



City of Calistoga General Plan Annual Progress Report – 2014

Accepted by the Calistoga City Council on _____, 2015

Background

The Calistoga General Plan serves two primary functions. As an information document, it describes existing conditions and makes development projections. As a policy document, the General Plan establishes a vision for the community's future and guidelines for decision-makers through goals, objectives, policies and actions. Using these guidelines, Calistoga's City Council and Planning Commission, as well as the Active Transportation Advisory and Green Committees take incremental steps toward achieving the larger goals of the City. City staff also implements policies and actions contained in the General Plan through day-to-day operations of the City.

The State requires the City to submit an annual report on the status of its 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 actions.

Status of the Calistoga General Plan

The Calistoga General Plan was comprehensively updated in 2003. Several of its 11 elements have been updated since then:

- Housing Element (2015)
- Circulation Element (2014)
- Public Safety Element (2014)
- Land Use Element (2012)

General Plan Implementation during 2014

The Housing, Circulation and Public Safety Elements were comprehensively updated in 2014. The Housing Element update was part of the eight-year planning cycle required by state law. The State also required the City to update its Circulation Element to incorporate "complete streets" provisions; revisions were also made to the Element's street network modifications plan, and most cyclist- and pedestrian-related exhibits, policies and actions were moved to the *Active Transportation Plan*. Additionally, sections of the Public Services Element relating to fire and emergency medical services were updated.

Actions that were taken by the City during 2014 to implement the General Plan's policies and actions are summarized by element in attached Exhibit A.

A summary of significant accomplishments follow, along with their applicable goals, objectives or actions.

Multiple Elements

- Adopted residential design guidelines (LU-3.2/A1, CI-1.1/A2, CI-1.3/A1, OSC 5.3/A1, 5.4/A1)
- Declared a Stage II Water Conservation Mandate implementing best management practices. Established a water conservation program staffed by two part-time employees. Rebate program approved by Council for water efficient appliances and toilets and “cash for grass” replacement of turf with low water-use landscaping. Provided educational seminars to businesses, schools and service organizations. Water conservation measures resulted in a 30% reduction of wastewater compared to flows in 2003. (I-1.3/A2, OSC-1.3/A3)

Housing Element

- Completed a study of the long-term viability of Calistoga mobile home parks as affordable housing for low-income seniors and presented it to the City Council (Goal H-3)
- Amended the Zoning Code’s regulations for second residential units to encourage their development (H-1.2-2)
- Adopted updated development-related impact fees and affordable housing linkage fees assessed on nonresidential development (H-1.3-4, H-2.3-2)
- Explored providing assistance to a potential affordable housing project on lower Washington Street (H-2.2-2)
- Facilitated the construction of a 48-unit apartment project targeted to households headed by farmworkers with a maximum income of 60% of area median income (H-4.1-3).
- Received a HOME residential rehabilitation grant to help lower-income households maintain and upgrade their property, lower their energy expenses and provide disabled accessibility (H-4.4-3, H-5.1-2, H-8.1-3)

Community Identity Element

- Secured offer of land dedication for future pedestrian access along Napa River adjacent to 1310 Lincoln (AT&T building) to Fire Station parking lot and secured grant funding for path construction (CI-1.2/A4)

Circulation Element

- Incorporated bicycling and walking facilities into Berry Street Bridge replacement (CIR-1.4-1)
- Applied for funding for pedestrian-activated signalized crossing at Lincoln and Brannan (CIR-1.4-2)
- Indian Springs Resort Expansion constructed 450 linear feet of multi-use pathway on Lincoln Avenue and 400 linear feet of sidewalk on Brannan Street (CIR-3.2-1)
- Completed environmental work for Fair Way Extension Path and 35% construction plans (CIR-3.3-1)

Infrastructure Element

- Completed environmental work and plans for a 15 million-gallon recycled water storage pond (I-3.1/A1)
- Boron water quality sampling plan submitted to and agreed upon by the Regional Water Quality Control Board for Napa River boron. Sampling completed and report being prepared. (I-3.3/A1)
- Completed design plans are for the Grant Street storm drain improvements (I-4.2/A1)
- Contracted for preparation of plans and environmental review document for intake tower improvements at Kimball Reservoir (I-1.2/A1)
- Completed 100% design plans for the Dwyer Road NBA pump station (I-1.2/A1)

Safety Element

- Tested potential unreinforced masonry buildings for presence/absence of reinforcement, advised owners of preliminary URM determination, and drafted Seismic Retrofit Requirements chapter for Municipal Code (SAF-1.1/A2)

Public Services Element

- Ran hydraulic scenarios for planned developments and new infrastructure using a city-wide, calibrated, hydraulic model of the water system. Submitted revised flow numbers as part of the ISO Insurance rating updates; City received an improved ISO rating of 3 compared to previous rating of 5. (SER-1.1/A1)

Economic Development Element

- Allocated \$325,000 to the Chamber of Commerce for visitor destination marketing and operation of the city's visitor center to support community-based economic development objectives. (ED-1.2/A4)
- Silver Rose demolition completed and rough grading permit issued. New restaurants and wineries, and expansions and renovations of existing restaurants and businesses occurred in response to the City's economic development program (ED P1.1-2).
- Indian Springs Resort expansion essentially completed, adding hotel rooms that will transient occupancy tax to the City, a restaurant that will serve residents and visitors to the community and a meeting/special events facility that is available to the community. (ED P1.1-3)

General Plan Implementation anticipated during 2015

The following efforts to implement the General Plan have been completed or are anticipated during 2015.

