the appropriate time of the year to permit detection of sensitive resources.*
- Produce mitigation plans for impacts to biological resources, as necessary. These mitigation plans should include wildlife preservation management plans, where necessary, including adequate mitigation for loss of wildlife habitat components that are critical to maintenance of special-status and other important species.”*

Project Consistency:

This EIR evaluates potential impacts on special-status plant and wildlife species and identifies mitigation measures to reduce impacts to a level of less than significant. This is consistent with the objective of maintaining biodiversity within

the Planning Area. Refer to DEIR, Section 3.4, Biological Resources for further discussion.

Objective OSC-1.3:

“Conserve Calistoga’s native trees and vegetation, which are important biological and aesthetic resources within the Planning Area.”

Project Consistency:

The proposed project would preserve 27 acres of the 88-acre project site as forest reserve.

Policy P1:

“Continue to implement and enforce the provision of the Tree Preservation Ordinance, particularly with regard to preservation of native trees of significant size.”

Project Consistency:

The proposed project would result in timber harvesting activities within the project site. The harvesting would facilitate the development of the proposed project and improve the health of the forest by thinning overgrown areas. All timber harvesting activities would occur in accordance with the provisions of the Tree Preservation Ordinance, as applicable.

Objective OSC-1.5:

“Prevent the degradation and loss of Calistoga’s wetland areas.”

Project Consistency:

This EIR evaluates potential impacts on wetlands from potential offsite utility work and identifies mitigation measures to reduce impacts to a level of less than significant. Refer to DEIR, Section 3.4, Biological Resources for further discussion.

Policy P2:

“The City shall recognize Calistoga’s network of drainage ditches as important wetland resource in the Planning Area. Drainage ways shall be considered when evaluating impacts of proposed development on wetland resources.”

Project Consistency:

This EIR evaluates potential impacts on drainage ways from potential offsite utility work and identifies mitigation measures to reduce impacts to a level of less than significant. Refer to DEIR, Section 3.4, Biological Resources for further discussion.

Policy P3:

“Wetlands shall be protected and enhanced. Adequate mitigation shall be provided where complete avoidance is not feasible.”

Project Consistency:

This EIR evaluates potential impacts on wetlands from potential offsite utility work and identifies mitigation measures to reduce impacts to a level of less than significant. Refer to DEIR, Section 3.4, Biological Resources for further discussion.

Policy P4:

“Any proposed modifications to wetlands shall require appropriate coordination with representatives of the California Department of Fish and Game (CDFG), and US Army Corps of Engineers (Corps) to ensure that the concerns and possible requirements of both agencies can be easily incorporated into the proposed plans.”

Project Consistency:

If wetlands are to be adversely affected by the proposed project’s offsite utility construction activities, this EIR establishes requirements for obtainment of necessary approvals from CDFG, USACE, and the San Francisco Bay Regional Water Quality Control Board. As part of the approval process, coordination with representatives of each respective agency will occur. Refer to DEIR, Section 3.4, Biological Resources for further discussion.

Objective OSC-1.6:

“Protect the biological and visual qualities of the mountains from disturbance or environmentally insensitive development.”

Project Consistency:

The proposed project contains a number of measures designed to minimize its impact on the biological and visual qualities of the surrounding landscape. The project is designed to be screened from view from other areas within Calistoga.

This EIR evaluates potential impacts on biological and visual qualities of the project area, and identifies mitigation measures to reduce impacts to a level of less than significant. Refer to DEIR, Section 3.4, Biological Resources and DEIR, Section 3.1, Aesthetics for further discussion.

Policy P1:

“The City shall continue to enforce the City Ordinance concerning Hillside Development in which project approval is subject to design review and restrictions related to development location, topography, grading and drainage, road and building plans, tree and vegetation removal.”

Project Consistency:

Survey map analysis and architectural massing studies have been completed to determine the appropriate placement of all project components to minimize land and aesthetic disturbances (refer to DEIR, Appendix B). Furthermore, the project is designed to retain as many trees as possible, as they are a critical element in the proposed integration of the project into the mountainscape. This EIR evaluates all potential impacts to the surrounding landscape and identifies mitigation measures to reduce impacts to a level of less than significant. Refer to DEIR, Section 3.4, Biological Resources for further discussion.

