

City of Calistoga General Plan Annual Progress Report – 2012

Accepted by the Calistoga City Council on _____, 2013

Background

The Calistoga General Plan serves two primary functions. As an information document, the General Plan describes existing conditions, makes projections, and establishes a vision for the community's future. As the community changes, there is a need to look ahead and determine the effect of change on the physical, social and economic structure of the community.

As a policy document, the General Plan establishes guidelines for decision-makers. Using these guidelines, Calistoga's City Council and Planning Commission, as well as the Bicycle Advisory and Green Committees take incremental steps toward achieving the larger goals of the City. The City implements programs contained in the General Plan through day-to-day operations of the City.

The State of California requires the City to submit an annual report on the status of the General Plan and progress made toward its implementation to the City Council, the Governor's Office of Planning and Research and the California Department of Housing and Community Development. The report also identifies how City decision-making was guided by the General Plan's goals, policies and implementation measures.

Status of the Calistoga General Plan

The Calistoga General Plan was comprehensively updated in 2003. Several of its 11 elements have been amended since then, including an update of the Housing Element in 2011.

The General Plan was amended twice in 2012, as follows:

- 1) The Land Use, Circulation and Community Identity Elements were revised to incorporate recommendations contained in the Calistoga Urban Design Plan (GPA 2011-01), and
- 2) The General Plan Overlay Districts Map, Figure LU-6, was revised to apply a Planned Development Overlay Designation on the Enchanted Resorts property, and the Land Use Element was amended to establish associated planned development goals for the Enchanted Resorts properties (GPA 2010-01).

General Plan Implementation during 2012

Actions that were taken by the City of Calistoga during 2012 to implement the General Plan's policies and implementation programs are summarized by element in the attached table (Attachment A).

Significant efforts, including their applicable actions follow.

- Appropriate recommendations from the Urban Design Plan were incorporated into the Land Use, Community Identity and Circulation Elements of the General Plan
- Environmental documentation was prepared for a river trail along the ATT building to connect Lincoln Avenue to Fire Station parking lot. (Community

Identity Action CI-1.2/A4)

- Work began on the addition of a dog park to Logvy Park (Open Space and Conservation Action OSC-4.2/A2)
- Funding was provided to Napa Valley Fair Housing, Community Action of Napa Valley, Calistoga Farmworker Center, Calistoga Family Center, Napa City and Napa County Housing Authorities, Calistoga Affordable Housing to promote affordable and fair housing for special needs groups, such as farmworkers, seniors, the disabled, the homeless and families with female heads of household (Housing Element Action H-3.4/A2)
- Funding was provided to Rebuilding Calistoga to help very low- and low-income home-owners and renters to maintain and upgrade their property, and conserve energy (Housing Element Actions H-4.1/A2 and H-8.1/A5)
- Construction continued on the Mt. Washington Water Tank and an evaluation of the Feige Water Tank was completed. (Infrastructure Action I-1.2/A1)

General Plan Implementation anticipated during 2013

The following efforts to implement the General Plan are anticipated during 2013.

- The Municipal Code will be amended to implement several Housing Element programs (Housing Element Actions H-3.1/A4, H-7.1/A6 and H-7.1/A7)
- Work will begin on state-mandated revisions to the Housing Element to incorporate 2010 Census data, the City's 2015-2022 fair share of regional housing and other updated information.
- The Public Safety Element will be amended to incorporate updated flooding and fire hazard information.
- A CDBG grant will study the projected long-term viability of Calistoga mobile home parks as affordable housing for low-income seniors. (Housing Element Objective H-3.2)
- The Rent Stabilization Ordinance will be reviewed to determine its effectiveness and whether amendments are appropriate. (Housing Element Action H-2.2/A3).
- An application for a large affordable rental project will be fast-tracked through the review process. (Housing Element Action H-6.1/A1)
- A study will be conducted to update the following development impact and in-lieu fees:
 - The housing in-lieu and impact fees will be updated as a means to fund the development of more affordable housing. (Housing Element Actions H-3.1/A2, H-3.1/A3 and H-6.1/A2)
 - The traffic signalization impact fee will be replaced with a new citywide transportation fee to contribute to bicycle and pedestrian improvements, in addition to vehicles. (Circulation Action CIR-1.1/A2)

- The parking in-lieu fee will be adjusted to reflect current costs for the acquisition, development and operation of public parking facilities. (Circulation Action CIR-2.1/A2)
- The public safety impact fee will be adjusted to reflect current costs for public safety facilities. (Public Services Actions SER-1.1/A3 and SER-2.3/P1)
- The quality of life impact fee will be updated to reflect current costs for recreation and cultural facilities. (Open Space and Conservation Action OSC 4.1/A3, Community Identity Action CI-3.5/A1, Public Services Action SER-5.1/A1)
- Staff will work with other agencies and groups to design and implement components of the Calistoga Bicycle Plan. (Circulation Action CIR-3.3/A1)
- Staff will work with other agencies to study improvements to the Silverado Trail/Lincoln Avenue intersection. (Circulation Action CIR-1.3/A2)
- Design plans for the Kimball Drain Valve and Intake Tower improvements will be prepared. (Infrastructure Action I-1.2/A1)
- A water supply master study will be prepared. (Infrastructure Action I-1.2/A2)
- Work will continue on the City's draft climate action plan. (Open Space and Conservation Action OSC-7.1/P1)

Annual Review of Land Use Element

As required by Govt. Section 65302(a), the Land Use Element was reviewed to determine if any revisions were needed to reflect updated flooding information. The Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA) depicts areas in the city limits and planning area that are subject to inundation by the 1% annual chance flood, as well as floodway areas that must be kept free of encroachment to minimum increases in flood heights. The FIRM for Calistoga was updated by FEMA in 2008. The revised FIRM does not alter the boundaries of floodway areas within the Planning Area and no other updated flooding information has become available since the initial adopted of the Land Use Element. Therefore, no revisions are required to the Land Use Element.

**Calistoga General Plan
2012 Annual Report**

General Plan Action		Status	Actions Taken in 2012
Land Use Element			
LU -1.1/A1	Encourage the County to regulate formula businesses in the rest of the Planning Area.	Completed. County General Plan Policy AG/LU-54 adopted in 2009	No further action needed.
LU -1.1/A2	Enforce and expand landscape standards for all uses within the downtown to promote a human scale, and provide visual interest, protective shading and other natural vegetation features.	Ongoing Preliminary work on expansion conducted with preparation of Urban Design Plan	Existing standards enforced through development applications
LU -1.1/A3	Standards for new subdivisions will be developed to include clustering as a component to promote the preservation of open space.	Preliminary work conducted during 2009 Housing Element Update	--
LU-1.2/A1	Continue to regulate the expansion of bed-and-breakfast units	Ongoing	All new and expanded B&Bs required to obtain use permit and comply with Growth Management System
LU-1.2/A2	Establish an annual inspection program to ensure compliance with Use Permit requirements for bed-and-breakfast units	Completed	Inspections conducted regularly
LU-1.2/A3	Redouble efforts to enforce the City's Bed and Breakfast Inns Ordinance.	Completed	Inspections conducted regularly
LU-1.3/A1	Create and adopt a commercial and industrial growth management ordinance that limits commercial and industrial growth in a manner similar to that allowed for residential development.	Completed (Ordinance Nos. 616, 624, 660, 664)	Planning Department continued to implement Growth Management System
LU-1.3/A2	Review all development applications to maintain an acceptable balance between jobs and housing in Calistoga.	Ongoing	All development applications were reviewed by city staff
LU-1.3/A2	Revise the Zoning Ordinance to include Community Commercial and Downtown Commercial zones that implement the Community Commercial and Downtown Commercial land use designations.	Completed (Ordinance No. 614 adopted December 21, 2004)	No further action required
LU-1.4/A1	Amend City Ordinances and the Resource Management System to replace references to growth	Completed (Ordinance No. 618)	No further action required