- Adopted an ordinance on February 17, 2015 providing for the approval of density bonuses and other incentives for projects that reserve units for extremely low-, low- and moderate-income households, consistent with State law (H-2.1-1)
- Implement seismic retrofit regulations; regulations adopted February 17, 2015 (SAF-1.1/A2)

- Establish a Fire-Wise program to prepare a community wildfire risk assessment and provide educational workshops. Explore possibility of establishing a Council and preparing a community action plan. Explore possible funding for fire safety grants to fund wildfire mitigation activities such as vegetation management. (SAF-3.2-A1, SAF-3.3-A1, SAF-3.3-A2, SAF-3.3-A3, SAF-3.3-A4)
- Complete design and permitting for the replacement of the Dwyer Road NBA pump station (I-1.2/A1)
- Construct a new sewer trunk main from downtown to the wastewater treatment plant (I-2.2/A1)
- Construct a 15 million-gallon recycled water storage pond (I-3.1/A1)
- Construct new replacement sewer lift station at Pine Street (Obj. 1-2.2)
- Construct Grant Street storm drain improvements (I-4.2/A1)
- Obtain new NPDES permit for the Wastewater Treatment Plant, including boron and antimony reductions methods and reductions of geothermal water (I-3.3/A1)
- Reconstruct the Monhoff Recreation Center (OSC P4.2-2)
- Work with Rotary to construct a bocce court at Logvy Park (OSC P4.1-1)
- Implement the Climate Action Plan (OSC Obj. 6.1, 7.1)

General Plan amendments anticipated during 2015

General Plan amendments anticipated during 2015 include the following:

- An update of the Land Use Element to delete completed actions, update the Existing Land Uses map and quantified existing land use information, delete language calling for re-establishment of the gliderport, delete the outdated maximum theoretical housing buildout section, and revise a policy that allows short-term visitor rentals of residential properties by use permit, among other recommendations.
- Consideration of a General Plan Amendment application to reclassify the Craftsman Inn and an adjacent property on Foothill Boulevard from Residential to Downtown Commercial.

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.

Attachment A

Summary of Actions Taken During 2014 to Implement the Calistoga General Plan¹

General Plan Action		Status	Actions Taken in 2014
Land Use Element			
LU-1.1/A1	Encourage the County to regulate formula businesses in the rest of the Planning Area.	County General Plan Policy AG/LU-54 adopted in 2009 that regulates formula businesses.	Monitored County land use entitlement referrals
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 (UDP)	Enforced existing standards through development application review
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 development application review
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 annual inspections
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-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.	Completed	Adopted residential design guidelines
LU-3.2/A2	Use the design review process to ensure that development meets community concerns for visual and functional quality.	Ongoing	Ensured quality through review of development applications
Community Identity Element			
CI-1.1/A1	Review development for characteristics that affect the image of the community including.	Ongoing	Reviewed all development applications
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	Adopted single-family design guidelines that include provisions for consistency with community identity features.

¹ Includes actions that have not been completed, were completed in 2014 or are ongoing.

General Plan Action		Status	Actions Taken in 2014
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	Enforced applicable ordinances
CI-1.2/A1	Prepare and adopt design guidelines for commercial areas	Appropriate UDP recommendations incorporated into General Plan	Implemented adopted policies during review of proposed projects
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
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.	Study 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 and secured grant funding for path construction.
CI-1.3/A1	Prepare and adopt design guidelines for residential areas.	Completed	Adopted design guidelines for single- and multi-family residences
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 by developing ways to educate and sensitize Calistoga residents, business people and visitors to its 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.	Appropriate UDP recommendations for Downtown Historic District incorporated into General Plan	Implemented land use, development and design considerations in the Historic District Sub-Area of the Downtown Character Area Overlay
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 2014

General Plan Action		Status	Actions Taken in 2014
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. Such an overlay is not an appropriate mechanism for legalizing non-conforming uses.	--
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.	Not completed	--
CI-3.3/A3	Protect and preserve structures of historic, architectural and aesthetic importance that may be affected by development.	Ongoing	Protected and preserved historic structures during review of proposed projects, including 1998 Cedar Street
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-1.1-1	Collect a transportation impact fee from new development to pay for citywide transportation improvements.	Ongoing	Collected fees from appropriate development projects
CIR-1.1-2	Cooperate with landowners to eliminate unnecessary "paper streets," as appropriate.	Completed	No street vacations were requested in 2014
CIR-1.1-3	The City shall investigate the need for and feasibility of closing Brannan Street to through traffic, or implementing other traffic calming measures in order to prevent or reduce the use of this local street for regional through traffic.	Not completed	--
CIR-1.3-1	Require during the entitlement process that development projects conform to the plans and policies of the Circulation Element, including the construction of on- and off-site improvements and the	Ongoing	Required dedications and improvements for Money Lane extension as part of two parcel maps