Goal OSC-2:

“Conserve the Napa River, its tributary drainages and associated riparian habitat.”

Project Consistency:

One of the proposed offsite utility alignments would involve a sub-surface crossing of the Napa River. No construction activities would occur within the streambed or banks of the river and, therefore, no impacts to riparian habitat would occur. Refer to DEIR, Section 3.4, Biological Resources for further discussion.

Objective OSC-2.1:

“Conserve riparian habitat associated with the Napa River and its tributary drainages.”

Project Consistency:

Only a small portion of the site drains away from the site to the southeast or northwest and eventually empties into a drainage channel, which eventually joins

the Napa River. This EIR evaluates potential impacts to this tributary drainage and identifies mitigation measures to reduce impacts to a level of less than significant. Refer to DEIR, Section 3.8, Hydrology and Water Quality for further discussion.

Objective OSC-2.2:

“Expand efforts to ensure that development does not harm the water quality of the Napa River and its tributary drainages.”

Project Consistency:

Only a small portion of the site drains away from the site to the southeast or northwest and eventually empties into a drainage channel, which eventually joins the Napa River. This EIR evaluates potential impacts to this tributary drainage and identifies mitigation measures to reduce impacts to a level of less than significant. Refer to DEIR, Section 3.8, Hydrology and Water Quality for further discussion.

Policy P1:

“Require developments which would contribute to erosion and silt flows into watercourses to mitigate these impacts.”

Project Consistency:

This EIR requires construction and operational water pollution control to prevent erosion and silt from entering downstream waterways. Refer to DEIR, Section 3.8, Hydrology and Water Quality for further discussion.

Goal OSC-4:

“Develop a full complement of parks and other recreational lands for public use and enjoyment.”

Project Consistency:

The proposed project would provide Quality of Life fees to the City of Calistoga for parks and recreational facilities.

Objective OSC-4.1:

“Provide a comprehensive system of parks and recreation facilities in Calistoga.”

Project Consistency:

The proposed project would provide Quality of Life fees to the City of Calistoga for parks and recreational facilities.

Policy P2:

“The City shall aim to establish a baseline standard of five acres of City-owned parkland per thousand population, and require new development to provide new park acreage or in-lieu fees at this ratio once such a requirement is legal under State law. The intermediate standard of three acres per thousand population shall be applied to new development until a ratio of three acres per thousand population is exceeded.”

Project Consistency:

The proposed project would provide Quality of Life fees to the City of Calistoga for parks and recreational facilities.

Policy P4:

“Require developers to provide land or in lieu fees for parks, as governed by the terms of the Quimby Act.”

Project Consistency:

The proposed project would provide Quality of Life fees to the City of Calistoga for parks and recreational facilities.

Goal OSC-5:

“Preserve and enhance Calistoga’s open spaces that provide scenic resources and contribute to the City’s aesthetic character.”

Project Consistency:

The proposed projects would preserve 27 acres of forest reserve. Furthermore, the project would largely maintain the natural topography of the site, while incorporating forest cover and a low-profile building design to help maintain Calistoga’s aesthetic character.

Objective OSC-5.1:

“Protect and improve visual corridors along scenic routes and waterways in the Calistoga Planning Area.”

Project Consistency:

The project site's frontage on SR-29/128 is located within the "Entry Corridor 1: Downvalley Foothill Boulevard overlay designation." The proposed project includes minimal change within the entry corridor area, limited to a project entry featuring an intersection and landscaping. Additionally, the proposed project would remove the two dilapidated structures along the roadway frontage that are partially visible to passing motorists. As such, the project would protect and improve visual corridors along scenic routes.

Policy P1:

"The City shall ensure that development safeguards scenic vistas and gateways and maintains the rural small-town character of the following roadways: [...]"