General Plan Action		Status	Actions Taken in 2012
	management based on water and sewer infrastructure deficiencies with a strategy based in maintaining Calistoga's unique small town character.		
LU-1.4/A2	Adopt an ordinance which implements the residential growth management system.	Completed (Ordinance Nos. 616, 624, 660, 664)	No further action required
LU-2.1/A1	Amend the Zoning Ordinance to ensure it is consistent with the 2003 Land Use Designation Map and land use descriptions, including the modifications made to permitted uses, densities and minimum lot size provisions of other residential land use designations.	Completed (Ordinance Nos. 609, 614, 627)	No further action required
LU-2.1/A2	Amend the Hillside Ordinance to clarify the calculation of slope and permitted densities.	Not completed	--
LU-2.1/A3	Develop measures that would enhance the provision of quality large and small child care facilities in Calistoga.	Not completed	--
LU-3.2/A1	Amend the Zoning Ordinance to require multi-family structures located adjacent to single-family parcels to incorporate adequate screening into project design.	Not completed	--
LU-3.2/A2	Use the design review process to ensure that development meets community concerns for visual and functional quality.	Ongoing	Incorporated into the development review of all projects
Community Identity Element			
CI -1.1/A1	Review development for characteristics that affect the image of the community including, but not limited to, landscape context, architecture, land uses, scale and intensity of uses relative to the historic standards.	Ongoing	Incorporated into the development review of all projects
CI -1.1/A2	Conduct an evaluation of City guidelines, ordinances, and infrastructure standards to ensure they are consistent with community identity features.	Not completed	--
CI-1.1/A3	Regulate signage, noise, odor and traffic by ordinance to ensure the maintenance of healthy and pleasant conditions throughout the city.	Ongoing	Applicable ordinances enforced

General Plan Action		Status	Actions Taken in 2012
CI-1.2/A1	<p>Prepare and adopt new design guidelines for commercial areas related to:</p> <ul style="list-style-type: none"> • building scale, bulk and facade treatment • streetscapes • design and location of parking • lighting • street furniture • signage • landscaping and trees • other pedestrian amenities such as weather protection and public art 	Appropriate UDP recommendations incorporated into General Plan	Adopted policies implemented during project review
CI-1.2/A2	Collaborate with merchants to preserve, protect and enhance the downtown beautification and improvement programs.	Ongoing	Collaborated with property owners and Chamber of Commerce to promote the downtown
CI-1.2/A3	Conduct a study of existing street trees in the Downtown Commercial area and develop a plan for their maintenance and replacement.	Not completed	Adjacent property owners and community organizations continued to be responsible for maintenance and health of street trees
CI-1.2/A4	<p>Prepare a plan for creating a river promenade along the Napa River from the Sharpsteen Museum/Police Station parking lot to the Fire Station parking lot. Components of the plan should include:</p> <ul style="list-style-type: none"> • Provision of safe and attractive passages along the river from public parking areas to Lincoln Avenue. • Redesign of the Sharpsteen Museum/Police Station parking lot area for use as a public event plaza. • Physical and visual connections with Pioneer Park. 	Ongoing	Prepared environmental documentation and worked to secure a river trail alongside the ATT building to connect Lincoln Avenue to Fire Station parking lot
CI-1.3/A1	Prepare and adopt design guidelines for residential areas.	Not completed	--
CI-1.3/A2	Study and revise residential street width standards to address emergency vehicle access while also providing for the narrowest streets possible to enhance walkability and urban design character.	Ordinance No. 633 established a Grant Street Section and a process for authorizing design flexibility applicable to all roadway classifications	No further actions required

General Plan Action		Status	Actions Taken in 2012
CI-2.1/A1	Collaborate with the County to prepare an Urban Design Plan for major entry corridors.	Appropriate UDP recommendations incorporated into General Plan	No further action required
CI-2.1/A2	Design and install signs or markers that are evocative of Calistoga's character at its six entries.	Not completed	--
CI-3.1/A1	Encourage pride and awareness of Calistoga's heritage, both locally and elsewhere, by developing ways to educate and sensitize Calistoga residents, business people and visitors to Calistoga's architectural, aesthetic and visual qualities.	Not completed	--
CI-3.1/A2	Conduct studies to consider the designation of one or more official historic districts and to create development regulations for these districts.	Intern hired by Napa County Landmarks prepared updated windshield survey of historic properties.	Appropriate UDP recommendations for Downtown Historic District incorporated into General Plan.
CI-3.2/A1	Explore the costs and benefits of using the California Mills Act of 1972 to obtain property tax credit on the increase in property values from sensitive renovation.	Mills Act Program adopted in 2010	No program applications were received in 2012
CI-3.2/A2	Assist property owners to obtain Federal Historic Rehabilitation Tax Credits for the appropriate renovation of historic structures.	Ongoing	No requests received during 2012
CI-3.2/A3	Consider applying for grants and loans from the National Trust for Historic Preservation, either independently or in cooperation with private property owners.	Ongoing	No requests received during 2012
CI-3.2/A4	Amend the Zoning Code to create a Historic Resource Overlay Zone that would permit owners of designated historic properties to apply for permission for a non-conforming use via the discretionary permit process.	Not completed	--
CI-3.3/A1	Encourage individuals and organizations to conduct research on Category B properties, which have potential eligibility for State and federal historic status.	Ongoing	--

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CI-3.3/A2	Expand the Category A historic resources list to include any Category B properties for which subsequent research has determined they are eligible for State and/or federal listing.	Ongoing	--
CI-3.3/A3	Protect and preserve structures of historic, architectural and aesthetic importance that may be affected by development.	Ongoing	Historic structures protected and preserved during development application processing
CI-3.5/A1	Commission and implement a Pioneer Cemetery beautification plan to enhance the Cemetery's presence and appearance as a picturesque small-town cemetery.	Not completed	--
Circulation Element			
CIR-1.1/A1	Continue to collect a traffic signal mitigation fee to pay for new traffic signalization.	Ongoing	Fees were collected from appropriate development projects
CIR -1.1/A2	Study the need for a more general traffic mitigation fee for new development to pay for needed traffic improvements.	Not completed	RFP drafted for development impact fee study
CIR-1.3/A1	Cooperate with landowners to remove or eliminate unnecessary "paper streets" and future dedicated rights-of-way not shown on the circulation plan.	Ongoing	No street vacations were requested by adjacent property owners in 2012
CIR-1.3/A2	After realignment of the Silverado Trail/Lincoln Avenue intersection, the City shall investigate the need for and feasibility of closing Brannan Street to through traffic, or implementing other traffic calming measures.	The City has entered into a cooperative agreement with Caltrans and the NCTPA to prepare a Project Review Document.	A cooperative agreement with Caltrans and NCTPA to prepare a Project Review Document was drafted to study a roundabout for the intersection
CIR-1.4/A1	Participate in a study in conjunction with regional and State transportation agencies to examine the feasibility of shifting the Highway 29 designation from Lincoln Avenue to another alignment.	Ongoing	The City continued to study the potential shift with other agencies
CIR-1.4/A2.	Pursue improvement of the excess CalTrans right-of-way along the southern edge of Highway 29 (east of Lincoln Avenue) to provide small scale landscaped parking and rest areas.	Not completed	--
CIR-2.1/A1	Conduct a parking study that evaluates current downtown parking supply	Not completed	--

General Plan Action		Status	Actions Taken in 2012
	against current and projected demand, and makes recommendations regarding development and locations for additional downtown parking.		
CIR-2.1/A2	Conduct a study to adjust parking fees based on current costs for acquisition, development and operation of public parking facilities.	Not completed	RFP drafted for in-lieu parking fee study
CIR-2.1/A3	Examine downtown parking requirements contained in the Municipal Code to determine if existing standards are consistent with actual demands. Revise as necessary.	Not completed	--
CIR-2.1/A4	Conduct a study to revise downtown parking time limits with the goal of maximizing available parking for short-term visitors.	Not completed	--
CIR-2.1/A5	Prepare a plan for creating public parking in the area known as the "Fair Way Extension," east of Lincoln Avenue.	Not completed	--
CIR-3.1/A1	Work with local visitor accommodations and other businesses to create a shuttle service in Calistoga.	Ongoing	Enchanted Resorts required to provide a shuttle service to the downtown for guests
CIR-3.2/A1	Update the City's Street Standards to reflect [CIR-3.2 Policies].	Ongoing	The City applied Santa Rosa standards, which incorporate most of the policies in CIR-3.2.
CIR-3.2/A2	Develop and implement a sidewalk improvement program to meet the sidewalk design requirements listed [in CIR-3.2 Policies].	Ongoing	Continued sidewalk repair program begun in 2011
CIR-3.2/A3	Incorporate the expansion of the sidewalk network into the City's Capital Improvement planning, with priority given to Cedar Street and other collectors.	Ongoing	--
CIR-3.2/A4	Seek funding from federal and State grant programs to implement sidewalk construction.	Ongoing	--
CIR-3.2/A5	Study the feasibility of amending street standards by reducing corner radii, narrowing streets or taking other measures that would slow local traffic.	Not completed; City utilizes Santa Rosa Standards that are difficult to independently amend	--