	General Plan Action	Status	Actions Taken in 2014
	payment of any transportation impact fee adopted by the City.		
CIR-1.3-2	Prepare an Official Plan Line for the extension of Money Lane.	Not completed	--
CIR-1.4-1	"Complete Streets" improvements shall be incorporated in such projects as construction, reconstruction, retrofit, maintenance and alteration of streets, roads and bridges.	Ongoing	Incorporated bicycling and walking facilities into Berry Street Bridge replacement
CIR-1.4-2	Incorporate traffic-calming measures and other features that promote safe and comfortable travel for all users to the maximum feasible extent in the design of new streets and the maintenance and improvements to existing streets, street shade trees, planting strips, crosswalks, pedestrian signals, street furniture, bicycle parking.	Ongoing	Applied for funding for pedestrian-activated signalized crossing at Lincoln and Brannan
CIR-1.4-3	Projects that seek deviations from "Complete Streets" standards shall provide written findings of why all transportation modes cannot be included in the project. Proposed deviations from the Active Transportation Plan shall be referred to the Active Transportation Advisory Committee for comment and recommendations.	Ongoing	No projects sought deviations during 2014
CIR-1.4-4	The Active Transportation Advisory Committee shall review transportation projects early in the planning and design stage, to provide comments and recommendations regarding Complete Streets features to be incorporated into the projects.	Ongoing	There were no projects at this level of review during 2014
CIR-1.5-1	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 such as Dunaweal Lane.	Not completed	Amended Circulation Element to reflect Dunaweal as the preferred "bypass" for SR 29 through town
CIR-1.5-2	Pursue improvement of the excess Caltrans right-of-way along the southern edge of Highway 29 (east of Lincoln Avenue) to provide a park-and-ride lot for carpoolers and/or a rest area.	Not completed	--

General Plan Action		Status	Actions Taken in 2014
CIR-2.1-1	Collect in-lieu parking fees to support the funding of downtown parking facilities.	Ongoing	No projects required the collection of in-lieu parking fees during 2014
CIR-2.1-2	Allow for the following adjustments to on-site parking requirements when substantiated through a professionally-prepared parking study: <ul style="list-style-type: none"> • Reduction to the number of required on-site parking spaces. • Shared use of existing and/or proposed spaces to satisfy on-site parking requirements. 	Ongoing	No adjustments to on-site parking requirements were requested during 2014
CIR-2.1-3	Examine downtown parking requirements contained in the Municipal Code to determine if existing standards are consistent with actual demands, especially those related to general office and multi-family housing. Revise the requirements as necessary.	Not completed	--
CIR-2.2-1	Conduct a parking study that evaluates the downtown parking supply against current and projected demand, and makes recommendations regarding the development of and locations for additional downtown parking.	Not completed	--
CIR-2.2-2	Conduct a study to determine whether to revise downtown parking time limits with the goal of maximizing available parking for short-term visitors.	Not completed	No Parking time zone increased by one hour in the evenings from 7 PM to 8 PM at the bus stops on Lincoln Ave. at the Napa River per Napa Transit request.
CIR-3.1-1	Support the provision of an affordable public shuttle service for Calistoga residents and visitors.	Ongoing	Supported the Calistoga Shuttle
CIR-3.2-1	Implement the sidewalk improvement program contained in the Active Transportation Plan.	Ongoing	Indian Springs Resort Expansion constructed 450 linear feet of multi-use pathway on Lincoln and 400 linear feet of sidewalk on Brannan.
CIR-3.2-2	Incorporate the expansion of the sidewalk network into the City's capital improvement planning, with priority given to collector streets.	Ongoing	Began evaluating Cedar Street sidewalk improvements
CIR-3.2-3	Seek funding from federal and state grant programs to implement sidewalk construction.	Ongoing	--

General Plan Action		Status	Actions Taken in 2014
CIR-3.2-4	Study the feasibility of amending street standards by reducing corner radii, narrowing streets or taking other measures that would slow local traffic and thus improve conditions for pedestrians.	Not completed. City has adopted Santa Rosa Standards. Development of separate standards is possible but would require significant staff time. Tighter radii at intersections would result in trucks not being able to make turns without “walking” over the sidewalks.	--
CIR-3.2-5	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-3.2-6	Conduct a feasibility study with Caltrans to determine the ability to improve pedestrian circulation along Foothill Boulevard.	Not completed	--
CIR-3.3-1	Implement the bicycle facility improvements included in the Active Transportation Plan.	Ongoing	Completed environmental work for Fair Way Extension Path and 35% construction plans. Indian Springs Resort Expansion constructed 450 linear feet of Class I pathway on Lincoln.
Infrastructure Element			
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.	Ongoing. Due to a reduction in annual Water Fund revenues because of the drought and Stage II conservation	Sought grants for the Dwyer Road pump station project.

General Plan Action		Status	Actions Taken in 2014
		measures, reduced funds are available for capital improvements.	
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	Reviewed well logs from DWR for all wells previously constructed in the immediate area around the City for anticipated yield and underlying geology. Well logs reveal that there are not sufficient water-bearing strata to support municipal wells.
I-1.2/A1	Implement the capital improvement recommendations contained in the Water Facilities Plan.	Ongoing; about half are completed	Completed 100% design plans for the Dwyer Road Pump Station. Submitted funding application to the State Revolving Fund Program. (The Department of Public Health has preliminarily approved a \$6 million loan/grant package. Grant amount is not yet determined.)
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	Declared a Stage II Water Conservation Mandate implementing best management practices. Established water conservation program staffed by two part-time employees. Rebate program approved by Council for water efficient appliances and toilets and "cash for grass" replacement of turf with low water-use landscaping.
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	Implemented Building Code water conservation measures for new development. Declared a Stage II Water Conservation Mandate implementing best management practices. Implemented mandatory water conservation measures for all water customers.
I-2.1/A1	Create an urban service area map showing the current and three-year projected extent of land that can be	Not completed	--

