

Calistoga General Plan 2013 Annual Report

General Plan Action		Status	Actions Taken in 2013
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.	Ongoing	Applied General Plan policies regarding clustering and preservation of open space during review of development proposals
LU-1.2/A1	Continue to regulate the expansion of bed-and-breakfast units	Ongoing	Required new and expanded B&Bs to obtain use permit
LU-1.2/A2	Establish an annual inspection program to ensure compliance with Use Permit requirements for bed-and-breakfasts	Ongoing	Conducted inspections regularly
LU-1.2/A3	Redouble efforts to enforce the City's Bed and Breakfast Inns Ordinance.	Completed	Conducted inspections regularly
LU-1.3/A1	Create and adopt a 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)	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	Reviewed all development applications
LU-1.3/A2	Revise the Zoning Ordinance to include Community Commercial and Downtown Commercial zones that implement the related 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 management based on water and sewer infrastructure deficiencies with a strategy based in maintaining Calistoga's unique small town character.	Completed (Ordinance No. 618)	No further action required

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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.	Completed (Ordinance 699)	Reviewed the RR-H District standards and determined that no revisions were necessary
LU-2.1/A3	Develop measures that would enhance the provision of quality large and small child care facilities in Calistoga.	Completed	Amended CMC to allow day care facilities in all residential zoning districts
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.	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.	Partially completed	Drafted single-family design guidelines that include provisions for consistency with community identity features.
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
CI-1.2/A1	Prepare and adopt design guidelines for commercial areas	Appropriate UDP recommendations incorporated into General Plan	Implemented adopted policies during project review
CI-1.2/A2	Collaborate with merchants to preserve, protect and enhance the downtown [through] beautification and improvement programs.	Ongoing	Collaborated with property owners to protect and enhance their downtown buildings

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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 street trees
CI-1.2/A4	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.	Ongoing	Secured offer of land dedication for future pedestrian access along Napa River adjacent to 1310 Lincoln (AT&T building) to Fire Station parking lot
CI-1.3/A1	Prepare and adopt design guidelines for residential areas.	In process	Planning Commission recommended adoption of draft design guidelines for single-family residences to City Council
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	Ordinance provisions applied to development proposals
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 prepared 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	City Council expressed its support for use of Mills Act for Francis House restoration project

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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 2013
CI-3.2/A3	Consider applying for grants and loans from the National Trust for Historic Preservation.	No such grants or loans are available	--
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	--
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.	In process	Communitywide transportation fee study expected to be completed in 2014
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 2013

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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.	Not completed; realignment has not occurred	City Council considered the installation of a roundabout at the intersection and determined that existing all-way stop controls are adequate for current LOS and directed staff to seek intersection improvements that do not include a roundabout.
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	--
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	Continued discussions with Vine Trail Coalition to secure funding for parking and trail head amenities for the Oat Hill Mine Trail
CIR-2.1/A1	Conduct a parking study that evaluates current downtown parking supply against current and projected demand, and makes recommendations regarding development and locations for additional downtown parking.	Not completed	--
CIR-2.1/A2	Conduct a study to adjust parking fees based on current costs for acquisition, development and operation of public parking facilities.	In process	Study commenced
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	Preferred alternative for Fair Way Extension Path will allow for future parking
CIR-3.1/A1	Work with local visitor accommodations and other businesses to create a shuttle service in Calistoga.	Ongoing	Calistoga Shuttle continued to operate.