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CIR-3.2/A6	Implement a publicity program in cooperation with the Chamber of Commerce and the tourist industry to encourage visitors to park their cars once and spend their time in Calistoga on foot.	Not completed	--
CIR-3.2/A7	Conduct a feasibility study with CalTrans to determine the ability to improve pedestrian circulation along Foothill Boulevard.	Not completed	--
CIR-3.2/A8	Determine appropriate locations for pedestrian access to and along the Napa River corridor.	Not completed	--
CIR-3.3/A1	Implement all bike paths, bike lanes and bike routes mapped in Figure CIR-3.	Ongoing	Indian Springs project required to provide multi-use path as part of review process.
CIR-3.3/A2	Update the Bicycle Transportation Plan to reflect the bikeway network shown in this General Plan.	Completed	No further action required
CIR-3.3/A3	Amend the Zoning Ordinance to require new commercial development to provide secure bicycle parking.	Completed (Ordinance No. 638)	No further action required
CIR-3.3/A4	Conduct a study to evaluate City procedures and standards related to right-of-way, on-street parking, engineering details to determine what revisions would be necessary to implement related measures of the Bicycle Plan.	Not completed	--
CIR-3.3/A5	Inform the NCTPA of the decision to provide Class III bicycle lanes along Lincoln Avenue [between Foothill and Washington] instead of Class II.	Completed. Calistoga's Bicycle Plan integrated into Countywide Bicycle/ Pedestrian Plan	No further action required
Infrastructure Element			
I-1.1/A1	Create an urban service area map showing the current and three-year projected extent of land that can be served by water lines and capacity.	Completed. Revised water service place of use map provided to State Water Resources Control Board in 2006.	No further action required
I-1.1/A2	Ensure the urban service area map is updated annually or more frequently if needed.	Ongoing	Reviewed and updated as needed. A GIS database was created and began identifying pipe size and material of existing storm drains.

General Plan Action		Status	Actions Taken in 2012
I-1.1/A3	Revise the water use projections contained in the Final Water Facilities Plan in light of land use development projections stated in the 2003 General Plan.	Not completed	--
I-1.1/A4	Identify and budget for additional operation costs in light of the Water Supply Capital Improvements Plan.	Ongoing	Water Rate Study initiated
I-1.1/A5	Conduct a study of the feasibility of expanding the use of municipal wells as part of the public water supply.	Not completed	--
I-1.2/A1	Implement the capital improvement recommendations contained in the Water Facilities Plan.	Ongoing; about half are completed	Construction continued on Mt. Washington Water Tank. Feige Tank evaluation completed.
I-1.2/A2	Prepare a multi-year scheduling of water infrastructure work.	Ongoing	Prepared as part of budgeting process annually
I-1.3/A1	Develop and provide incentives for existing and future customers to reduce water consumption.	Ongoing	Clothes washer rebates were issued to qualified customers
I-1.3/A2	Develop and institute a City-sponsored program of mandatory water conservation measures for new development. Develop a voluntary program for existing developments based on compelling incentives to achieve specific targets for water conservation.	State Building Code water conservation measures and State water-efficient landscaping requirements applied to new development	No actions taken on City-sponsored programs
I-2.1/A1	Create an urban service area map showing the current and three-year projected extent of land that can be served by wastewater lines and capacity.	Not completed	--
I-2.1/A2	Ensure the urban service area map is updated annually or as needed.	Ongoing	Reviewed and updated as needed. A GIS database was created and began identifying pipe size and material of existing water lines.
I-2.1/A3	Prepare a wastewater master plan to identify current deficiencies, quantify needs, enumerate necessary improvements and establish priorities.	Not completed	No action taken due to lack of funding
I-2.2/A1	Conduct a study of the possibility of abandoning the existing wastewater trunk line and replacing it with a new	Completed in 2011. Enchanted Resorts developer completed	No further action required

	General Plan Action	Status	Actions Taken in 2012
	trunk line with earthquake-resistant support where needed and sized to accommodate anticipated future flows.	technical memo/ conceptual plans	
I-2.2/A2	Conduct a study to evaluate the feasibility of improving sewer line accessibility by relocating public sewer mains within the mobile home park south of Brannan Street.	Completed. Public sewer was rerouted around the mobile home parks as part of the Solage project.	No further action required
I-2.2/A3	Conduct a study to assess the costs and benefits of phasing out of clay and concrete pipe and replacing it to reduce the seasonal inflow/ infiltration problem.	Ongoing	A GIS database was created and began identifying size and material of existing sewer lines.
I-2.3/A1	Enforce the City code requiring all properties with plumbing located within 200 feet of a wastewater sewer to connect to the public sewer system.	Ongoing	Evaluated as part of development entitlements
I-2.5/A1	Conduct a study to investigate the feasibility of employing ecological wastewater treatment systems such as constructed wetlands and "living machines" as part of Calistoga's wastewater treatment and disposal system in any future upgrade projects.	Not completed	--
I-2.5/A2	Conduct a study to evaluate the costs and benefits of providing incentives for existing and future users to reduce the load on the wastewater treatment system.	Not completed	--
I-2.5/A3	In the next Wastewater Master Plan, incorporate the evaluation of options to separate and/or eliminate boron from the primary wastewater stream to reduce the level of boron in reclaimed water, making it a viable source of water for local vineyards.	Not completed	No action taken due to lack of funding
I-3.1/A1	Conduct an expansion study for the reclaimed water system that explores the need for additional storage capacity and/or reclamation area. This study should evaluate and compare the feasibility, costs and benefits of the following alternatives to discharging water into the Napa River.	Not completed	--

General Plan Action		Status	Actions Taken in 2012
I-3.1/A2	Provide additional irrigation storage capacity in the existing facultative aerated lagoons.	Completed; City no longer has facultative aerated lagoons	No further action required
I-3.2/A1	Reduce system pressure losses by replacing pipe along Grant Street.	Completed. Portion of reclaimed water pipe in Grant Street from Stevenson to Lake replaced. System sizes and pressures adequate for current uses.	No further action required
I-3.2/A2	Conduct a study to explore the costs and benefits of creating a looped system by connecting the reclaimed water pipes on either side of the Fairgrounds golf course storage ponds.	Not completed	--
I-3.3/A1	Conduct a health and safety study and develop regulations, if appropriate, that address the following issues: <ul style="list-style-type: none"> • Boron concentrations in waterways. • Boron concentrations in reclaimed water and its effect on plant-life. • Geothermal waters and their chemical constituency. • Water reuse alternatives. 	Not completed	--
I-3.3/A2	Conduct a study to identify additional graywater reclamation areas within the city limits.	Not completed	--
I-4.1/A1	Complete master planning of the storm drainage system throughout the City in order to accurately evaluate the storm drainage flows and comprehend improvement requirements.	Completed Northwest & Southeast Quadrant studies	A GIS database was created and began identifying pipe size and material of existing storm drains
I-4.1/A2	Conduct a study to adjust storm drainage system requirements in light of development patterns and stormwater runoff measures established in the 2003 General Plan.	Completed Northwest & Southeast Quadrant studies	--
I-4.2/A1	Make capital improvements related to: <ul style="list-style-type: none"> • Replacement of stormwater pipes, notably on the Fairgrounds and near the Chateau Calistoga and Calistoga Springs mobile home parks. • Repair or replacement of the drainage ditch on the Fairgrounds, and storm drains on Grant Street. 	Ongoing. Solage Resort off-site improvements completed.	--