General Plan Action		Status	Actions Taken in 2014
	served by wastewater lines and capacity.		
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	GIS survey being conducted to locate all sewer utilities and flow line grades. Study will be performed once field data is collected.
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	Updated GIS database as new information is discovered based on field inspections. This work will be coordinated with November 2014 Cease and Desist Order issued by the Regional Water Quality Control Board.
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. Due to land constraints and state requirements, this action is not appropriate and should be replaced with, "Evaluate ways to increase beneficial reuse of recycled water for agricultural purposes."	--
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	Water conservation measures resulted in a 30% reduction of wastewater compared to flows in 2003.
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	The Nov. 2014 Cease and Desist Order issued by the Regional Water Quality Control Board requires City to identify ways and means to reduce geothermal water in wastewater system. Study is currently underway.

General Plan Action		Status	Actions Taken in 2014
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.	Ongoing, progress made.	Completed environmental work and plans for a 15 million-gallon recycled water storage pond.
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 the 2015 permit renewal process.
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.	Ongoing	Held discussion with General Manager of Napa County Fair Association, who is 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 water and its effect on plant-life. • Geothermal waters and their chemical constituency. • Water reuse alternatives. 	Not completed	Boron water quality sampling plan submitted to and agreed upon by the Regional Water Quality Control Board for Napa River boron. Sampling completed and report being prepared. (Boron effluent limitations may be established by the Regional Board as part of 2015 NPEDS permit renewal.)
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	Continued work on a GIS database identifying pipe size and materials of existing storm drains. Completed design plans are for the Grant Street storm drain improvements; are waiting for sign-off from Army Corps and Fish and Wildlife.
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	Continued work on a GIS database identifying pipe size and materials of existing storm drains. New state mandates require City to implement trash removal systems in the storm drain collection system.

General Plan Action		Status	Actions Taken in 2014
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. Replacement of the culvert near the reclaimed water storage pond. 	Ongoing. Solage Resort off-site improvements completed.	Completed construction plans for Grant Street drainage ditch. Completed plans for Fairgrounds storm drain repair and submitted Fish & Wildlife permit application. Completed repairs for storm drain outlets at Logvy Park and 611 Washington.
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.	Ongoing, progress made	Completed construction plans for recycled water storage pond, including improvements for access to existing and planned ponds.
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	Ran hydraulic scenarios with Fire Department for planned developments and new infrastructure using a city-wide, calibrated, hydraulic model of the water system. Submitted revised flow numbers as part of the ISO Insurance rating updates. (City received an improved ISO rating of 3 compared to previous rating of 5.)
SER-1.1/A2	Maintain mutual aid agreements with appropriate agencies.	Ongoing	Maintained mutual aid agreements with Napa County Fire Department and State OES
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 roadways 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	Provided comments on proposed development projects where appropriate

General Plan Action		Status	Actions Taken in 2014
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	No changes in traffic or development warrant the station's relocation
SER-1.3/A1	Update City fire safety codes as necessary	Ongoing	No changes required
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 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

General Plan Action		Status	Actions Taken in 2014
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-3.2/A1	Encourage community-wide rummage sales and joint garage sales.	Ongoing	Sponsored community-wide garage sale in April
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	Notified District of development applications
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	Continued to support Calistoga Joint Unified School District capital improvement projects
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	Entered into joint use agreement. City used school fields and gym for recreational activities. District used City fields and pool for games and swim team activities.
SER-5.1/A1	Maintain or expand City funding of library operations as the City budget allows.	Ongoing	Continued to provide City's share of library funding and supported the building's renovation
SER-5.1/A2	Continue to provide a City representative on the Library Commission.	Ongoing	Maintained community member on Commission
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	Updated lists 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	Transmitted development proposals to appropriate agencies when applicable
OSC-1.1/A4	Develop and adopt guidelines to enforce regulations concerning the protection of special status species.	Ongoing	Required special status species protection through development project review
OSC-1.3/A2	Develop and adopt design guidelines for landscaping in new development that	Not completed	Applied State Model Water Efficiency Landscape Ordinance

General Plan Action		Status	Actions Taken in 2014
	emphasize the use of native and drought-tolerant plant species to the extent possible.		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	Disseminated handouts and website information through Water Conservation Program established in 2014
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-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	Required developers to address quantity and quality of stormwater discharge. Required post-development peak flows to be at or below pre-development peak flows and water construction and post-construction storm water quality devices. Enforced state law requiring developers of projects over 1 acre to have a SWPPP that meets post-construction stormwater runoff quality requirements. Referred developers to Napa County Post-Construction Stormwater standards. Revised City Municipal Code to control pollutant discharges into and from its Municipal Separate Storm Sewer System, and to meet requirements of City's Phase II Stormwater Permit.
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	Incorporated Regional Water Quality Control Board NPDES Permit Best Management Practices into development projects and existing areas where feasible. Revised City Municipal Code to control pollutant discharges into and from its Municipal Separate Storm Sewer