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CIR-3.2/A1	Update the City's Street Standards to reflect [CIR-3.2 Policies].	Ongoing	The City continued to use 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	Sidewalk repair program continued and included the investment of approximately \$25,000 for ADA Ramp upgrades
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	Indian Springs Resort Expansion project began construction of 450 linear feet of pathway on Lincoln and 400 linear feet of sidewalk on Brannan
CIR-3.2/A4	Seek funding from federal and State grant programs to implement sidewalk construction.	Ongoing	Submitted TDA-3 grant application for connecting sidewalk along the Napa River adjacent to the AT&T building.
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	No action taken. The City follows Santa Rosa Standards so it is difficult to establish separate standards.
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	Appropriate improvements required of projects. Grant funding received for design and environmental work for Fair Way Extension Path.
CIR-3.3/A2	Update the Bicycle Transportation Plan to reflect the bikeway network shown in this General Plan.	Completed (2007, 2012)	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

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CIR-3.3/A4	Conduct a study to evaluate City procedures and standards related to right-of-way, on-street parking and 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 (2006). Water service map provided to State Water Resources Control Board.	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
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.	Completed	Water Rate Study adopted by City Council on November 5, 2013
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	Obtained well logs from DWR or all wells previously constructed in city to determine anticipated yield and underlying geology.
I-1.2/A1	Implement the capital improvement recommendations contained in the Water Facilities Plan.	Ongoing; about half are completed	90% design plans for Dwyer Road Pump Station completed. Preliminary funding application submitted to the State SRF program. Isolation valves installed on water main at Lincoln and Cedar.
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

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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.	Ongoing	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
I-2.1/A3	Prepare a wastewater master plan to identify current deficiencies, quantify needs, enumerate necessary improvements and establish priorities.	Not completed	Began conducting study
I-2.2/A1	Conduct a study of the possibility of abandoning the existing wastewater trunk line and replacing it with a new trunk line with earthquake-resistant support where needed and sized to accommodate anticipated future flows.	Completed (2011). Enchanted Resorts developer completed technical memo/ conceptual plans	No further action required
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	GIS database updated as new information was discovered based on field inspections
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 as part of Calistoga's wastewater treatment and disposal system in any future upgrade projects.	Not completed	--

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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	Indian Springs Resort Expansion project was conditioned to install geothermal wastewater metering device to provide incentives to reduce geothermal water discharge.
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	Consulting firm hired to evaluate additional storage options and prepare plans and specifications for construction of approximately 15-million gallon storage reservoir
I-3.1/A2	Provide additional irrigation storage capacity in the existing facultative aerated lagoons.	Not completed	Site visit by Regional Water Quality Control Board in September 2013 indicated that continued use of riverside ponds is subject to review during 2014 permit renewal process
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	Discussion held with General Manager of Napa County Fair Association indicated they are receptive to expanded recycled water use opportunities dependent on funding availability
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 	Not completed	Boron water quality sampling plan submitted to and agreed upon by the Regional Board for Napa River boron. Completed sampling and began preparing

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	<p>water and its effect on plant-life.</p> <ul style="list-style-type: none"> • Geothermal waters and their chemical constituency. • Water reuse alternatives. 		report.
I-3.3/A2	Conduct a study to identify additional graywater reclamation areas within the city limits.	Completed (2013). Calif. Plumbing Code amended to allow use of greywater	No further action required.
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	Work continued on a GIS database identifying pipe size and materials 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	Work continued on a GIS database identifying pipe size and materials of existing storm drains.
I-4.2/A1	<p>Make capital improvements related to:</p> <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. • Replacement of the culvert near the reclaimed water storage pond. 	Ongoing. Solage Resort off-site improvements completed.	Construction plans for the Grant Street drainage ditch and underground piping of drainage ditch at Fair Way Expansion Path are at 50% completion.
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	--
I-4.2/A3	Select and implement a method to eliminate flooding on the dirt road providing access to the reclaimed water storage pond.	In progress	Hired consultant to design additional recycled water storage facilities, including review and recommendations on improving access to existing and planned storage ponds.
I-4.3-A1	Revise the Subdivision Ordinance and other Municipal Codes to reduce the creation of impermeable surfaces in new development.	Completed	Storm water management regulations and policies adopted by State and implemented by City that require adherence to Napa County Post Construction Stormwater Standards

