



City of Calistoga General Plan Annual Report – 2019

Accepted by the Calistoga City Council on March 3, 2020

Background

The Calistoga General Plan serves two primary functions. As an information document, it describes existing conditions within the city and provides 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 Committee 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 General Plan includes the following elements:

Land Use	Open Space and Conservation
Community Identity	Noise
Circulation	Public Safety
Housing	Public Services
Infrastructure	Economic Development

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. Half of its ten elements have been completely updated since then in conformance with the State's General Plan Guidelines:

- Land Use Element (2012)
- Housing Element (2014)
- Circulation Element (2014)
- Public Safety Element (2014)
- Infrastructure Element (2020)

General Plan amendments and implementation during 2019

The Calistoga General Plan was not amended during 2019.

Significant accomplishments during 2019 to implement the General Plan include the following.

Community Identity Element

Granted a time extension for a seismic retrofit building permit that would substantially preserve the historic architectural features of the 1343-1347 Lincoln building

Contracted with an arborist to assess the downtown street trees and develop a plan for their maintenance and replacement

Circulation Element

Contributed funding to construct the Vine Trail segment between St. Helena and Calistoga

Applied for grant funding to complete a Vine Trail segment as part of the future Silverado Trail Gateway

Began design of the Grant Street Pathway north of Cyrus Creek Court and held meetings with affected property owners

Prepared plans for the installation of a rapid-flashing beacon at Brannan and Lincoln, and pedestrian-activated crossing on Silverado Trail between Rosedale and Solage

Prepared a map of downtown public parking lots, posted it on the City web site, and shared with Visit Calistoga

Finalized plans for the Petrified Forest/Foothill traffic signal

Infrastructure Element

Installed geothermal well head meters at three resorts to measure discharges

Open Space and Conservation Element

Pursued purchase of a portion of the Napa County Fairgrounds

Worked with a community interest group to obtain comments and ideas for new recreational items at Logvy Park, worked with a landscape architect to design a site plan, and obtained plan approval by Council

Safety Element

Conducted property inspections on all properties in the Wildland Urban Interface areas

Public Services Element

Adopted the 2019 State Fire Code with local amendments

Arranged for a presentation by a wildfire risk assessment consultant to City

Participated in update of Countywide hazard mitigation plan

Planned outside emergency warning sirens system

Economic Development Element

Provided financial support to the Calistoga Chamber of Commerce & Visitors Center to, in part, promote overnight stays in the community, off-season events and the patronage of local businesses

Housing Element

Administered the residential rehabilitation program to help lower-income households

maintain and upgrade their property, lower their energy expenses and provide disabled accessibility

Purchased a potential affordable housing site using the City's Affordable Housing Fund

Annual Review of Land Use Element

As required by Govt. Code 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

Attachment 1: Detailed Actions Summary for 2019

Summary of Actions Taken During 2019 to Implement the Calistoga General Plan¹

General Plan Action		Status	Actions Taken in 2019
Land Use Element			
1.1-2	Enforce and expand landscape standards within the downtown to promote a human scale, and provide visual interest, protective shading and other natural vegetation features.	Ongoing. Preliminary work on expanded standards conducted with preparation of Urban Design Plan.	Enforced existing standards through development application review
1.1-3	When awarding growth management nonresidential allocations, give preference to the intensification or expansion of existing uses greater than 10 percent in floor area or new construction on vacant, underdeveloped or redeveloped land with necessary public infrastructure in place.	Ongoing	No preferential treatment was required during 2019
3.1-1	Develop standards for new subdivisions to include clustering to promote the preservation of open space.	Not completed	--
Community Identity Element			
1.1-2	Conduct an evaluation of City guidelines, ordinances, and infrastructure standards to ensure they are consistent with community identity features.	Ongoing	--
1.2-1	Prepare and adopt design guidelines for commercial areas.	Completed	Implemented Urban Design Plan guidelines during review of proposed projects
1.2-2	Collaborate with merchants to preserve, protect and enhance the downtown [through] beautification and improvement programs.	Ongoing	Staff worked with property owners on tenant improvements that included façade renovations
1.2-3	Conduct a study of existing street trees in the Downtown Commercial area and develop a plan for their maintenance and replacement.	Study completed	Contracted with an arborist to assess downtown street trees and develop a plan for their maintenance and replacement
1.2-4	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	Continued working towards construction of path along Napa River adjacent to 1310 Lincoln (AT&T building) to Fire Station parking lot
2.1-2	Design and install signs or markers that are evocative of Calistoga's character at its six entries.	Ongoing Wayfinding signs have been designed for city entries	--
3.1-1	Encourage pride and awareness of Calistoga's heritage by developing ways to educate and	Ongoing	Worked with building and property owners to preserve

¹ Includes actions that have not been completed, were completed in 2019 or are ongoing.