- *Highway 128/29, down-valley of Lincoln Avenue [...]*
- *Foothill Boulevard [...]*

Strategies to accomplish this include:

- *Retaining landscaped pedestrian/ bicycle pathways.*
- *Limiting structures adjacent to roadways to one story.*
- *Setting structures back from roadways.*
- *Implementing design review for development along scenic corridors.*
- *Implementing setbacks and screening from roadways.*
- *Limiting or prohibiting certain types of development, particularly that with "big box" or strip commercial characteristics."*

Project Consistency:

The project site's frontage on SR-29/128 is located within the "Entry Corridor 1: Downvalley Foothill Boulevard overlay designation." The proposed project includes minimal change within the entry corridor area, limited to a project entry featuring an intersection, and landscaping. Additionally, the proposed project would remove the two dilapidated structures along the roadway frontage that are partially visible to passing motorists. As such, the proposed project is consistent with the applicable provisions of this policy.

Policy P2:

"The planting and maintenance of street trees and use of landscaping elements shall be encouraged along public streets and thoroughfares."

Project Consistency:

The project frontage with SR-29/128 would be improved to remove the two dilapidated structures and hedge, and it would replace these features with an intersection and landscaping. These improvements would be considered aesthetically beneficial in terms of improving the viewshed from SR-29/128.

Objective OSC-5.2:

“Preserve the scenic beauty of Calistoga’s hilltops and ridgelines.”

Project Consistency:

The project would be set back within the project site, retain substantial amounts of existing tree canopy, and develop buildings with low-profile designs, intended to screen them from view from surrounding land uses. The completed project would largely be screened from view from various vantage points in Calistoga. As such, the proposed project would preserve the scenic beauty of Calistoga’s hilltops and ridgelines.

Policy P1:

“The City shall ensure that proposed development is not visible from key locations on the valley floor, avoids obtrusive breaks in the natural skyline and is responsive to the surrounding setting. The visible appearance of development, including rows of houses along the skyline shall be avoided.”

Project Consistency:

The project would retain substantial amounts of existing tree canopy and develop buildings with low-profile designs, intended to screen them from view from surrounding land uses. The completed project would generally not be visible from various vantage points in Calistoga. As such, the proposed project would preserve the scenic beauty of Calistoga’s hilltops and ridgelines. Refer to DEIR, Exhibit 3.1-2 for photo simulations of the proposed project as seen from locations within Calistoga.

Policy P3:

“The City shall support the provisions related to the preservation of scenic views of ridge lines and hilltop areas of the City addressed under Objective OSC-1.6 of this Element.”

Project Consistency:

The project would retain substantial amounts of existing tree canopy, and develop buildings with low-profile designs, intended to screen them from view from surrounding land uses. The completed project would generally not be visible from various vantage points in Calistoga. As such, the proposed project would preserve the scenic beauty of Calistoga’s hilltops and ridgelines.

Refer to DEIR, Exhibit 3.1-2 for photo simulations of the proposed project as seen from locations within Calistoga.

Objective OSC-5.4:

“Minimize obtrusive glare and wasted energy from excessive nighttime lighting and preserve views of the nighttime sky.”

Project Consistency:

The proposed project will include the installation of freestanding and building-mounted lighting associated with the resort and residential units. Mitigation is proposed requiring the applicant to install lighting fixtures that are limited to specific illumination levels and implement practices to prevent unwanted spillage of light and glare onto neighboring properties. Additionally, the proposed project’s Design Guidelines require the use of non-reflective glass to prevent glare. Refer to DEIR, Section 3.1, Aesthetics for further discussion.

Policy P1:

“The importance of views of the nighttime sky should be acknowledged as a significant scenic resource in Calistoga.”

Project Consistency:

Lighting fixtures and practices will be implemented to reduce light and glare. Furthermore, the project site will be shielded from view, due to the retention of dense forest cover, thereby minimizing the impact to the nighttime sky.

Goal OSC-6:

“Protect and improve Calistoga’s existing high standard of air quality.”