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Public Services Element			
SER-1.1/A1	The Fire and Public Works Departments shall work together to address the effects of planned water system improvements on fire flows.	Ongoing	Public Works ran hydraulic scenarios with Fire Department for planned developments and new infrastructure using a city-wide, calibrated, hydraulic model of water system
SER-1.1/A2	Maintain mutual aid agreements with appropriate agencies.	Ongoing	Maintained mutual aid agreements with appropriate agencies
SER-1.2/A1	Ensure through the development process 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-1.2/A2	Advise the County of fire protection requirements for development projects within the unincorporated part of the Planning Area.	Ongoing	Comments provided on proposed development projects where appropriate
SER-1.2/A3	Monitor traffic conditions and development in Calistoga to determine if the location of the fire station needs to be changed.	Ongoing	Determined that current response time is under 2 minutes, compared to industry standard of 5 minutes or less
SER-1.3/A1	Update City fire safety codes as necessary	Ongoing	Updated the City's fire code to incorporate the latest state code, with amendments to adequately address local circumstances
SER-1.3/A2	Maintain a regular program of fire inspection for commercial and industrial buildings and require building owners to address identified deficiencies.	Ongoing	Conducted annual inspections
SER-1.3/A3	Ensure through the building permit review that required fire sprinklers are installed.	Ongoing	Required sprinklers where appropriate following building permit review
SER-2.1/A1	Expand coordination with the County Sheriff's office.	Ongoing	Participated in monthly meetings with the Sheriff & County Police Chiefs
SER-2.1/A2	Continue to increase efficiency in the City Police Department.	Ongoing	Developed Annual Mission, Goals, & Objectives to focus financial and personnel resources. Developed and produced monthly activity reports to document, track, and

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			improve response times to calls for service.
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	Provided information on City's Website and through community meetings. Utilized Nixle to notify community of crime and safety information.
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	Developed and produced Monthly Police Activity Reports that were used to identify crime trends and allocate resources based on calls for service and criminal activity.
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. Recycling containers purchased with City's share of State funding.	--
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.	Completed. Action determined to not be under City control	No further action required
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	City used schools during summer and fields/gym space during the year. School District used City facilities for school board meetings, various events, fields for games and pool for swim team activities.
SER-5.1/A1	Maintain or expand City funding of library operations as the City budget allows.	Ongoing	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 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 at Logvy was not practical.	Encouraged County to improve existing library facility
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.	Ongoing	Special status species protection required through development project review
OSC-1.2/A1	Amend the requirements of the Hillside Development Ordinance to specifically include preservation of forest lands.	Completed	No further action required

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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.	Completed (2007). City's Environmental Procedures adopted.	Environmental Procedures implemented for development applications requiring environmental review
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.	Not completed	State Model Water Efficiency Landscape 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.	Not completed	--
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 	Completed	No further action required
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.	Completed. Chapter 19.08 Conservation Regulations incorporates these requirements.	No further action required
OSC-2.2/A1	Revise the Municipal Code to incorporate alternative stormwater management policies that reduce the creation of impermeable surfaces in new development.	Implemented by other means	Developers were required to maintain post-development peak flows at or below pre-development peak flows

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OSC-2.2/A2	Amend the Zoning Ordinance to include the following provisions: <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. 	Completed. Hydrological analysis and mitigation required by project review process. Section 17.36.090 allows approval of permeable surface for parking areas.	No further action required
OSC-2.3/A1	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.	Ongoing	Regional Water Quality Control Board NPDES Permit Best Management Practices incorporated into development projects and existing areas where feasible
OSC-2.3/A2	Wherever feasible, incorporate stormwater infiltration and detention systems on public land in order to reduce the amount and rate of stormwater runoff to waterways.	Ongoing	No applicable projects
OSC-2.3/A3	Implement water quality control measures as required by federal, State and regional regulatory agencies.	Ongoing	Implemented required measures
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	Determined during adoption of Right to Farm Ordinance that a committee was not necessary
OSC-3.2/A2	Adopt a right-to-farm ordinance	Completed (2013 – Ord. 692)	Adopted 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	--