General Plan Action		Status	Actions Taken in 2019
	sensitize Calistoga residents, business people and visitors to its architectural, aesthetic and visual qualities.		significant architectural elements and improve building aesthetics
3.1-2	Conduct studies to consider the designation of official historic districts and to create development regulations for these districts.	Reviewed study prepared by intern for two districts	--
3.3-1	Encourage individuals and organizations to conduct research on Category B properties, which have potential eligibility for state and federal historic status.	Ongoing	Required evaluations of Category B properties as part of appropriate building permit applications
3.3-2	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	--
3.3-3	Protect and preserve structures of historic, architectural and aesthetic importance that may be affected by development.	Ongoing	Approved a time extension for a seismic retrofit building permit to ensure preservation of the historic building at 1345 Lincoln Required historic resources evaluation for renovation of Wilkinson's
3.5-1	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			
1.1-3	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.	Ongoing	Installed five radar speed indicator signs and actively monitored for speeding.
1.3-2	Prepare an Official Plan Line for the extension of Money Lane.	Ongoing	--
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	Began design of Grant Street pathway north of Cyrus Creek Court and held meetings with affected property owners
1.4-2	In the design of new streets and maintenance and improvements to existing streets, incorporate features that promote safe and comfortable travel for all users.	Ongoing	Prepared plans for installation of rapid-flashing beacon at Brannan and Lincoln, and pedestrian-activated crossing on Silverado Trail between Silver Rose and Solage
1.4-4	The Active Transportation Advisory Committee shall provide comments and	Ongoing	The ATAC reviewed the Grant Street pathway proposal

General Plan Action		Status	Actions Taken in 2019
	recommendations regarding Complete Streets features to be incorporated into transportation projects.		
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	--
2.1-1	Collect in-lieu parking fees to support the funding of downtown parking facilities.	Ongoing	Collected an in-lieu parking fee related to tenant improvements of 1348 Lincoln Avenue
2.1-2	Allow adjustments to on-site parking requirements when substantiated through a professionally-prepared parking study.	Ongoing	--
2.1-3	Examine Municipal Code downtown parking requirements to determine if they are consistent with actual demands, especially those related to general office and multi-family housing. Revise the requirements as necessary.	Not completed	--
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.	Partially completed	Contracted with a consultant to identify potential locations and preliminary designs for additional downtown parking and associated costs
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	--
3.2-1	Implement the sidewalk improvement program contained in the Active Transportation Plan.	Ongoing	Replaced sidewalks along various property frontages through City's 50/50 cost share split policy Continued ADA ramp replacement projects Required sidewalk installation and ADA-compliant ramps as part of project entitlements Completed trip hazard sidewalk grinding in the downtown, including portions of Cedar, Washington and Fair Way
3.2-2	Incorporate the expansion of the sidewalk network into the City's capital improvement planning, with priority given to collector streets.	Ongoing	Included new walking path in Grant Street improvements plan

General Plan Action		Status	Actions Taken in 2019
3.2-3	Seek funding from federal and state grant programs to implement sidewalk construction.	Ongoing	--
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.	Ongoing	Prepared a map of downtown public parking lots, posted it on the City web site, and shared with Visit Calistoga
3.2-6	Conduct a feasibility study with Caltrans to determine the ability to improve pedestrian circulation along Foothill Boulevard.	Not completed	--
3.3-1	Implement the bicycle facility improvements included in the Active Transportation Plan.	Ongoing	Continued coordinating with NVTa and the Napa Vine Trail Coalition to construct a section of pathway from its Washington Street terminus to Lincoln Conditioned a project entitlement with requirement to construct Vine Trail along its Lincoln Avenue frontage Applied for grant funding to complete Vine Trail segment as part of future Silverado Trail Gateway
Infrastructure Element			
1.2-1	Implement the capital improvement recommendations contained in the Water Facilities Plan.	Ongoing; about half are completed	Required property owner to install backflow devices
1.3-1	Develop and provide incentives for existing and future customers to reduce water consumption.	Ongoing	Continued rebate program for water-efficient appliances and toilets, and “cash for grass” replacement of turf with low water-use landscaping Provided low-flow devices for faucets and showers
1.3-2	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 water conservation Building Code measures and the State Water-Efficient Landscape Ordinance for new development Continued a Stage I Water Conservation Mandate for best management practices
2.1-3	Prepare a wastewater master plan to identify current deficiencies, quantify needs, enumerate necessary improvements and establish priorities.	Not completed	