General Plan Action		Status	Actions Taken in 2014
			System, and to meet requirements of City's Phase II Stormwater Permit.
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 in 2014
OSC-2.3/A3	Implement water quality control measures as required by federal, State and regional regulatory agencies.	Ongoing	See above 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	Cooperated with the Napa County Resource Conservation District on habitat studies and erosion stabilization along the Napa River
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-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	--
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.	Not completed. Significant new development has just begun to come on line, so there are insufficient revenues to expand recreation services.	--
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 completed	--
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	Reviewed Calistoga Rotary proposal to develop a bocce court
OSC-4.3/A1	Institute a formal chamber for the City Council and a meeting area for other City decision-makers.	Not completed due to budget constraints and limited	--

General Plan Action		Status	Actions Taken in 2014
		availability of land	
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.	Ongoing	No opportunities in 2014
OSC-4.4/A3	Seek State and federal funding for riverfront recreation facilities, such as trails, and downtown riverfront enhancement.	Ongoing	--
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.	Ongoing	Worked with Fair Board to minimize effects from events
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/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 2014
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	Evaluated potential impacts as part of applications for proposed projects
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 development proposals located within Calistoga's Planning Area
OSC-6.1/A2	Adopt a Construction Dust Ordinance to require that all construction activities implement dust control measures identified by the BAAQMD.	Ongoing	Implemented BAAQMD requirements 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	Not completed	--

General Plan Action		Status	Actions Taken in 2014
	localized, temporary noise sources such as leaf blowers, lawn mowers and garbage trucks.		
N-1.1/A2	Increase enforcement of speed limits as a means to reduce vehicle noise.	Ongoing	Provided CHP 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 CHP and Sheriff to address speeding and traffic complaints in unincorporated areas around Calistoga.
N-1.2/A1	Consider reducing speed limits on major roads within the City [in order to reduce noise levels].	Ongoing.	Processed speed limit reductions 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.	Ongoing. Integrated as part of Caltrans/ Napa County Transportation & Planning Agency activities	No action required
N-1.2/A3	Work with State and federal agencies to actively enforce regulations dealing with noise.	Ongoing	Integrated noise controls into construction projects and responded to complaints 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. As older buses are replaced, new buses will meet stricter standards for noise impacts.	No action 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
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	No new versions issued by State during 2014
SAF-1.1/A2	Work with owners of seismically-unsafe buildings and structures, including unreinforced masonry buildings, to	Ongoing	Tested potential unreinforced masonry buildings for presence/ absence of reinforcement;

General Plan Action		Status	Actions Taken in 2014
	adequately reinforce them		advised owners of preliminary URM determination; drafted Seismic Retrofit Requirements chapter for Municipal Code
SAF-1.2/A1	Require a geologic/seismic report that includes analysis of soils, grading, erosion, and sediment control as part of site planning review	Ongoing	Required submittal of geologic/seismic reports with building permit applications
SAF-2.1/A1	Continue to administer the City's floodplain management regulations	Ongoing	Conducted review during development application 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.	Ongoing	Maintained evacuation plan
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 2014
SAF-3.1/A1	Enforce wildland fire control measures required by the Fire Code	Ongoing	Enforced measures 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	Conducted property inspections of all properties in the Wildland Urban Interface areas
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	Distributed Informational handouts on defensible space to all property owners in the Wildland Urban Interface areas
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	Ongoing	No action taken

General Plan Action		Status	Actions Taken in 2014
	and provides a sustained program of wildfire mitigation		
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
SAF-3.3/A4	Seek fire safety grants to fund wildfire mitigation activities such as vegetation management	Ongoing	No action taken
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 countywide hazard mitigation planning
SAF-3.4/A3	Continue to implement state and federal communication and interoperability guidelines and maintain sufficient communication equipment	Ongoing.	All communication equipment meets 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	No action taken
SAF-3.5/A2	Plan for the disposal of debris and ash, building inspections, and building and grading permits post-wildfire	Ongoing	No action taken
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 to coordinate efforts countywide
SAF-5.1/A1	Conduct periodic mock exercises using emergency response systems to test the effectiveness of City procedures.	Ongoing	No action taken
SAF-5.2/A1	Support earthquake preparedness activities.	Ongoing	Participated in countywide planning meetings for

General Plan Action		Status	Actions Taken in 2014
			Community Emergency Response Team (CERT) training in 2015
SAF-5.2/A2	Prepare and distribute a city emergency services plan to the general public and affected agencies.	Ongoing	No action taken
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. Conditioned new resort and spa developments to reduce geothermal water discharge to sewer system, including installation of discharge meters.	Indian Springs Resort, Sunburst and Comfort Inn installed discharge meters as part of their expansions/upgrades. Considering Installation of meters at geothermal well heads for Roman Spa, Wilkinson's, Calistoga Spa and Golden Haven.
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 tracking groundwater quantity and quality temperatures, etc. County updates groundwater management plan periodically, including the Calistoga area.
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.	Resolution 2006-031 adopted Economic Vitality Group's Summary Report and directed staff to	Indian Springs Resort expansion largely completed. Silver Rose demolition completed and rough grading permit issued. New restaurants and wineries, and

General Plan Action		Status	Actions Taken in 2014
		pursue its implementation.	expansions and renovations of existing restaurants occurred in response to the City's economic development program.
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 \$325,000 to Chamber of Commerce for activities supporting destination marketing and operating a visitor center
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 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. NCTPA has expanded service by providing commuter buses from Calistoga to Vallejo and the Fairfield Transit Center, and has expanded service schedules.	No action required