General Plan Action		Status	Actions Taken in 2013
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.	Ongoing	Quality of Life impact fees collected upon issuance of building permit
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	--
OSC-4.2/A1	Formalize the skate park as a permanent recreational facility.	Not completed	--
OSC-4.2/A2	Continue to develop the Logvy Community Park as a recreational open space resource for the City.	Ongoing	Dog park opened in Spring 2013
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 (2009) identified 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	Supported redevelopment of Pioneer Park
OSC-4.4/A3	Seek State and federal funding for riverfront recreation facilities, such as trails, and downtown riverfront enhancement.	Ongoing	--

General Plan Action		Status	Actions Taken in 2013
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.	Partially completed. Campground is not owned by City. Bike lane installed along Oak (2011). Grant has a bike path.	--
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 resources within the entire Planning Area.	Not completed	--
OSC-5.2/A1	Revise the Hillside Management Ordinance to protect hillside viewsheds and prevent development along skylines.	Completed	No further action required
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 these areas were received during 2013
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.	Ongoing	Design guidelines drafted for single-family residential design review incorporated these concerns
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	Ongoing	Design guidelines drafted for single-family residential design review incorporated these concerns

General Plan Action		Status	Actions Taken in 2013
	trespass and "sky glow" while providing nighttime lighting sufficient to ensure public safety.		
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, chemical stabilizers, and/or vegetative ground cover.	Ongoing	BAAQMD requirements implemented through review of development proposals
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	CHP provided training to CPD officers on laws governing and enforcement of vehicle noise
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	Continued working relationship and partnership with the CHP and Sheriff to address speeding and traffic complaints in the unincorporated areas around Calistoga.
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	--
N-1.2/A2	Work with Caltrans to reduce speed limits on State highways in order to reduce noise levels.	Currently integrated as part of Caltrans/Napa County Transportation & Planning Agency activities	--

General Plan Action		Status	Actions Taken in 2013
N-1.2/A3	Work with State and federal agencies to actively enforce regulations dealing with noise.	Ongoing	Noise controls integrated into construction projects and/or when complaints were received
N-1.2/A4	Explore the use of alternative paving materials on city streets to reduce vehicle sound levels.	Ongoing	Considered use of alternative paving materials when projects were proposed
N-1.2/A5	Work with the Napa County Transportation & Planning Agency to explore the feasibility of purchasing quieter buses.	Ongoing	Older buses replaced with models that meet stricter standards for noise impacts.
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
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.	Gliderport is permanently closed	No action required
Safety Element			
SAF-1.1/A1	Adopt each new version of the California Building Code to incorporate recent technical knowledge and construction practices that further improve structural safety.	Ongoing	Adopted 2013 California Building Standards Code with local amendments
SAF-1.1/A2	Work with owners of seismically-unsafe buildings and structures, including unreinforced masonry buildings, to adequately reinforce them	Ongoing	Worked with tenants of 1365 Lincoln to reinforce unreinforced masonry building
SAF-1.2/A1	As part of site planning review, a geologic/seismic report that includes analysis of soils, grading, erosion, and sediment control shall be required under any of the following circumstances: <ul style="list-style-type: none"> • 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 	Ongoing	Reports required for appropriate construction projects