General Plan Action		Status	Actions Taken in 2012
	<ul style="list-style-type: none"> Replacement of the culvert near the reclaimed water storage pond. 		
I-4.2/A2	Undertake study to determine the optimal replacement of undersized pipes and the installation of new pipes between Foothill and the Napa River.	Not completed	Diamond Hills Subdivision recently upgraded water and sewer pipes at Pine Street and Foothill Boulevard
I-4.2/A3	Select and implement a method to eliminate flooding on the dirt road providing access to the reclaimed water storage pond.	Not completed	--
I-4.3-A1	Revise the Subdivision Ordinance and other Municipal Codes to reduce the creation of impermeable surfaces in new development.	Not completed	--
Public Services Element			
SER-1.1/A1	Expand cooperation between the Fire and Public Works Departments regarding the effects of planned water system improvements on fire flows.	Ongoing	City-wide, calibrated, hydraulic model of water system created and hydraulic scenarios are run with the Fire Dept. for planned developments and new infrastructure
SER-1.1/A2	Support ongoing efforts to continuously improve performance and efficiency in the Fire Department.	Ongoing	High Level Training conducted
SER-1.1/A3	Conduct a study to identify needed improvements at the fire station, their costs and funding mechanisms for them.	Completed Fire Station Renovation Project	No further action required
SER-1.2/A1	Conduct a study to consider development of an ordinance requiring installation of fire sprinklers as part of any new development or significant remodel in the downtown.	Completed (Ordinance No. 646)	No further action required
SER-1.2/A2	Continue to monitor traffic conditions and development in Calistoga to determine if the location of the fire station needs to be changed.	Evaluation completed with Fire Station Renovation Project	No further action required
SER-1.3/A1	Ensure that roadways are adequate in terms of width, radius, and grade to facilitate access by City fire-fighting apparatus, while considering maintenance of Calistoga's small-town character.	Ongoing	Evaluated in conjunction with development proposals
SER-1.3/A2	Maintain a regular program of fire inspection for commercial and industrial buildings.	Ongoing	Annual inspections were conducted

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SER-2.1/A1	Coordination with the County Sheriff's office should be expanded.	Ongoing	Communication with the Sheriff was maintained
SER-2.1/A2	The City should continue to increase efficiency in the City Police Department.	Ongoing	Efficiency measures implemented during Department operations
SER-2.1/A3	Explore new funding mechanisms, such as County/City sharing of funds, for law enforcement in the Planning Area.	Ongoing	--
SER-2.3/A1	Disseminate information on crime prevention to the community.	Ongoing	Information provided on the City's Website and through community meetings
SER-2.3/A2	Calistoga's crime rates and types of crime should continue to be monitored to determine the most appropriate methods to target and reduce crime in the City.	Ongoing	Crime rates and types were monitored
SER-3.1/A1	Implement source reduction and recycling programs to minimize waste at the point of manufacture or use.	Ongoing	Review conducted as part of development proposal processing
SER-3.1/A2	Seek ways to incorporate on-site storage facilities for recycled materials as buildings are improved, altered or expanded.	Ongoing	Review conducted as part of development proposal processing
SER-3.1/A3	Work with the Fair Board to expand recycling of glass and aluminum at the fairgrounds.	Ongoing	--
SER-3.1/A4	The City will study the transfer system for trash collection, including its impact on adjacent uses and the possible creation of transfer zones.	No trash transfer occurs in city limits	No action required
SER-3.2/A1	Encourage community-wide rummage sales and joint garage sales.	Ongoing	City sponsored a community-wide yard sale
SER-3.2/A2	Explore the possibility of collaborating with the schools to allow Calistogans to drop off used materials that can be used in art projects and other educational activities.	Ongoing	Worked with Junior and Senior High Schools to re-use art materials during special events
SER-3.2/A3	Encourage the use of post-consumer recycled paper and other recycled materials in all City operations.	Completed. Procurement Policy issued.	No further action required
SER-4.1/A1	Work with the School District to develop a process that can provide timely information about new development and its impact on school capacity.	Ongoing	Staff transmitted development applications and incorporated mitigation measures accordingly

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SER-4.1/A2	Support efforts to expand State funding of the public school system as long as it is not to the detriment of municipal funding.	Ongoing	City continued to support actions of the Calistoga Joint Unified School District
SER-4.2/A1	Explore the joint use of recreational facilities provided by the City and the School District, e.g., after-school access to schoolyards.	Ongoing	The City continued to use school facilities for its recreation programs and School District used Community Pool for PE classes and swim team
SER-5.1/A1	Maintain or expand City funding of library operations as the City budget allows.	Ongoing	The City continued negotiating an amendment to existing funding agreement to facilitate a major renovation of the facility
SER-5.1/A2	Continue to provide a City representative on the Library Commission.	Ongoing	Community member maintained on the City-County Library Commission
SER-5.2/A1	Study the possibilities to finance the construction of a new library building on the Logvy Site or on some other site.	Completed. Logvy Master Plan confirmed that new library construction and operation at Logvy was not practical and that improvement of existing facility should be pursued.	No further action required
SER-5.2/A2	Coordinate with other municipalities' efforts to seek increases in State and federal funding for library construction.	Ongoing	--
Open Space and Conservation Element			
OSC-1.1/A1	Prepare and maintain an updated list of rare, threatened and endangered species known or suspected to occur in the Planning Area, as well as special status species.	Ongoing	Lists updated through environmental review documents
OSC-1.1/A2	Develop and adopt guidelines establishing wildlife corridors, biological habitat preservation techniques, and wetlands restoration methods.	Not completed	--
OSC-1.1/A3	Work with applicable agencies to ensure that biological resources are analyzed in local review of development proposals.	Ongoing	Development proposals transmitted to applicable agencies for evaluation of biological resources when applicable
OSC-1.1/A4	Develop and adopt guidelines to enforce regulations concerning the protection of special status species.	Not completed	--

General Plan Action		Status	Actions Taken in 2012
OSC-1.2/A1	Amend the requirements of the Hillside Development Ordinance to specifically include preservation of forest lands.	Not completed	--
OSC-1.2/A2	Develop and adopt guidelines to enforce regulations concerning assessment and mitigation of impacts to sensitive biological resources caused by new development.	Not completed	--
OSC-1.3/A1	Develop or adopt design guidelines that incorporate the specific requirements of the Tree Preservation Ordinance.	Ongoing	Ordinance applied to applicable projects
OSC-1.3/A2	Develop and adopt design guidelines for landscaping in new development that emphasize the use of native and drought-tolerant plant species to the extent possible.	State Model Water Efficiency Landscape Ordinance effective January 2010	Ordinance applied to applicable projects
OSC-1.3/A3	Continue to disseminate information to the public on the benefits of using native and drought-tolerant plant species for both water conservation and native species preservation purposes.	Ongoing	Handouts and website information made available
OSC-1.3/A4	Consider implementation of a tree planting program to ensure the development and maintenance of an expanding "urban forest" in Calistoga.	Ongoing	Most trees that are removed are mitigated by planting new trees
OSC-1.4/A1	Seek funding for open space acquisition from federal, State and regional agencies.	Ongoing	--
OSC-1.6/A1	Amend the Hillside Development Ordinance to include: <ul style="list-style-type: none"> • Provisions related to light and glare. • Viewshed protection. • Protection of skylines from visible development. • Requirements to protect forest lands within the Hillside Overlay Zone. 	Not completed	--
OSC-2.1/A1	Revise the Municipal Code so new development is required to maintain and enhance riparian setback areas, including planting and restoration of streamside vegetation, and implementation of erosion control measures where necessary.	Not completed	--

General Plan Action		Status	Actions Taken in 2012
OSC-2.2/A1	<p>Revise the Subdivision Ordinance and other Municipal Codes to incorporate alternative stormwater management policies that reduce the creation of impermeable surfaces in new development. Examples of such policies include:</p> <ul style="list-style-type: none"> • Ensuring separation of new driveways from the storm drain system (requiring sheet flow to terminate on turf or groundcover). • Modifying minor and local street design standards to reduce road and sidewalk width requirements and eliminate curb-gutter requirements. • Requiring the use of vegetative swales (biofilters). • Requiring detention/infiltration basins. 	Ongoing. No Municipal Code amendments processed.	Development required to address both quantity and quality of their stormwater discharge. Post development peak flows required to be at or below pre-developed peak flows and water construction and post construction storm water quality devices. Development over 1 acre required by state law to have a SWPPP to address construction stormwater runoff quality requirements. Developers are directed to post construction criteria developed by Napa County Post Construction Stormwater standards.
OSC-2.2/A2	<p>Amend the Zoning Ordinance to include the following provisions:</p> <ul style="list-style-type: none"> • Require development proposed in erosion-prone areas to include a soils and hydrological analysis for environmental review. • Permit and encourage the use of gravel and other permeable materials in parking lots, where feasible, especially in outlying spaces used only during peak demand or for occasional use. 	Not completed	--
OSC-2.3/A1	<p>Introduce a landscape maintenance program for publicly managed lands and rights-of-way that seeks to minimize pollutant runoff, e.g. by reducing the use of chemical pesticides, fertilizers and similar products through the use of viable alternative techniques.</p>	Ongoing	Regional Water Quality Control Board NPDES Permit Best Management Practices incorporated into development projects and existing areas where feasible
OSC-2.3/A2	<p>Wherever feasible, incorporate stormwater infiltration and detention systems on public land in order to reduce the amount and rate of stormwater runoff to waterways.</p>	City will follow same stormwater runoff requirements private developers are required to follow (see response to OSC-2.2/A1)	No applicable projects