Project Consistency:

After the implementation of mitigation, the proposed project’s air emissions would be within acceptable levels. This is consistent with the goal of protecting and improving Calistoga’s air quality. Refer to DEIR, Section 3.3, Air Quality/ Greenhouse Gas Emissions for further discussion.

Objective OSC-6.1:

“Minimize air pollution emissions.”

Project Consistency:

After the implementation of mitigation, the proposed project's air emissions would be within acceptable levels. This is consistent with the objective of minimizing air pollution. Refer to DEIR, Section 3.3, Air Quality/Greenhouse Gas Emissions for further discussion.

Policy P1:

“The City should support efforts to reduce vehicular emissions in the Calistoga Planning area by reducing congestion and dependence on automobile related forms of transportation.”

Project Consistency:

This EIR identifies mitigation measures to increase project accessibility to public transit, bicycles and pedestrians. This is consistent with the policy of supporting efforts to reduce vehicular emissions in the Calistoga Planning area.

Policy P2:

“Growth and development types that can inhibit air quality goals should be monitored and controlled, and the approval of development should be conditional on the mitigation of significant adverse impacts to air quality.”

Project Consistency:

After the implementation of mitigation, the proposed project's air emissions would be within acceptable levels. Mitigation measures would be enforced through the Mitigation and Monitoring Program. As such, the City will have the ability to verify that the proposed project is in fact mitigating its air quality impacts.

Policy P5:

“The City shall minimize emissions from construction activities by implementing all feasible, cost-effective measures to control dust and PM₁₀, as defined by BAAQMD. These measures include clean-burning fuels and tuning engines to minimize pollution.”

Project Consistency:

Mitigation Measure AIR-2 requires the implementation of dust abatement measures, in accordance with the BAAQMD CEQA Guidelines, during construction. Refer to DEIR, Section 3.3, Air Quality/Greenhouse Gas Emissions for further discussion

Goal OSC-7:

“Work to preserve the global environment.”

Project Consistency:

This EIR identifies mitigation measures that would directly and indirectly assist in the larger goal of preserving the global environment. Examples include air emissions reduction measures, energy efficiency standards, water conservation devices and practices, shuttle service, and bicycle facilities.

Objective OSC-7.1:

“Minimize Calistoga’s contribution to impacts on the global environment such as dependence on fossil fuels, consumption of non-renewable resources and discharge of toxins and pollutants.”

Project Consistency:

This EIR identifies mitigation measures that would directly and indirectly assist in the objective of reducing fossil use, non-renewable resource consumption, and discharge of toxins and pollutants. Examples include air emissions reduction measures, energy efficiency standards, water conservation devices and practices, shuttle service, and bicycle facilities.

Policy P1:

“The City shall promote the conservation of non-renewable energy resources and encourage the use of solar energy.”

Project Consistency:

The proposed project’s structures are required to be designed to meet California Green Building Standards Code energy efficiency standards and, therefore, promote the conservation of non-renewable resources used in the generation of energy. The project applicant is exploring the potential use of solar and geothermal energy systems.

Policy P3:

“The City shall promote decreased reliance on motor vehicle travel through effective land use policies, improved public transit and facilities to accommodate bicycle and pedestrian modes of travel.”

Project Consistency:

This EIR identifies mitigation measures that would directly and indirectly assist in reducing reliance on motor vehicle travel. Examples include shuttle service and bicycle facilities.

Policy P4:

“New building construction to minimize consumption of energy resources shall be encouraged through adoption of energy-efficient building codes and regulations.”

Project Consistency:

The proposed project’s structures are required to be designed to meet California Green Building Standards Code energy efficiency standards, which is widely regarded as one of the most stringent energy standards in the nation.

Policy P5:

“The City shall encourage new development to minimize impacts on the local environment.”

Project Consistency:

The proposed project would permanently preserve 27 acres of the project site as forest reserve and largely maintain the natural topography of the site. This EIR identifies feasible mitigation measures that would reduce project impacts on the environment.

VIII. NOISE

Goal N-1:

“Preserve current low levels of noise in Calistoga to maintain the City’s rural atmosphere.”