General Plan Action		Status	Actions Taken in 2019
2.2-3	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	Performed “smoke testing” to identify sources of infiltration Continued to require developers to video laterals and cap old connections on mains along their frontage
2.5-3	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	--
3.3-1	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. 	Ongoing	Sampled boron throughout the city; concentrations are below permit effluent limits Required geothermal well head meters at three resorts to measure discharges
4.1-1	Complete master planning of storm drainage system throughout the City in order to accurately evaluate the storm drainage flows and comprehend improvement requirements.	Ongoing Northwest & southeast quadrant studies are complete	
4.1-2	Conduct a study to adjust storm drainage system requirements in light of development patterns.	Ongoing	Continued to update storm drain mapping
4.2-1	Replace stormwater pipes, notably on the Fairgrounds and near the Chateau Calistoga and Calistoga Springs mobile home parks. Repair or replace the drainage ditch on the Fairgrounds, and storm drains on Grant St.	Fairgrounds storm water pipe replacement and Grant St. stormwater improvements complete	
4.2-2	Undertake study to determine the optimal replacement of undersized pipes and the installation of new pipes between Foothill and the Napa River.	Ongoing	Installed a new storm drain main in Spring street improvement project north of Cedar
Public Services Element			
1.1-2	Maintain mutual aid agreements with appropriate agencies.	Ongoing	Maintained mutual aid agreements with Napa County Fire Department and State Office of Emergency Services
1.2-3	Monitor traffic conditions and development in Calistoga to determine if the location of the fire station needs to be changed.	Ongoing	Monitored conditions and determined that no changes in traffic or development warrant the station’s relocation

General Plan Action		Status	Actions Taken in 2019
1.3-2	Maintain a regular program of fire inspection for commercial and industrial buildings and require building owners to address identified deficiencies.	Ongoing	Conducted annual inspections and required correction of deficiencies
2.1-2	Continue to increase efficiency in the City Police Department.	Ongoing	Produced monthly activity reports to document and track response times to calls for service
2.3-1	Disseminate information on crime prevention to the community.	Ongoing	Provided information on City's website and through community meetings. Utilized the Nixle alert system to notify community of crime and safety information Implemented CPD social media app to inform community
2.3-2	Monitor Calistoga's crime rates and types of crime to determine the most appropriate methods to target and reduce crime in the City.	Ongoing	Developed and produced Monthly Police Activity Reports to inform and identify crime trends and allocate resources based on calls for service and criminal activity
3.2-1	Encourage community-wide rummage sales and joint garage sales.	Ongoing	Sponsored a community-wide yard sale
5.1-1	Maintain or expand City funding of library operations as the City budget allows.	Ongoing	Worked to ensure that the city received its appropriate share of library funding
Open Space and Conservation Element			
1.1-1	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
1.1-2	Develop and adopt guidelines establishing wildlife corridors, biological habitat preservation techniques, and wetlands restoration methods.	Not completed	--
1.1-4	Develop and adopt guidelines to enforce regulations concerning the protection of special status species.	Ongoing	Required special status species protection through development project review
1.3-3	Continue to disseminate information on the benefits of using native and drought-tolerant plant species for both water conservation and native species preservation purposes.	Ongoing	Disseminated information through handouts and a dedicated Water Conservation Program website
1.3-4	Consider implementation of a tree planting program to ensure the development and	Not completed	--