General Plan Action		Status	Actions Taken in 2014
Housing Element			
H-1.1-1	When reviewing proposed residential development projects and proposals to downzone residential properties or reclassify residentially-designated property to other uses, consider the potential impact on the ability of the City to provide adequate sites for residential development for all economic segments of the community and achieve its quantified housing objectives.	Ongoing	No applications for residential development projects or proposals to downzone residential properties or reclassify residentially-designated property to other uses were received
H-1.1-2	Amend the commercial zoning districts of the Zoning Code to exclude residential floor area from the calculation of the maximum floor area allowed for a mixed use project, as provided by the General Plan's commercial land use designations.	In progress	Staff began drafting the necessary amendments to implement this action
H-1.1-3	When awarding Growth Management System allocations, give preference to the construction of residential units on vacant, underdeveloped or redeveloped land with necessary public infrastructure already in place.	Ongoing	No preferential treatment was required because sufficient allocation were available for all residential development
H-1.1-4	When awarding Growth Management System allocations, give preference to residential units that are proposed as part of a mixed-use development project.	Ongoing	No preferential treatment was required because sufficient allocation were available for all residential development
H-1.1-5	Ensure that any amendments to the Housing Element or other General Plan elements maintain internal consistency within the General Plan as a whole.	Ongoing	All General Plan amendments were reviewed to ensure consistency with General Plan as a whole
H-1.2-1	Encourage new residential development to be built with no less than 50 percent of the maximum number of dwelling units prescribed by the General Plan for specific properties, subject to conformance with the City's residential design guidelines and the General Plan's residential design policies.	Ongoing	No applications for residential development were received
H-1.2-2	Consider amendments to the Zoning Code's regulations for second residential units to promote their	Completed. Ordinance 706 adopted January 20,	No further action required

General Plan Action		Status	Actions Taken in 2014
	development.	2015.	
H-1.2-3	Exempt second dwelling units from the Growth Management System allocation requirement.	Ongoing	No applications for second dwelling units were received
H-1.2-4	Allow alternative housing arrangements through the approval of property rezonings to a Planned Development District.	Ongoing	No applications for rezonings to PD were received
H-1.3-1	Update the Capital Improvement Program to ensure that sewer, water, and street improvements facilitate residential development.	Ongoing	CIP was updated as part of the annual budget
H-1.3-2	Provide periodic reports to the City Council on the available water supply and wastewater treatment capacity, and awarded and available Growth Management System allocations.	Ongoing	Report presented to City Council on June 3, 2014
H-1.3-3	Assess impact fees on development projects to support adequate sewer, water and transportation services, and parks and cultural facilities.	Ongoing	Assessed development impact fees
H-1.3-4	Periodically review and update development-related impact fees to ensure that fees are commensurate with the cost to the City for providing required infrastructure.	Ongoing	Adopted comprehensive update to development-related impact fees on Nov. 18, 2014 (Ords. 704 & 705) and Dec. 2, 2014 (Res. 2014-110)
H-1.3-5	Consider using the Affordable Housing Fund to subsidize all or part of the water and wastewater connection fees for affordable housing projects.	Ongoing	No opportunities for subsidies were available
H-2.1-1	Adopt an ordinance providing for the approval of density bonuses and other incentives for projects that reserve units for extremely low-, low- and moderate-income households, consistent with State law.	Completed. Ordinance 709 adopted February 17, 2015.	No further action required
H-2.1-2	When awarding Growth Management System allocations, give preference to the construction of dedicated housing that is affordable to extremely low-, low- and moderate-income households.	Ongoing	No preferential treatment was required because sufficient allocation were available for all residential development
H-2.1-3	Maintain the City's Affordable Housing Fund as a source of funding for affordable housing to extremely low-, low- and moderate-income households.	Ongoing	The Fund was augmented by nonresidential affordable housing fees

General Plan Action		Status	Actions Taken in 2014
H-2.1-4	Allocate, as economic resources permit, a portion of any tax revenue resulting from new development, including transient occupancy tax (TOT), to support housing opportunities for extremely low-, low- and moderate-income households, including for use in land banking, development of affordable housing, or other uses that will lead to more affordable housing.	Ongoing	There were no opportunities for an allocation
H-2.1-5	Use loan repayments from the 1980s CDBG residential rehabilitation program to fund programs and projects that benefit extremely low-, low- and moderate-income households.	Ongoing	Funds were used to support a number of programs, including fair housing resources, residential rehabilitation and farmworker housing
H-2.2-1	Use local funding to leverage funding available from federal, state, county and private funding sources for affordable housing and housing for special needs groups.	Ongoing	No opportunities were available for leveraging such funding
H-2.2-2	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) investors seeking Low-Income Housing Tax Credits, and (3) federal and state funds, including those available under the HOME program.	Ongoing	Explored means of providing assistance to a potential affordable housing project on lower Washington Street
H-2.3-1	Revise the Zoning Code's inclusionary housing requirements to reflect recent court decisions regarding their applicability to rental housing and the feasibility of providing affordable housing within market-rate residential projects.	Completed Ordinance 709 adopted February 17, 2015	No further action required.
H-2.3-2	Assess affordable housing linkage fees on nonresidential development that are deposited in the Affordable Housing Fund to be used, in part, to increase the supply of affordable housing. Periodically review and revise the fees as necessary.	Ongoing	Assessed linkage fees on nonresidential development Updated linkage fees on Nov. 18, 2014 (Ord. 705) and Dec. 2, 2014 (Res. 2014-110)
H-3.1-1	Where the loss of affordable housing occurs through demolition or conversion, these units shall be replaced	Ongoing	No affordable housing was demolished or converted to another use