Project Consistency:

The proposed project would not be exposed or expose surrounding land uses to noise levels in excess of acceptable standards. As such, it would be consistent with the goal of preserving low levels of noise in Calistoga. Refer to DEIR, Section 3.10, Noise for further discussion.

Objective N-1.1:

“Use existing regulations to protect residents from the undesirable effects of excessive noise.”

Project Consistency:

This EIR used the General Plan's land use compatibility matrix as the basis for assessing the significance of project-related noise. As discussed in DEIR, Section 3.10, Noise, both the project and surrounding land uses would not be exposed to noise levels in excess of acceptable standards. Thus, residents would be protected from the undesirable effects of excessive noise.

Objective N-1.2:

"Explore innovative ways to reduce noise levels."

Project Consistency:

The proposed project would permanently preserve 27 acres of the project site as forest reserve and locate project structures away from adjoining land uses. As a result, natural vegetation and distance would be used to attenuate noise effects and, thus, would be consistent with the objective of employing innovative methods to reduce noise levels.

Objective N-1.3:

"Ensure noise exposure compatibility between neighboring land uses."

Project Consistency:

This EIR used the General Plan's land use compatibility matrix as the basis for assessing the significance of project-related noise. As discussed in DEIR, Section 3.10, Noise, both the project and surrounding land uses would not be exposed to noise levels in excess of acceptable standards. Thus, noise exposure compatibility between neighboring land uses would be achieved.

Objective N-1.4:

"Minimize the potential for new development projects to create unacceptable noise levels at sensitive receptors such as residential areas, hospitals, convalescent homes and schools."

Project Consistency:

Sensitive receptors (e.g., residences) exist to the west, north, east, and south of the project site. This EIR used the General Plan's land use compatibility matrix as the basis for assessing the significance of project-related noise to these receptors and found that these land uses would not be exposed to noise levels in

excess of acceptable standards. Refer to DEIR, Section 3.10, Noise for further discussion.

Policy P1:

“New residential projects shall be required to meet the following noise level standards:

- *A maximum of 45 dB for interior noise level.*
- *A maximum of 60 dB for exterior noise level, especially when outdoor activities are important components of a project (e.g., multi-family housing).”*

Project Consistency:

This EIR used the maximum noise level standards established in this policy for evaluating operational noise impacts at onsite and offsite residential uses and concluded that these standards could be achieved. Refer to DEIR, Section 3.10, Noise for further discussion.

Policy P2:

“A noise study, including field noise measurement, shall be required for any proposed project which would:

- *Place a potentially intrusive noise source near an existing noise sensitive receptor, or*
- *Place a noise-sensitive land use near an existing potentially intrusive noise source.”*

Project Consistency:

The proposed project consists of noise-sensitive land uses (residences) and the project site adjoins noise-sensitive land uses (rural residential). As such, a noise study was prepared as part of this EIR. Refer to DEIR, Section 3.10, Noise for further discussion.

Policy P3:

“New development projects shall not be approved unless they are generally consistent with the Noise Compatibility Guidelines contained in Figure N-5.”

Project Consistency:

This EIR used the Noise Compatibility Guidelines contained in Figure N-5 as the basis for assessing the significance of project-related noise at surrounding land uses and found that these receptors would not be exposed to noise levels in

excess of acceptable standards. Refer to DEIR, Section 3.10, Noise for further discussion.

Policy P4:

“The City shall encourage the inclusion of site design techniques for new construction to minimize noise impacts, including building placement, landscaped setbacks, orientation of noise-tolerant components (i.e., parking, utility areas, and maintenance facilities) between noise sources and the sensitive receptor areas.”

Project Consistency:

The proposed project would permanently preserve 27 acres of the project site as forest reserve and locate project structures away from adjoining land uses. As a result, natural vegetation and distance would be used to attenuate noise effects and, thus, would be consistent with the policy of using site design techniques to minimize noise impacts.