General Plan Action		Status	Actions Taken in 2013
SAF-2.1/A1	Continue to administer the City's floodplain management regulations	Ongoing	Conducted review as part of development proposal processing
SAF-2.1/A2	Encourage property owners in Calistoga to purchase National Flood Insurance to reduce the financial risk from flooding and mudflows	Not completed	--
SAF-2.2/A1	Maintain 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 (2000)	No further action required
SAF-2.2/A2	Encourage the state and federal governments to develop dam safety programs, including the preparation of contingency plans for urbanized areas in the proximity of dams.	Ongoing	No opportunities to interact with these authorities during 2013
SAF-3.1/A1	Enforce wildland fire control measures required by the Fire Code	Ongoing	Measures enforced through building permit review
SAF-3.2/A1	Prepare a community wildfire risk assessment that identifies likely severe-case wildfire characteristics; identifies sub-standard conditions, inadequate access and insufficient water flow; and actions that could be taken to avoid wildfires and minimize wildfire damage.	Ongoing	Explored possibility with Napa Fire-Wise of preparing assessment
SAF-3.3/A1	As resources are available, educate residents about defensible space planning and construction, fire-safe landscaping, fire-wise construction, emergency supplies and evacuation, wildfire behavior and "fire hardening" their homes to survive an advancing wildland fire through workshops and providing information	Ongoing	Explored possibility with Napa Fire-Wise of providing educational workshops
SAF-3.3/A2	As resources are available, work to establish a Fire Safe Council and the preparation of a community action plan that prioritizes hazard mitigation actions and provides a sustained program of wildfire mitigation	Ongoing	Explored possibility with Napa Fire-Wise of establishing a Council and preparing a community action plan
SAF-3.3/A3	Support events that involve residents in vegetation clean-up	Ongoing	Publicized free chipping service to residents of Very High Fire Hazard area

General Plan Action		Status	Actions Taken in 2013
SAF-3.3/A4	Seek fire safety grants to fund wildfire mitigation activities such as vegetation management	Ongoing	--
SAF-3.4/A1	Work with Cal Fire to develop a coordinated plan that effectively addresses wildfires in the city and its environs	Ongoing	Continued strategic planning
SAF-3.4/A2	Participate in countywide local hazard mitigation planning efforts and the implementation of fire hazard mitigation actions	Ongoing	Participated in two countywide local hazard mitigation planning meetings
SAF-3.4/A3	Continue to implement state and federal communication and interoperability guidelines and maintain sufficient communication equipment	Ongoing. All communication equipment has been updated to meet latest Federal requirements.	--
SAF-3.5/A1	Seek funding for and prepare a burn area recovery plan that provides for revegetation; control of noxious weeds; restoration of native species and wildlife habitats; minimizes flooding, sediment flows and landslides; protects water quality and reduces other risks	Ongoing	Explored possibility with Napa Fire-Wise of preparing a burn recovery plan
SAF-3.5/A2	Plan for the disposal of debris and ash, building inspections, and building and grading permits post-wildfire	Ongoing	Began exploring feasibility of contracting with Cal Fire Foresters Unit
SAF-4.1/A1	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	Hazardous materials issues reviewed through building permit process
SAF-4.1/A2	Work with property owners to remediate hazardous waste sites.	Ongoing	Met quarterly with Napa County Environmental Division Agency (CUPA) to coordinate efforts countywide
SAF-5.1/A1	Conduct periodic mock exercises using emergency response systems to test the effectiveness of City procedures.	Ongoing	Conducted section training City wide for EOC Operations
SAF-5.2/A1	Support earthquake preparedness activities.	Ongoing	Participated in countywide Community Emergency Response Team planning meeting

General Plan Action		Status	Actions Taken in 2013
SAF-5.2/A3	Prepare and distribute a city emergency services plan to the general public and affected agencies.	Ongoing	--
SAF-5.2/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.	Ongoing	New resort and spa developments were conditioned to reduce geothermal water discharge to the sewer system, including installation of discharge meters for utility billing purposes.
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.
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. Res. 2006-31 adopted Summary Report prepared by City of Calistoga Economic Vitality Group and directed staff to pursue its implementation.	Supported construction of three major resort projects and a brew pub
ED-1.2/A2	Explore the possibility of "branding" for Calistoga businesses and services, which	Completed (2013)	The Chamber of Commerce initiated a branding effort using

General Plan Action		Status	Actions Taken in 2013
	would emphasize the particular qualities of the community in marketing and promotion by both the public and private sectors.		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	Allocated \$302,000 to the Chamber of Commerce
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 development, and job placement for residents with limited employment skills.	Not completed	--
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	Ongoing	NCTPA expanded service by providing commuter buses from Calistoga to Vallejo and the