	General Plan Action	Status	Actions Taken in 2014
	on-site or elsewhere. The City Council may allow the payment of an in-lieu fee to the Affordable Housing Fund for lost units in addition to any affordable housing linkage fee in cases where the proposed uses clearly provide other benefits to the City.		
H-3.1-2	Consider adopting a mobile home park conversion ordinance to require the assessment of impacts, public hearings and relocation assistance before a mobile home park can be converted to another use.	Not completed	--
H-3.1-3	Continue to actively enforce the Zoning Code's prohibition of vacation rentals (i.e., the renting of homes for fewer than 30 days)	Ongoing	Staff monitored vacation rental web sites and advised property owners of prohibition where possible
H-3.2-1	Monitor deed-restricted affordable housing projects to ensure compliance with affordability requirements and restrictions.	Ongoing	Projects were monitored by the Housing Authority of the City of Napa
H-3.2-2	Continue to administer the Mobile Home Rent Stabilization Ordinance and defend it against legal challenges. Monitor the effectiveness of the Ordinance and revise if necessary to maximize its effectiveness.	Ongoing	No rent increases were requested
H-4.1-1	When awarding Growth Management System allocations, give preference to the construction of housing that will assist one or more special-needs groups.	Ongoing	No preferential treatment was required because sufficient allocations were available for all residential development
H-4.1-2	Approve residential density bonuses and incentives consistent with the provisions of State law for senior housing projects.	Ongoing	No applications for senior housing projects were submitted
H-4.1-3	Collaborate with Napa County, the agricultural industry and non-profit organizations to assess the need, plan for, fund and develop farmworker housing to meet the needs of permanent and seasonal laborers.	Ongoing	Facilitated the construction of a 48-unit apartment project targeted to households headed by farmworkers with a maximum income of 60% of area median income Contributed \$10,000 to the Napa County Housing Authority for the operation of three housing centers for migrant farmworkers

General Plan Action		Status	Actions Taken in 2014
H-4.1-4	Collaborate with Napa County and non-profit organizations 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-4.1-5	Provide information about the 211 phone system, which provides assistance to persons in need of emergency shelter.	Ongoing	Provided flyers at City Hall and on Housing Resources page on the City's web site
H-4.1-6	Maintain an up-to-date 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.	Ongoing	Maintained Housing Resources page
H-4.1-7	As part of the project review process, provide incentives to market-rate rental housing projects of 10 or more units that provide three- and four- bedroom units, which may include waivers from or modifications to development standards as determined to be appropriate through the development review process.	Ongoing	No applications for such projects were received
H-4.1-8	Amend the Rural Residential and Rural Residential-Hillside Zoning Districts to allow supportive and transitional housing as permitted uses.	Completed. Ordinance 70_ adopted March 3, 2015.	
H-4.1-9	Encourage developers of affordable housing projects to designate a share of the units for the disabled, including developmentally-disabled persons.	Ongoing	No applications for such projects were submitted
H-4.2-1	Maintain the City's Affordable Housing Fund as a source of funding for housing for special-needs population groups.	Ongoing	The Fund was augmented by nonresidential affordable housing fees
H-4.2-2	Allocate, as economic resources permit, a portion of any tax revenue resulting from new development, including transient occupancy tax (TOT), to support housing opportunities for special-needs population groups.	Ongoing	There were no opportunities for an allocation
H-4.2-3	Use loan repayments from the CDBG account to fund programs and projects that benefit special-needs population	Ongoing	Funds were used to support farmworker housing

	General Plan Action	Status	Actions Taken in 2014
	groups.		
H-4.3-1	Use local funding to leverage funding available from federal, state, county and private funding sources for special needs groups.	Ongoing	No opportunities were available for leveraging such funding
H-4.3-2	Maintain a Housing Resources page on the City's web site that provides information on resources for special-needs population groups and links to the web sites of local housing organizations and housing agencies.	Ongoing	Maintained Housing Resources page
H-4.4-1	Enforce State requirements for accessibility and adaptability in remodeled and new housing projects.	Ongoing	Enforced accessibility and adaptability requirements
H-4.4-2	Enforce the City's Universal Design Policy that requires accessible design features to be incorporated into newly-constructed and substantially-rehabilitated single-family and duplex residences to the maximum feasible extent, and update as necessary.	Ongoing	Enforced the Universal Design Policy
H-4.4-3	Seek grants to retrofit existing housing to provide disabled accessibility.	Ongoing	Received HOME residential rehabilitation grant, which may be used for such retrofits
H-4.4-4	Inform the public about the City's reasonable accommodations provisions that allow modifications to the City's development standards for persons with disabilities seeking equal access to housing.	Ongoing	Advised public of reasonable accommodations provisions when appropriate
H-5.1-1	Offer technical assistance to aid homeowners in maintaining, upgrading and improving their property.	Ongoing	Provided technical assistance
H-5.1-2	Provide funding and cooperate with volunteer groups such as Rebuilding Calistoga to help lower-income households maintain and upgrade their property.	Ongoing	Contributed \$10,000 to Rebuilding Calistoga Received HOME residential rehabilitation grant for lower-income households
H-5.1-3	Seek to correct health and safety issues identified during routine building permitting and inspection activities.	Ongoing	Pursued correction of identified health and safety issues
H-5.1-4	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	Not completed	--