Policy P5:

“The City shall encourage the use of architectural design techniques to meet noise attenuation requirements, such as:

- *Using noise-tolerant rooms (garages, kitchens, bathrooms) to shield noise sensitive rooms or areas (living rooms, bedrooms).*
- *Using architectural design techniques and building facade materials that help shield noise.”*

Project Consistency:

The resort uses employ architectural design techniques to attenuate noise, including clustering noise-tolerant activity areas (reception, recreation areas, dining areas) away from noise-sensitive areas (guest rooms) and using noise-reducing building materials.

IX. PUBLIC SAFETY

Goal SAF-1:

“Reduce risk to the community from earthquakes and other geologic hazards.”

Project Consistency:

Mitigation is proposed requiring compliance with all applicable seismic design requirements of the California Building Standards Code. This mitigation would

minimize the risk to life and property from seismic activity. Refer to DEIR, Section 3.6, Geology, Soils, and Seismicity for further discussion.

Objective SAF-1.1:

“Enforce measures related to site preparation and building construction that protect life and property from seismic hazards.”

Project Consistency:

Mitigation is proposed requiring compliance with all applicable seismic design requirements of the California Building Standards Code including those related to site preparation and building construction. This mitigation would minimize the risk to life and property from seismic activity. Refer to DEIR, Section 3.6, Geology, Soils, and Seismicity for further discussion.

Policy P1:

“All construction in Calistoga shall conform with the Uniform Building Code, which specifies requirements for seismic design, foundations, and drainage.”

Project Consistency:

Mitigation is proposed requiring compliance with all applicable seismic design requirements of the California Building Standards Code including those related to foundations and drainage. Refer to DEIR, Section 3.6, Geology, Soils, and Seismicity for further discussion.

Objective SAF-1.2:

“Regulate new land development to prevent the creation of new geologic hazards.”

Project Consistency:

This EIR assess the proposed project’s potential to result in geologic hazards. Mitigation is proposed requiring a design-level geotechnical report to ensure geologic hazards are not created.

Policy P1:

“Development in or adjacent to hillside areas shall minimize geologic hazards by undertaking site-specific geotechnical investigation.”

Project Consistency:

Mitigation included in this EIR requires the completion of a site-specific, design-level geotechnical report to ensure the hillside development's geologic hazards are minimized. Refer to DEIR, Section 3.6, Geology, Soils, and Seismicity for further discussion.

Policy P2:

“In areas with significant identified geological hazards, development shall be sited and designed to minimize exposure to damage resulting from geological hazards and to minimize the aggravation of off-site geological hazards.”

Project Consistency:

The project site may be exposed to strong ground shaking and seismic slope failure. Mitigation included in this EIR requires compliance with all applicable seismic design requirements of the California Building Standards Code in order to minimize exposure to damage resulting from geologic hazards. Refer to DEIR, Section 3.6, Geology, Soils, and Seismicity for further discussion.

Policy P3:

“As part of site planning review, a geologic/seismic report that includes analysis of soils foundation, grading, erosion, and sediment control shall be required under any of the following circumstances:

When warranted by the results of a geologic/seismic evaluation.

For new residential developments, roads or highways proposed to be located on parcels which contain identifiable landsliding or slumps.

- For all proposed structures and facilities open to the public and serving 100 persons or more.*
- For projects proposed in hazardous geologic areas.”*

Project Consistency:

A geotechnical report and related addendums have been prepared for the proposed project and will be submitted as a part of site planning review. In addition, mitigation included in this EIR requires a design-level geotechnical report that demonstrates the proposed project's compliance with applicable standards of the California Building Standards Code. Refer to DEIR, Section 3.6, Geology, Soils, and Seismicity and DEIR, Appendix G for further discussion.

Policy P4:

“Where alterations such as grading and tree removal are made to hillside sites, rendering slopes unstable, planting of vegetation shall be required to protect structures at lower elevations.”

Project Consistency:

The proposed project will maintain the site’s natural topography in order to minimize grading and screen views from surrounding land uses. All grading will be completed in accordance with recommendations made in the geotechnical report and related addendums prepared for the project site. Finally, areas where vegetation is removed will be replanted, as appropriate.