General Plan Action		Status	Actions Taken in 2012
OSC-2.3/A3	Implement water quality control measures as required by federal, State and regional regulatory agencies.	Ongoing	See response to OSC-2.2/A1
OSC-2.4/A1	Develop a comprehensive, long-term management plan for the Napa River in Calistoga.	Not completed	--
OSC-2.4/A2	Develop informational fliers or similar materials for distribution to property owners of agricultural land to minimize the use of pesticides in agricultural activities.	Not completed	--
OSC-3.2/A1	Study the establishment of a mediation or grievance committee to resolve conflicts between agricultural operators and occupants of adjacent properties.	Not completed	--
OSC-3.2/A2	Adopt a right-to-farm ordinance to: <ul style="list-style-type: none"> Advise purchasers and users of property near agricultural operations of the inherent potential problems. Prevent existing farms operating according to accepted agricultural practices from being unfairly judged to be a public nuisance or unacceptable use. 	Ordinance being drafted	Began drafting ordinance
OSC-4.1/A1	Initiate a comprehensive plan for the development of parks, including the identification of sites for future parks and recreation facilities.	Not completed; future park sites included in General Plan	--
OSC-4.1/A2	Implement the development of a community swimming pool, as envisioned in the Logvy Community Park Master Plan.	Completed. Calistoga Community Pool opened in 2009.	No further action required
OSC-4.1/A3	Allocate a portion of increased tax revenues from new development to help fund recreational facilities in Calistoga that are currently needed or may be needed in the future.	Each major development project is expected to pay Quality of Life impact fees. No additional funding from operating budget has been pursued.	--
OSC-4.1/A4	Conduct a facilities study of the City's public buildings and uses to assess current and future needs for additional facilities.	Not initiated due to budget constraints	--

General Plan Action		Status	Actions Taken in 2012
OSC-4.2/A1	Formalize the skate park as a permanent recreational facility.	Ongoing	--
OSC-4.2/A2	Continue to develop the Logvy Community Park as a recreational open space resource for the City, including a community swimming pool and other uses identified in the approved Master Plan.	Ongoing	Worked on the addition of a dog park within the park
OSC-4.3/A1	Institute a formal chamber for the City Council and a meeting area for other City decision-makers.	Logvy Master Plan Update adopted in 2009; potential meeting facilities to be incorporated within proposed recreation building. UDP presented ideas and suggestions for additional facility locations	--
OSC-4.4/A1	Explore ways to provide facilities at or near the Oat Hill Mine trailhead, particularly public parking and restrooms for trail users.	Ongoing	Worked with Napa County and Vine Trail to explore means of providing facilities
OSC-4.4/A2	Develop public recreational opportunities along the Napa River and its tributary creeks while ensuring that increased public access is managed so as to protect these areas from adverse environmental impacts such as erosion or water pollution.	Ongoing	Recreation and scenic easements obtained when development occurs
OSC-4.4/A3	Seek State and federal funding for riverfront recreation facilities, such as trails, and downtown riverfront enhancement.	Ongoing	--
OSC-4.5/A1	Implement a program to beautify the campground at the Fairgrounds and to add landscaping, sidewalks and bike path along the Oak and Grant Street perimeter roads.	Bike lane installed along Oak in 2011. Grant has a bike path. Campground operated by Napa County Fair Association.	--
OSC-4.5/A2	Explore with the Fair Board the creation of a Joint Powers Authority to develop policies aimed at reducing potential adverse effects from events held at the fairground, such as noise, parking shortages and trash.	Not completed	--
OSC-5.1/A1	Work with the County to initiate a program to identify and catalog scenic	Not completed	--

General Plan Action	Status	Actions Taken in 2012	
	resources within the entire Planning Area.		
OSC-5.2/A1	Revise the Hillside Management Ordinance to protect hillside viewsheds and prevent development along skylines.	Not completed	--
OSC-5.2/A2	Monitor proposals for installation of telecommunications antennas within the Planning Area and on ridgelines and hilltops visible from it.	Ongoing	No proposals for telecommunications antennas received during 2012
OSC-5.2/A3	Conduct a study to develop policies which specifically address the visual impacts of telecommunications antennas and other facilities on Calistoga's viewsheds.	Not completed	--
OSC-5.3/A1	Develop and adopt design guidelines that include a concern for the overall visual cohesiveness and scenic quality of Calistoga, with particular consideration of building clustering, rooflines, roofing materials and viewsheds.	Not completed	--
OSC-5.3/A2	Review and comment on proposed development in areas outside the city limits in order to encourage visually compatible development on adjacent County lands.	Ongoing	Staff reviewed and provided comments on Napa County development proposals located within the Calistoga's Planning Area
OSC-5.4/A1	Incorporate standards in the development of design review guidelines that are concerned with lighting quantity and design in order to minimize contributions to glare, light trespass and "sky glow" while providing nighttime lighting sufficient to ensure public safety.	Not completed	--
OSC-6.1/A1	Amend the Zoning Ordinance to require all new wood stove installations to meet or exceed the more stringent of federal or State standards for pollutant emissions.	Not completed. State Building Code implemented	No further action required
OSC-6.1/A2	Adopt a Construction Dust Ordinance to require that all construction activities implement dust control measures identified by the BAAQMD, including the suppression of dust emissions from all sources of dust generation using water,	Ongoing	BAAQMD requirements implemented through review of development proposals

General Plan Action		Status	Actions Taken in 2012
	chemical stabilizers, and/or vegetative ground cover.		
Noise Element			
N-1.1/A1	Revise the Noise Ordinance so that it contains quantitative measures to maintain Calistoga's existing low level of noise, as well as measures to address localized, temporary noise sources such as leaf blowers, lawn mowers and garbage trucks.	Not completed	--
N-1.1/A2	Increase enforcement of speed limits as a means to reduce vehicle noise.	Ongoing	Integrated into Police Department daily patrol activities
N-1.1/A3	Encourage the County Sheriff's Department to enforce speed limits on State highways and in the unincorporated parts of the Planning Area.	Ongoing	Integrated into County Sheriff Department daily patrol activities
N-1.2/A1	Consider reducing speed limits on major roads within the City.	Ongoing. Speed limit reductions processed when justified by traffic/accident warrants	Installed speed limit sign with radar read on Grant Street.
N-1.2/A2	Work with Caltrans to reduce speed limits on State highways in order to reduce noise levels.	Ongoing	Integrated as part of Caltrans/Napa County Transportation & Planning Agency activities
N-1.2/A3	Work with State and federal agencies to actively enforce regulations dealing with noise.	Ongoing. Integrated during review of construction projects and/or when complaints are received.	Lincoln Ave and Foothill repaved/ overlaid with rubberized material
N-1.2/A4	Explore the use of alternative paving materials on city streets to reduce vehicle sound levels.	Ongoing. Use of alternative paving materials considered when project proposed.	No action required
N-1.2/A5	Work with the Napa County Transportation & Planning Agency to explore the feasibility of purchasing quieter buses.	Currently integrated into Caltrans / NCTPA activities	No further actions required
N-1.3/A1	Work with the Napa County Fair Board to minimize noise by limiting or changing the sprint car races held at the County Fairgrounds.	Ongoing	Noise evaluation and restrictions integrated as part of Fairgrounds special event permit activities