General Plan Action		Status	Actions Taken in 2013
	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.		Fairfield Transit Center, and increased frequency of service
ED-3.1/A1	Develop guidelines to ensure that City purchases are supportive of the local economy and environment.	Completed	Applied regulations
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.	Not completed	--
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.	Completed (2013 - Ord. 699)	Increased minimum lot sizes to promote larger lots to facilitate the development of multi-family residential
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.	Partially completed (2013 - Ord. 699)	R-3 District amended to allow multi-family housing as of right
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	Not completed	No action taken; ample Growth Management allocations are available

General Plan Action		Status	Actions Taken in 2013
	whenever capacity is limited.		
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 housing are compatible with and complement the community's rural small-town character.	In process	Drafted single-family design guidelines that Planning Commission recommended for approval by City Council.
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	Conducted review of multi-family projects and determined that current lot coverage standard is adequate
H-2.1/A2	Amend the Zoning Ordinance to reflect the following: <ul style="list-style-type: none"> • Allow 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 	Completed (2013 – Ord. 699) Partially completed (2013 – Ord. 699)	Amended Zoning Ordinance Amended R-3 District to allow convalescent and congregate care facilities
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.	In process	Initiated in-lieu fee study
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.	Completed (2013 – Ord. 699)	Amended R-2 District to allow duplexes
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.	In process	Drafted single-family design guidelines that Planning Commission recommended for approval by City Council.
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	Protection already required by state law. All mobilehome parks are zoned MHP and would require legislative action	No further action required

General Plan Action		Status	Actions Taken in 2013
	other uses.	prior to conversion.	
H-2.2/A3	Continue to administer the City's Mobile Home Rent Stabilization Ordinance.	Ongoing	Presented review of the RSO to City Council
H-2.2/A4	Coordinate with mobile home park owners to promote continued upkeep of the mobile home parks.	Ongoing.	Inspected Fair Way Manor, which led to paving upgrades
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	Assessed affordable housing fees on commercial and industrial development
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.	In process	Initiated housing impact fee study
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. Pending completion of in-lieu affordable housing fee study.	--
H-3.1/A4	Prepare and adopt a Density Bonus Ordinance to guide implementation of the State's Density Bonus law.	Not completed. Pending completion of impact fee study.	--
H-3.2/A1	Amend the Calistoga Growth Management System Ordinance to identify special needs housing groups as a preference in the General Development Objectives.	Completed.	No further action required
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	Approved a 48-unit apartment project targeted to households headed by farmworkers with a maximum income of 60% of area median income 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	Ongoing	Provided funding to Community Action Napa Valley to support operation of homeless shelters and Hope Center, and to Calistoga Family Center to help

General Plan Action		Status	Actions Taken in 2013
	other support to ensure the provision of shelters on a regional basis.		maintain related family and housing referral services
H-3.2/A4	Continue to notify the public of available special assistance programs available through public and private agencies.	Ongoing	No special assistance programs offered
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 (2012)	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 (2012)	No further action required
H-3.2/A7	<p>Enforce State requirements for accessibility and adaptability in all existing and new housing projects.</p> <p>Analyze City ordinances and procedures for adverse impacts on the development, maintenance and improvement of housing for persons with disabilities.</p> <p>Seek grants to retrofit existing housing to provide accessibility where requested</p> <p>Develop information bulletins to inform residents and developers of issues relating to reasonable accommodation.</p>	<p>Ongoing</p> <p>Completed (2013)</p> <p>Not completed</p> <p>Completed (2013)</p>	<p>Ensured implementation of California Building Code Chapter 11A mandated accessibility standards for multi-family housing through its plan check of the building permit applications for the Calistoga Family Apartments Project.</p> <p>The Building Official approved a Universal Design Policy (Policy No. 2013-1) requiring accessible design features to be incorporated into newly-constructed and substantially-rehabilitated single-family and duplex residences to the maximum feasible extent.</p> <p>The Building Official approved a Universal Design Policy, as described above.</p> <p>--</p> <p>Distributed Universal Design Policy to appropriate contractors.</p>
H-3.2/A8	Maintain a list of available federal, state and local programs that support housing	Ongoing	List maintained