General Plan Action		Status	Actions Taken in 2014
	deteriorated, especially if it is of historic significance.		
H-5.1-5	Maintain an annual inspection program to enforce health and safety codes and abate unsafe living conditions in the City's multi-family housing complexes and mobile home parks.	Ongoing	Maintained annual inspection program
H-5.2-1	Maintain streets, sidewalks and other municipal systems in older residential neighborhoods in good repair.	Ongoing	Completed construction plans for Grant Street drainage ditch. Completed plans for Fairgrounds storm drain repair and submitted Fish & Wildlife permit application. Completed repairs for storm drain outlets at Logvy Park and 611 Washington. Began evaluating Cedar Street sidewalk improvements.
H-5.2-2	Allow the application of the State's Historic Building Code to qualified homes in order to provide flexibility in rehabilitation and modification efforts.	Ongoing	Utilized Historic Building Code when appropriate
H-5.2-3	Publicize the City's Mills Act program to encourage owners of qualified owner-occupied homes to actively participate in the rehabilitation, restoration, preservation and maintenance of their historic property in exchange for a reduction in their property taxes.	Ongoing	Provided information on City's web site and advised property owners when appropriate
H-5.3-1	The City's residential design standards and the General Plan's Character Area Overlay Districts shall be considered in the review of proposed residential projects.	Ongoing	Design and Character Area standards considered during review
H-5.3-2	As part of the project review process, encourage new residential subdivisions of ten or more lots or units to provide a range of lot sizes and designs to the extent feasible, and avoid "cookie cutter" approaches to subdivision design.	Ongoing	No applications for such projects received
H-6.1-1	Allow use of the Historic Building Code to facilitate the rehabilitation of historic residences.	Ongoing	Utilized Historic Building Code when appropriate
H-6.1-2	Fast-track the processing of applications and entitlements for projects that meet General Plan policies and City regula-	Ongoing	No applications for such projects received

General Plan Action		Status	Actions Taken in 2014
	tions, with particular attention paid to projects providing affordable housing.		
H-6.1-3	Allow the joint utilization of parking spaces where it can be demonstrated that shared use will not result in an unacceptable impact on parking in the public right-of-way or on off-street parking lots.	Ongoing	No applications for such projects received
H-6.1-4	Amend the Zoning Code to allow reduced parking for senior housing.	Not completed	Such parking reductions allowed by CMC Chapter 17.08
H-6.1-5	Amend the Growth Management System to allow for longer time extensions under appropriate circumstances and when certain performance standards have been met.	Not completed	--
H-6.1-6	Amend the Growth Management System to allow the rollover of unused allocations between five-year housing cycles.	Not completed	--
H-6.1-7	Amend Zoning Code Chapter 17.04, Definitions, to update the definitions for "supportive housing" and "transitional housing," consistent with state law, update the definition of "family," consistent with current case law, and to add a definition for "target population."	In process. Amendments agendized for Council consideration on March 3, 2015	--
H-7.1-1	Provide bilingual information about fair housing at public locations, including displaying printed materials at City Hall, providing printed materials to the UpValley Family Center, and including links to fair housing resources on the Housing Resources page of the City's web site.	Ongoing	Provided bilingual information about fair housing at prescribed locations
H-7.1-2	Provide financial support to, and work with local organizations, such as Fair Housing Napa Valley and the UpValley Family Center, to provide multi-lingual landlord-tenant education, conciliation and the intake of discrimination complaints, investigation and enforcement.	Ongoing	Provided funding to Fair Housing Napa Valley and UpValley Family Center
H-7.1-3	Include a Fair Housing Marketing Plan as part of housing opportunities created through the City's affordable housing programs.	Ongoing	No opportunities created

General Plan Action		Status	Actions Taken in 2014
H-7.1-4	Continue to implement fair housing practices in affordable housing programs, such as the HOME residential rehabilitation program.	Ongoing	Implemented fair housing practices as part of the HOME residential rehabilitation program
H-8.1-1	Publicize the availability of weatherization and energy-efficiency programs for existing residences that are offered by utility companies and other organizations.	Ongoing	Publicized CalFirst and HERO programs
H-8.1-2	Ensure efficient water use for irrigation by adopting the State's standards for water-efficient landscape design.	In review	Enforced the State standards
H-8.1-3	Fund energy conservation improvements through local rehabilitation programs to assist lower-income households in lowering energy expenses.	Ongoing	Included energy conservation improvements as part of the HOME residential rehabilitation program

Quantified Housing Objectives

The City took the following actions during 2014 towards meeting its regional share of new housing for the 2007-2014 planning period, which ended January 31, 2015:

- Issued building permits for the construction of a 48-unit apartment project targeted to households headed by farmworkers with a maximum income of 60% of area median income.
- Approved building permits for the construction of one moderate-income dwelling unit and three above-moderate income units.

Based on construction since the beginning of the planning period on January 1, 2007, there was a remaining need for 14 moderate-income and 36 above-moderate income units at the end of the planning period on January 31, 2015.