General Plan Action		Status	Actions Taken in 2012
N-1.3/A2	If the gliderport is reopened for aviation use, study ways to protect adjacent residences and other sensitive receptors from exposure to airport noise.	No action required	No action required
Safety Element			
SAF-1.1-A1	Adopt each new version of the Uniform Building Code (Renamed California Building Standards Code) to incorporate recent technical knowledge and construction practices that further improve structural safety.	Ongoing	Supplements were reviewed and integrated into the existing California Code of Regulations Title 24
SAF-1.1-A2	Identify and inspect seismically unsafe buildings and structures, including unreinforced masonry buildings.	Ongoing	Inspections made
SAF-1.1-A3	Develop and implement an earthquake retrofit plan to reduce hazards from unreinforced masonry buildings.	Ongoing	Seismic compliance achieved through building permit applications
SAF-1.1-A4	Develop a program to obtain funds to provide for the seismic retrofitting of unreinforced masonry buildings.	Not completed	--
SAF-1.2-A1	Develop on-site construction inspection procedures for grading work in areas of geotechnical concern that address California Building Standards Code requirements related to geological safety issues that arise only during construction.	Ongoing	A geotechnical engineer was required to be on site to review impacted areas during construction
SAF-2.1-A1	Continue to administer the City's Flood Protection Ordinance.	Ongoing	Review conducted as part of development proposal processing
SAF-2.1-A2	Encourage FEMA to revise the City's floodplain map to more accurately reflect land elevations and incremental 100-year flood plain boundaries, or develop other means to map FEMA-approved revisions to Napa River floodplain data.	Completed. Updated Flood Insurance Rate Map adopted in 2008	No further action required
SAF-2.1-A3	Explore possible City sponsorship of updated floodplain mapping, particularly for areas known to be flood-prone and where there is significant existing or potential development.	Completed. Updated Flood Insurance Rate Map adopted in 2008	No further action required
SAF-2.1-A4	Amend the Building Code to require that construction in the floodway fringe be elevated at least 1-foot above the 100-	Not completed	--

General Plan Action		Status	Actions Taken in 2012
	year base flood elevation.		
SAF-2.1-A5	Encourage property owners in Calistoga to purchase National Flood Insurance, which reduces the financial risk from flooding and mudflows.	Ongoing	Public notified during inquires
SAF-2.2-A1	Develop an evacuation plan for all land within areas subject to inundation downstream from Kimball Dam that could fail as a result of an earthquake.	Completed in July 2000	No further action required
SAF-2.2-A2	Encourage State and federal governments to develop dam safety programs including the preparation of contingency plans for urbanized areas in the proximity of dams.	Not completed	--
SAF-3.2-A1	Continue to enforce wildland fire control measures, including property owner requirements to provide adequate clearance around structures in fire hazard areas.	Ongoing	Wildland fire control measures enforced
SAF-4.1-A1	Monitor the development of the Napa County Hazardous Waste Management Plan with regard to its effects on Calistoga.	Ongoing	Monitoring and communication conducted
SAF-4.1-A2	Adopt the Hazardous Waste Management Plan once it is completed by the County.	Plan not completed	--
SAF-4.1-A3	Coordinate with the County Office of Emergency Services on the implementation of the Napa County Hazardous Materials Emergency Response Plan.	Ongoing	Met monthly with Napa County, cities, regional and state emergency management representatives to coordinate efforts
SAF-4.1-A4	Consider the potential for the production, use, storage, and transport of hazardous materials when reviewing new development, issuing business permits and approving changes in business operations. Provide for reasonable controls on such hazardous material use.	Ongoing	Met quarterly with Napa County Environmental Division Agency (CUPA) to coordinate efforts county wide
SAF-4.1-A5	Explore the need for adoption of ordinances to regulate the use of toxic and hazardous products in households, and by the visitor accommodation industry.	Not completed	--

General Plan Action		Status	Actions Taken in 2012
SAF-5.1-A1	If Gliderport operations are reinstated, adopt an airport safety ordinance to address height limitations, building locations, approach zone(s) and land use restrictions for the lands affected by the operation of the airport for property designated for airport use.	No action required	No action required
SAF-6.1/A1	Conduct periodic mock exercises using emergency response systems to test the effectiveness of City procedures.	Ongoing	Conducted a mock exercise and implemented change where needed
SAF-6.2-A1	Support earthquake preparedness activities such as strapping water heaters, organizing periodic city-wide earthquake drills, providing first aid training and disaster preparedness classes to neighborhood groups, encouraging residents and businesses to stockpile emergency food, water and medical supplies.	Ongoing	Community training provided through the Community Emergency Response Team with the Calistoga Joint Unified School District and Building Safety Month
SAF-6.2-A2	Publicize and distribute the City's Emergency Services Plan to the general public and affected agencies.	Ongoing	Distributed through Community Emergency Response Team Group
SAF-6.2-A3	Encourage schools, mobile home park associations and other interested groups to teach first aid and disaster preparedness.	Ongoing	Provided CPR and first aid training for youth sport programs
Geothermal Element			
G-1.1/A1	Investigate the extent and rate of use of volcanic ash through a quantitative study. Include an analysis of sources of volcanic ash outside the City to determine the relative importance of the local supply. If found necessary through this study, adopt regulations to prevent the overly-rapid depletion of volcanic ash.	Not completed	--
G-1.2/A1	Conduct a study to consider metering of groundwater dischargers to help determine annual use of the geothermal resources.	Not completed	--
G-1.2/A2	Seek funding for studies which monitor the groundwater aquifer quantity and quality in Calistoga and vicinity.	Ongoing	State began building GIS database for well locations/ details in city limits and began tracking groundwater quantity and quality temperatures etc.

General Plan Action		Status	Actions Taken in 2012
G-1.3/A1	Coordinate with the California Energy Commission to further explore geothermal resources and the creation of a geothermal heating district.	Not completed	--
Economic Development Element			
ED-1.2/A1	Develop an economic development strategy to recruit new businesses to Calistoga.	Completed. Resolution 2006-031 adopted the Summary Report prepared by the City of Calistoga Economic Vitality Group and directed staff to pursue its implementation.	Three major resort projects approved to improve local economy
ED-1.2/A2	Explore the possibility of "branding" for Calistoga businesses and services, which would emphasize the particular qualities of the community in marketing and promotion by both the public and private sectors.	Completed	The Chamber of Commerce initiated a branding effort using TBID funds
ED-1.2/A3	Work with utility providers to facilitate the provision and availability of high speed/high bandwidth data transmission service throughout Calistoga.	Completed. High speed internet available within City limits	No further action required
ED-1.2/A4	Direct a significant amount of the City's financial support of the Chamber of Commerce to activities supporting community-based economic development objectives in order to promote a balance between visitor accommodation and local-serving businesses.	Ongoing	\$275,000 budgeted towards funding a visitor's bureau and destination marketing
ED-1.2/A5	Study the possibility of establishing a business incubator program to provide support services to start-up companies suitable for and in character with the community.	Not completed	--
ED-2.1/A1	Work with the visitor accommodation industry and the school district to collaborate on training in administration and management skills for workers in lower-paying positions.	Not completed	--
ED-2.1/A2	Work with Napa Valley organizations to promote literacy, English language fluency, job training, employment skill	Not completed	--

General Plan Action		Status	Actions Taken in 2012
	development, and job placement for residents with limited employment skills.		
ED-2.1/A3	Seek funding or other support for programs that connect unemployed Calistoga residents with appropriate jobs in southern Napa County.	Not completed	--
ED-2.1/A4	Encourage State and federal agencies to provide job-training, entry-level employee development programs and other measures to reduce unemployment.	Not completed	--
ED-2.1/A5	Encourage the Napa County Transportation & Planning Agency to expand public transportation opportunities to better connect Calistoga residents with larger population and employment centers down-valley from the community, e.g. by scheduling service to meet the needs of shift workers.	Ongoing	Handy Van local transit replaced by Calistoga Shuttle. Two new buses acquired and expanded service days and hours and route implemented (funded by the City, NCTPA and the local TBID)
ED-3.1/A1	Develop guidelines to ensure that City purchases are supportive of the local economy and environment.	Completed	Ordinance adopted requiring preference to be given to local vendor when two or more bids are for same total amount or unit price, quality and service being equal
Housing Element			
H-1.1/A1	Create and maintain a list and map of vacant and underutilized infill sites for dissemination to interested developers, and publish it on an annual basis.	Ongoing	No changes needed to list or map included in Housing Element
H-1.2/A1	Amend the Zoning Ordinance to include standards and incentives which will encourage and facilitate mixed-use development. Consideration should be given to the following: <ul style="list-style-type: none"> • Allowing increased heights for mixed-use development in appropriate areas. • Allow for ground floor residential uses in the Downtown Commercial District (ground floor residential uses along Lincoln Avenue between Cedar Street and Wappo Avenue 	Not completed	--