Policy P5:

“The use of drought-tolerant plants for landscaping in the hills shall be required as a means to eliminate the need for supplemental watering, which can promote earth movement.”

Project Consistency:

The proposed project would permanently preserve 27 acres of the project site as forest reserve, thereby maintaining existing vegetations. Within developed areas, landscaping consisting of native plant and tree species would be provided, thereby reducing the need for supplemental watering.

Goal SAF-2:

“Reduce hazards related to flooding and inundation.”

Project Consistency:

A small portion of the project site along the SR-29/128 frontage is within a 100-year flood hazard area of the Napa River. The proposed project would not locate any residential or overnight accommodation structures within this area. Therefore, the proposed project would not be susceptible to hazards related to flooding and inundation.

Objective SAF-2.1:

“Minimize risks of development located in the Napa River floodplain.”

Project Consistency:

A small portion of the project site along the SR-29/128 frontage is within a 100-year flood hazard area of the Napa River. The proposed project would not locate

any residential or overnight accommodation structures within this area. Therefore, the proposed project would not be susceptible to hazards related to flooding and inundation.

Policy P2:

“No construction shall be permitted in the floodway as mapped by FEMA and modified in subsequent site-specific studies.”

Project Consistency:

The proposed project would not locate any residential or overnight accommodation structures within the floodway as mapped by FEMA.

Goal SAF-3:

“Protect lives and property from wildland fire hazard.”

Project Consistency:

While the project is located in sloping terrain and will mix buildings and wildfire prone native vegetation, these challenges can be safely mitigated by the proper application of various fire code and development standards. Refer to DEIR, Section 3.7, Hazards and Hazardous Materials for further discussion.

Objective SAF-3.1:

“Plan new developments with wildland fire hazards in mind.”

Project Consistency:

The Fire Safety Review identifies potential fire hazard concerns and identifies mitigation measures to reduce impacts to a level of less than significant. This will ensure that proper site design and appropriate preventive measures are utilized. Refer to DEIR, Section 3.7, Hazards and Hazardous material for further discussion.

Policy P1:

“All development in areas of potential wildland fire hazards shall establish “defensible space” by:

- Providing for clearance around structures.*
- Using fire-resistant ground cover.*
- Building with fire-resistant roofing materials.”*

Project Consistency:

This EIR assesses all potential fire hazards within the project area, and provides mitigation measures to ensure defensible space is provided throughout the project site.

Policy P2:

“Plans for development in areas of potential wildland fire hazard shall be reviewed for their incorporation of design measures to reduce wildland fire risk.”

Project Consistency:

The Fire Safety Review identifies potential fire hazard concerns and identifies mitigation measures to reduce impacts to a level of less than significant. This will ensure that proper site design and appropriate preventive measures are utilized. Refer to DEIR, Section 3.7, Hazards and Hazardous Materials for further discussion.

Policy P3:

“New roadways and driveways in wildland fire hazard areas shall be designed and constructed to be adequate in terms of width, radius, and grade to facilitate access by fire-fighting apparatus.”

Project Consistency:

The proposed project’s roadways and driveways have been designed and constructed to allow adequate emergency access, including to firefighting apparatus.

Goal SAF-4:

“Protect the community from the harmful effects of hazardous materials.”

Project Consistency:

The proposed project consists of the development of residential lots and a resort, neither of which would use significant quantities of hazardous materials. Accordingly, the proposed project would not have the potential to expose the community to harmful effects of hazardous materials. Refer to DEIR, Section 3.7, Hazards and Hazardous Materials for further discussion.

Objective SAF-4.1:

“Minimize Calistoga residents’ exposure to the harmful effects of hazardous materials and waste.”

Project Consistency:

The proposed project consists of the development of residential lots and a resort, neither of which would use or produce significant quantities of hazardous materials or waste. Accordingly, the proposed project would not result in the exposure of Calistoga residents to hazardous materials and waste. Refer to DEIR, Section 3.7, Hazards and Hazardous Materials for further discussion.