General Plan Action		Status	Actions Taken in 2013
	for special needs groups.		
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	Provided flyers 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	Maintained Housing Trust Fund
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 affordable housing opportunities.	Ongoing	--
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	Used funds 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.	Ongoing	Worked with an affordable housing developer to secure Low-Income Housing Tax Credits for an affordable apartment project
H-3.4/A2	Work with local organizations and other municipalities in the area to establish and coordinate affordable housing for special needs groups.	Ongoing	Worked with Napa City and Napa County Housing Authorities and 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	--
H-3.4/A4	Develop, maintain and make available a list of available federal, state and local funding sources that support rental housing units.	Completed	Provide information upon request
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	Completed	Maintained Housing Resources page

General Plan Action		Status	Actions Taken in 2013
	to the web sites of local housing organizations and housing agencies.		
H-4.1/A1	Offer on-going technical assistance to aid homeowners in maintaining, upgrading and improving their property.	Ongoing	Provided assistance
H-4.1/A2	Cooperate with volunteer groups such as Rebuilding Calistoga to help very low- and low-income home-owners and renters to maintain and upgrade their property.	Ongoing	Contributed \$10,000 to Rebuilding Calistoga
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	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	--
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.	Partially completed	Fire Department inspected multi-family housing
H-4.2/A1	Consider reducing fees as economic resources permit for review of home owner-related planning applications.	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.	Partially completed. Mills Act Program established to provide reduced property taxes for historic properties.	Applied for HOME Program funding for the rehabilitation of owner-occupied homes
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	Enforced existing regulations that require owner or resident manager to maintain a primary residence on-site

General Plan Action		Status	Actions Taken in 2013
H-5.1/A2	Continue to monitor City-funded affordable housing projects to ensure compliance with affordability requirements and restrictions.	Ongoing	Maintained contract with Housing Authority of City of Napa 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 due to insufficient financial resources	--
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	Secured approval for 56-unit very low-income apartment project within 100 days
H-6.1/A2	Periodically review and update development-related impact fees.	In process	Initiated development impact fee study
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.	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. Rollover 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	Maintained fair housing links on City web site and service contract with Napa Valley Fair Housing

General Plan Action		Status	Actions Taken in 2013
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
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	Made referrals 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.	Completed	Building Official approved a Universal Design Policy (Policy No. 2013-1), based on HCD Model Ordinance, requiring accessible design features to be incorporated into newly-constructed and substantially-rehabilitated single-family and duplex residences to the maximum feasible extent.
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.	Completed	Amended CMC to include reasonable accommodation provisions
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.	Affirmative Fair Housing Marketing Plan authorized by City Manager (2008)	No further action required
H-8.1/A1	Establish a weatherization program and performance improvement program for	Not completed	--

General Plan Action		Status	Actions Taken in 2013
	existing residential units in partnership with utility companies and other organizations.		
H-8.1/A2	Provide information on energy efficient appliances with building permits.	Not completed	--
H-8.1/A3	Adopt State Green Building Codes with local mandates and implement appropriate rating systems to facilitate incentives.	Ongoing	Adopted 2013 CalGreen Code
H-8.1/A4	Ensure efficient water use by adopting State standards for water-efficient landscape design.	Not completed	Applied State standards
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 made by Calistoga Rebuilding 2013, 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 actions during 2013 towards meeting its regional share of new housing for the 2007-2014 planning period:</p> <ul style="list-style-type: none"> • Approved a 48-unit apartment project targeted to households headed by farmworkers with a maximum income of 60% of area median income. • Approved a building permit for the construction of an above-moderate income home <p>Based on construction that has occurred since 1/1/07, there is a remaining need for 17 moderate-income and 35 above-moderate income units.</p>	