	General Plan Action	Status	Actions Taken in 2012
	<p>shall be limited to portions of the building that do not front Lincoln Avenue).</p> <ul style="list-style-type: none"> Establishment of provisions/ incentives for allowing shared parking in mixed-use development projects. Provision of incentives for projects with units that are affordable to moderate, low, very-low and extremely-low income households. 		
H-1.2/A2	Review and update as necessary Zoning Ordinance standards for multi-family development in the R-3 zoning district to ensure that development at the maximum allowable density is achievable.	Not completed	--
H-1.2/A3	Amend the Zoning Ordinance to allow agricultural employee housing for six or fewer persons by right in the R-1 Zoning District, subject to the same regulations as a single-family dwelling.	Completed (2012)	No further action required
H-1.2/A4	Amend the Zoning Ordinance to permit multi-family housing as a matter of right in the R-3 and Community Commercial zoning districts subject to a non-discretionary Design Review process.	Not completed	--
H-1.3/A1	Continue to update the Capital Improvement Program annually to ensure that sewer, water, and street improvements facilitate timely residential development.	Ongoing	Updated during budget process
H-1.3/A2	Forward the certified Housing Element to public utilities and to the Calistoga Joint Unified School District.	Completed (2012)	No further action required
H-1.3/A3	Adopt a City of Calistoga ordinance that establishes specific procedures to grant priority service to housing with units affordable to lower-income households whenever capacity is limited.	Not completed	No action taken; ample Growth Management allocations are available
H-1.4/A1	Adopt design standards for multi-family, single-family attached, mixed use, residential care and group home facilities based on broad input from the community to ensure these forms of	Not completed	--

	General Plan Action	Status	Actions Taken in 2012
	housing are compatible with and complement the community's rural small-town character. Such standards shall be drafted to be non-discretionary (e.g., to ensure that they cannot become the basis for disapproving a project).		
H-2.1/A1	Revise the R-3 zoning designation to allow for lot coverage greater than the currently allowed 40 percent, as a means to increase the viability of higher density projects in this zone.	Not completed	--
H-2.1/A2	<p>Amend the Zoning Ordinance to reflect the following:</p> <ul style="list-style-type: none"> • Allow licensed residential or community care facilities with six or fewer beds in all residential zones by right. • Allow convalescent care, congregate care and assisted living facilities in the R-2, R-3 and commercial zoning districts by right, subject to a non-discretionary design review process, and in all other zones with a conditional use permit. <p>Amendment of the Zoning Ordinance as outlined above will be preceded by the adoption of non-discretionary design standards.</p>	<p>Completed</p> <p>Not completed</p>	<p>No further action required</p> <p>--</p>
H-2.1/A3	Amend Calistoga's Affordable Housing Ordinance to create a range of options for non-residential development projects to address their inclusionary housing requirement. The range of options should include: fee-in-lieu payment, on-site or off-site development, dedication of land, and other alternative equivalent actions for providing affordable housing for an adequate portion of their workforce.	Not completed	--
H-2.1/A4	Consider amending the R-2 Zoning District to make it a zoning district primarily intended for the development of "for-sale" single-family attached homes (e.g., duets, townhomes and	Not completed	--

General Plan Action		Status	Actions Taken in 2012
	condominiums).		
H-2.2/A1	Update design standards for single-family residential dwellings (including mobile homes, manufactured homes and factory-built homes) to ensure that they are consistent with current construction practices and housing products.	Not completed	--
H-2.2/A2	Continue to monitor and explore the feasibility of adopting a Mobile Home Park Conversion Ordinance to require assessment of impacts, relocation assistance and public hearing before a mobile home park can be converted to other uses.	Protection already provided for by state law. All mobilehome parks are zoned MHP and would require legislative action prior to conversion	No further action required
H-2.2/A3	Continue to administer the City's Mobile Home Rent Stabilization Ordinance.	Ongoing	No rent increases subject to the RSO were proposed in 2012
H-2.2/A4	Coordinate with mobile home park owners to promote continued upkeep of the mobile home parks.	Ongoing. Maintenance addressed during periodic inspections.	--
H-3.1/A1	Continue to require new commercial and industrial development to participate in the City's inclusionary housing program to provide housing for an adequate portion of their workforce.	Ongoing	Affordable housing fees were assessed to commercial and industrial development during 2012
H-3.1/A2	When updating development-related impact fees, review housing impact fees with the objective of increasing them as a means to fund development of more affordable housing.	Not completed	No impact fees were updated in 2012
H-3.1/A3	Review and update the Inclusionary Housing Program to make it more effective. Consider including incentives that will stimulate production of housing for the more difficult to achieve income levels such as moderate, very low and extremely low incomes.	Not completed	--
H-3.1/A4	Prepare and adopt a Density Bonus Ordinance to guide implementation of the State's Density Bonus law.	Ordinance is in draft form	Ordinance drafted
H-3.2/A1	Amend the Calistoga Growth Management System Ordinance to identify special needs housing groups as a preference in the General	Completed.	No further action required

General Plan Action		Status	Actions Taken in 2012
	Development Objectives to give priority in implementation of the City's housing programs to assist those groups with demonstrated special needs such as seniors, farmworkers, homeless, disabled, families with female heads of household and households with extremely-low incomes.		
H-3.2/A2	Collaborate with the County, the agricultural industry and non-profit organizations to assess the need, plan for, fund and develop new farmworker housing to meet the needs of permanent and seasonal laborers.	Ongoing	Provided funding to the Napa County Housing Authority to support the three Farm Works Housing Centers that it operates
H-3.2/A3	Collaborate with the County and non-profit organizations on an ongoing basis to assess the needs of the homeless by participating in efforts to survey this population, and providing funding or other support to ensure the provision of shelters on a regional basis.	Ongoing	Provided funding to Community Action Napa Valley to support operation of homeless shelters and Hope Center, and to Calistoga Family Center to help maintain related family and housing referral services
H-3.2/A4	Continue to notify the public through posted notices, news releases, advertisements in the local newspaper and the City's website of available special assistance programs available through public and private agencies.	Ongoing	No special assistance programs offered during 2012
H-3.2/A5	Amend the Zoning Ordinance to treat transitional and supportive housing as residential uses subject to the same permitting processes of similar uses in the same zone and without undue special regulatory requirements.	Completed	No further action required
H-3.2/A6	Amend the Zoning Ordinance to allow emergency shelters without a Conditional Use Permit or other discretionary approval in the CC Zoning District.	Completed	No further action required
H-3.2/A7	<ul style="list-style-type: none"> • Enforce State requirements for accessibility and adaptability in all existing and new housing projects. • Analyze City ordinances and procedures for adverse impacts on the development, maintenance and 	<p>Ongoing</p> <p>Not completed</p>	<p>No opportunities for enforcement</p> <p>--</p>

General Plan Action		Status	Actions Taken in 2012
	<p>improvement of housing for persons with disabilities.</p> <ul style="list-style-type: none"> • Seek grants to retrofit existing housing to provide accessibility where requested • Develop information bulletins to inform residents and developers of issues relating to reasonable accommodation. 	<p>Not completed</p> <p>Not completed</p>	<p>--</p> <p>--</p>
H-3.2/A8	Maintain a list of available federal, state and local programs that support housing for special needs groups.	Ongoing	Information posted on City web site
H-3.2/A9	Provide information sheets at City Hall about the new 211 phone system, which provides phone assistance to persons in need of emergency shelter.	Ongoing	Flyers provided at City Hall
H-3.3/A1	Establish a local cash match program that provides, as economic resources may permit, City funds equal to the amount of funds received from other resources to rehabilitate and develop affordable housing.	Revenues in the Housing Trust Fund are available to develop affordable housing	Housing Trust Fund maintained during 2012
H-3.3/A2	The City Council may allocate, as economic resources permit, a portion of any tax revenue resulting from new development, including Transient Occupancy Tax, to support housing opportunities for moderate, low, very-low and extremely-low income households, including for use in land banking, development of affordable housing, a first-time homebuyer program, or other uses which will lead to more affordable housing.	Ongoing	No tax revenue allocated during 2012
H-3.3/A3	Continue to use loan repayment funds from the CDBG account to fund programs and projects that will benefit households with moderate, low, very-low and extremely-low incomes.	Ongoing	Funds used for contract services with Napa Valley Fair Housing, Community Action of Napa Valley, Calistoga Farmworker Center, Calistoga Affordable Housing
H-3.4/A1	Continue to assist developers in seeking funding for affordable housing from at least three sources: (1) local banks seeking to meet their obligations under the Community Reinvestment Act, (2)	Ongoing	Worked with an affordable housing developer who will be applying for Low-Income Housing Tax Credits for an apartment project