X. ECONOMIC DEVELOPMENT

Goal ED-1:

“Foster a diversified economy that will provide the City with adequate tax revenue and residents with entrepreneurial opportunities and a broad range of occupations.”

Project Consistency:

The proposed project will develop 110 resort hotel units and 20 Residence Club units that would generate both Transient Occupancy Tax and sales tax revenue. The resort is anticipated to employ as many as 200 persons in full-time, part-time, and seasonal positions. Accordingly, the proposed project would benefit the economy through the provision of tax revenue generation and employment opportunities.

Objective ED-1.1:

“Support the lodging industry, which currently generates a large percentage of employment and one-half of the City’s General Fund revenue, as a component of the larger economy.”

Project Consistency:

The proposed project will develop 110 resort hotel units and 20 Residence Club units that would generate both Transient Occupancy Tax and sales tax revenue. The resort hotel is anticipated to employ as many as 200 persons in full-time, part-time, and seasonal positions. Accordingly, the proposed project will add to the City’s lodging industry and would help generate jobs and revenue.

Policy P1:

“Land use and other City decisions impacting the visitor industry shall be considered relative to the industry’s fiscal importance to the City.”

Project Consistency:

The proposed project will upgrade the quality of visitor accommodations in Calistoga, and would generate both Transient Occupancy Tax and sales tax revenue. The resort is anticipated to employ as many as 200 persons in full-time, part-time, and seasonal positions. As such, the proposed project would benefit the City’s visitor industry’s fiscal well-being.

Policy P2:

“Where expansion in the lodging industry occurs, the facilities, with or without spas, should be high-market, full-service and health-and wellness oriented. This would complement current services and generate the highest tax revenues with lowest impact on local services.”

Project Consistency:

The proposed project includes the development of a 110 resort hotel units and 20 Residence Club units, as well as recreational facilities, dining, and a full-service spa. As such, the proposed project would complement existing lodging services and generate the highest tax revenues with the lowest impact on local services.

Objective ED-1.2:

“Expand economic activity in Calistoga that builds on the community’s strengths and reinforces its small town character.”

Project Consistency:

The proposed project would create new jobs, provide new visitor accommodations, and expanded the tax base, which would contribute to an expansion of economic activity in Calistoga. The project would be screened from view from other parts of Calistoga and, therefore, maintain the small town character.

Policy P1:

“The downtown shall be reinforced as the commercial and cultural center of Calistoga in support of tourism and the local economy, except as otherwise provided in the General Plan.”

Project Consistency:

The proposed project consists of residential and resort uses. Residents and guests would represent new potential customers for downtown businesses. As such, the proposed project would contribute to enhancing and maintaining the vibrancy of downtown.

Policy P2:

“The City shall promote a balance between local and visitor-serving economic development.”

Project Consistency:

The proposed project consists of residential and resort uses, which would create jobs for local residence and attract new visitors to the area.

Goal ED-2:

“Develop Calistoga’s economy so that it responds to the skills and economic needs of the resident population, builds long-term community capacity and integrates economic, social and environmental objectives.”

Project Consistency:

The proposed project would upgrade the quality of visitor accommodations in Calistoga, and would generate both Transient Occupancy Tax and sales tax revenue. Residents and resort guests represent new potential customers for downtown businesses. The resort hotel is anticipated to employ as many as 200 persons in full-time, part-time, and seasonal positions. Therefore, the proposed project would positively impacting the local tourism and lodging industries, which play a significant role in the local economy. Furthermore, this EIR addresses the proposed project’s impacts on the environment and provides mitigation where necessary to ensure impacts are reduced to less than significant.

Objective ED-2.1:

“Provide economic opportunities for Calistoga’s entire population.”

Project Consistency:

The proposed project is anticipated to employ as many as 200 persons in full-time, part-time, and seasonal positions, thereby providing a range of employment opportunities for local residents. Furthermore, guests at the resort hotel would likely shop in downtown Calistoga, further supporting the City’s economy.