General Plan Action		Status	Actions Taken in 2012
	investors seeking Low-Income Housing Tax Credits, and (3) federal and State funds, including those available under the HOME program.		
H-3.4/A2	Work with local organizations and other municipalities in the area to establish and coordinate affordable housing for special needs groups, such as farmworkers, seniors, the disabled, the homeless and families with female heads of household.	Ongoing	Worked with Napa City and Napa County Housing Authorities, Community Action of Napa Valley to establish and coordinate affordable housing
H-3.4/A3	Collaborate with nonprofit agencies in applications for Farmworker Housing Grant Funds for the development of accommodations for farmworkers, including migrant workers.	Ongoing	No applications made by nonprofit agencies in 2012
H-3.4/A4	Develop, maintain and make available a list of available federal, state and local funding sources that support rental housing units, particularly housing that is affordable to extremely-low income households.	Completed	Information on funding sources posted on City web site
H-3.4/A5	Create a Housing Resources page on the City's web site that provides information on the City's housing programs and links to the web sites of local housing organizations and housing agencies.	Completed	Housing Resources page created with appropriate information and links
H-4.1/A1	Offer on-going technical assistance to aid homeowners in maintaining, upgrading and improving their property.	Ongoing	Assistance provide by City staff
H-4.1/A2	Cooperate with volunteer groups such as Rebuilding Calistoga when consulted by these groups, to help very low- and low-income home-owners and renters to maintain and upgrade their property.	Ongoing	\$10,000 in funding contributed to Rebuilding Calistoga 2012
H-4.1/A3	Continue a voluntary inspection program to identify unsafe structures and give property owners ample opportunity to correct deficiencies within a reasonable time frame.	Ongoing	Staff inspected structures on request and worked to correct deficiencies
H-4.1/A4	Establish a proactive program that encourages property owners to properly maintain and upgrade their property, and voluntary inspections of common problems associated with older housing.	Not completed	--

General Plan Action		Status	Actions Taken in 2012
H-4.1/A5	Develop and adopt a procedure as part of the City's Code Enforcement Program for the City to intervene when a property is becoming seriously deteriorated, especially if it is of historic significance.	Not completed	--
H-4.1/A6	Establish an annual inspection program to enforce health and safety codes and abate unsafe living conditions in the City's multiple-unit housing stock.	Not completed	--
H-4.2/A1	Consider reducing fees as economic resources permit for review of home owner-related planning applications (i.e., second units, variances, design review).	Not completed	The City's economic resources did not allow for fee reductions
H-4.2/A2	Develop a strategy to support the rehabilitation of older residential neighborhoods. This strategy should include adoption of a Mills Act program to encourage preservation of historic homes and the identification and promotion of other non-city programs that support housing rehabilitation.	Partially completed. Mills Act Program established (Res. No. 2010-085)	--
H-5.1/A1	Amend Use Permit requirements for bed and breakfast units to include a finding that the creation of a bed and breakfast development would result in no net loss of housing.	Not completed	Existing provisions require owner or resident manager to maintain a primary residence on-site
H-5.1/A2	Continue to monitor City-funded affordable housing projects to ensure compliance with affordability requirements and restrictions.	Ongoing	Contract maintained with Napa City Housing Authority to monitor affordable housing
H-5.1/A3	Consider use of Inclusionary Housing Program funds to assist nonprofit housing agencies in purchasing "at risk" affordable units.	Not completed	--
H-5.1/A4	Review and update current practices for subsidizing "for sale" housing units. Establishment of an equity sharing program should be considered to give the City the ability to buy back affordable housing units when at risk of converting to market-rate.	Not completed	City did not have sufficient financial resources to purchase a unit that was at risk of converting to market rate in 2012

General Plan Action		Status	Actions Taken in 2012
H-6.1/A1	Fast-track application and entitlement procedures for projects that meet General Plan policies and City regulatory requirements, with particular attention paid to projects providing housing that is affordable to moderate, low, very-low and extremely-low income households.	Ongoing	No applications for the development of housing were submitted in 2012
H-6.1/A2	Periodically review and update development-related impact fees to ensure that fees are commensurate with the cost to the City for providing required services.	Ongoing	--
H-6.1/A3	Conduct a study to consider changes to the Zoning Ordinance to ensure that parking requirements for senior, affordable, and special needs housing are appropriate for the type of use being proposed.	Not completed	--
H-6.1/A4	Amend the Growth Management System Ordinance to allow for longer time extensions under appropriate circumstances and when certain performance standards have been met.	Completed (Ord. 685, adopted 8/7/12)	No further action required
H-6.1/A5	Amend the Growth Management System Ordinance to allow rollover of unused allocations between 5 year housing cycles. Rolled over allocations shall be made available to residential projects in all income categories.	Completed (Ord. 685, adopted 8/7/12)	No further action required
H-7.1/A1	Promote the enforcement activities of the State Fair Employment and Housing Commission and the U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity.	Ongoing	Fair housing links posted on City web site and service contract maintained with Napa Valley Fair Housing
H-7.1/A2	Continue to work with local organizations to perform landlord-tenant education, conciliation and fair housing intake of discrimination complaints, investigation and enforcement.	Ongoing	Service contract maintained with Napa Valley Fair Housing
H-7.1/A3	Continue to work to educate the public and the housing industry regarding their rights and responsibilities.	Ongoing	Fair housing links posted on City web site and service contract maintained with Napa Valley Fair Housing

General Plan Action		Status	Actions Taken in 2012
H-7.1/A4	Distribute information about fair housing at City Hall, on the City's web site and through local organizations that provide housing-related services. Consider holding workshops for landlords and tenants to educate both about fair housing laws.	Ongoing	Fair housing links posted on City web site and fair housing information provided by Calistoga Family Center
H-7.1/A5	Continue to refer questions regarding housing and job translation to the Calistoga Family Center and other similar organizations.	Ongoing	Referrals were made to Calistoga Family Center
H-7.1/A6	Adopt HCD's model ordinance for "Universal Design" to guide builders in incorporating housing features that accommodate use of the housing by people with disabilities. Provide informational materials and resource referrals to housing developers about the concepts of "Universal Design," which include user-friendly architecture, barrier-free design and comfortable environments, in order to encourage them to incorporate them into new development so that people of all age groups and physical health can function in them.	Not completed	Disabled-accessible requirements of state building code enforced
H-7.1/A7	Amend the Calistoga Municipal Code to create a procedure wherein persons with disabilities seeking equal access to housing may request reasonable accommodation in the application of zoning laws and other land use regulations, policies, and procedures.	In process	Amendments drafted for Planning Commission and City Council consideration
H-7.1/A8	Adopt a Fair Housing and Marketing Plan to promote equal access to housing opportunities created through the City's affordable housing programs.	Not completed	Maintained contract with Napa City Housing Authority to monitor restricted affordable housing
H-8.1/A1	Establish a weatherization program and performance improvement program for existing residential units in partnership with utility companies and other organizations.	Not completed	--
H-8.1/A2	Provide information on energy efficient appliances with building permits.	Not completed	--

General Plan Action		Status	Actions Taken in 2012
H-8.1/A3	Adopt State Green Building Codes with local mandates and implement appropriate rating systems to facilitate incentives.	Ongoing	State Building Code amendments implemented
H-8.1/A4	Ensure efficient water use by adopting State standards for water-efficient landscape design.	Not completed	State standards used by default
H-8.1/A5	Fund energy conservation improvements through local rehabilitation programs to assist lower income households and rental properties in meeting weatherization and energy conservation needs.	Not completed	Energy conservation improvements were made by Calistoga Rebuilding 2012, which was supported by City funding
H-8.1/A6	Include energy efficient design techniques in the development of design standards for new residential development. Techniques to be incorporated should include: passive solar design; lot layout and/or building placement that maximizes southern exposures, and strategic placement of deciduous trees to provide shading.	Not completed	--
Quantified Housing Objectives		<p>The City took the following action during 2012 towards meeting its regional share of new housing for the 2007-2014 planning period:</p> <ul style="list-style-type: none"> Reviewed conceptual plans for a 56-unit apartment project targeted to households with a maximum target income of 60% of area median income. <p>Based on construction that has occurred since 1/1/07, there is a remaining need for 9 very-low income, 17 moderate-income and 36 above-moderate income units. The City's share of low-income housing has been exceeded by 5 units.</p>	