General Plan Action		Status	Actions Taken in 2019
	maintenance of an expanding "urban forest" in Calistoga.		
1.4-1	Seek funding for open space acquisition from federal, state and regional agencies.	Ongoing	--
2.3-1	Introduce a landscape maintenance program for publicly-managed lands and rights-of-way that seeks to minimize pollutant runoff	Not completed	--
2.4-1	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
4.1-1	Initiate a comprehensive plan for the development of parks, including the identification of sites for future parks and recreation facilities.	Not completed	Worked with a landscape architect to prepare a plan for facilities to serve users of the Oat Hill Mine Trail
4.1-3	Allocate a portion of increased tax revenues from new development to help fund recreational facilities.	Ongoing	The Capital Improvement Program for FY 19-20 includes \$100,000 from General Fund revenues for improvements to Logvy Park.
4.1-4	Conduct a facilities study of the City's public buildings and uses to assess current and future needs for additional facilities.	Not completed	--
4.2-1	Formalize the skate park as a permanent recreational facility.	Not completed	Continued meeting with community interest groups to determine the need and interest in developing a skate park. Attended youth-driven focus groups.
4.2-2	Continue to develop the Logvy Community Park as a recreational open space resource for the City.	Ongoing	Worked with a community interest group to develop a site-specific plan, worked with landscape architect to design a site plan for new recreational items at Logvy, secured plan approval by City Council
4.3-1	Institute a formal chamber for the City Council and a meeting area for other City decision-makers.	Ongoing	Engaged with Napa County to purchase a portion of the Napa County Fairgrounds that could include a site for future public facilities
4.4-1	Explore ways to provide facilities at or near the Oat Hill Mine trailhead, particularly public parking and restrooms for trail users.	Ongoing	Received Council approval for final plan and budget for Silverado Trail Gateway, including parking and restrooms

General Plan Action		Status	Actions Taken in 2019
			Submitted two grant applications for funding of improvements
4.4-2	Develop public recreational opportunities along the Napa River and its tributary creeks.	Ongoing	--
4.4-3	Seek state and federal funding for riverfront recreation facilities, such as trails, and downtown riverfront enhancement.	Ongoing	--
4.5-2	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	Approved a purchase and sale agreement for a portion of the Fairgrounds that includes the public event space
5.2-3	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
5.3-2	Review and comment on proposed development in areas outside the city limits in order to encourage visually compatible development on adjacent County lands.	Ongoing	Reviewed and provided comments on development proposals located within Calistoga's Planning Area
Noise Element			
1.1-1	Revise the Noise Ordinance so that it contains quantitative measures to maintain Calistoga's existing low level of noise, as well as measures to address localized, temporary noise sources such as leaf blowers, lawn mowers and garbage trucks.	Not completed	--
1.3-1	Work with the Napa County Fair Board to minimize noise by limiting or changing the sprint car races held at the Fairgrounds.	Ongoing	Approved a purchase and sale agreement for the portion of the Fairgrounds that includes the racetrack
Safety Element			
1.1-2	Work with owners of seismically-unsafe buildings and structures, including unreinforced masonry buildings, to adequately reinforce them	Ongoing	Finalized a demolition permit for URM building at 1339 Lincoln that could not be feasibly reinforced Approved time extension for building permit associated with 1343/1345 Lincoln retrofit Issued notice of violation and collected fines for URM building at 1436/1440 Lincoln for failure to comply with URM ordinance
2.1-2	Encourage property owners in Calistoga to purchase National Flood Insurance to reduce	Not completed	--

General Plan Action		Status	Actions Taken in 2019
	the financial risk from flooding and mudflows		
2.2-1	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
2.2-2	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	--
3.1-1	Enforce wildland fire control measures required by the Fire Code	Ongoing	Enforced measures through building permit review Cal Fire removed brush in Wildland Urban Interface areas
3.2-1	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
3.3-1	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	Ongoing	Distributed informational handouts on defensible space to all property owners in the Wildland Urban Interface areas
3.3-2	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	--
3.3-3	Support events that involve residents in vegetation clean-up	Ongoing	Publicized free chipping service to residents of Very High Fire Hazard area
3.3-4	Seek fire safety grants to fund wildfire mitigation activities such as vegetation management	Ongoing	--
3.4-1	Work with Cal Fire to develop a coordinated plan that effectively addresses wildfires in the city and its environs	Ongoing	Continued strategic planning
3.4-2	Participate in countywide local hazard mitigation planning efforts and the implementation of fire hazard mitigation actions	Ongoing	Participated in countywide hazard mitigation planning
3.4-3	Continue to implement state and federal communication and interoperability guidelines and maintain sufficient communication equipment.	Ongoing	Upgraded all radios to the 2019 state standard to insure interoperability

General Plan Action		Status	Actions Taken in 2019
3.5-1	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	--
3.5-2	Plan for the disposal of debris and ash, building inspections, and building and grading permits post-wildfire	Not completed	--
4.1-1	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.	Ongoing	Reviewed hazardous materials issues through building permit process
4.1-2	Work with property owners to remediate hazardous waste sites.	Ongoing	Met quarterly with Napa County Environmental Division Agency to coordinate efforts countywide
5.1-1	Conduct periodic mock exercises using emergency response systems to test the effectiveness of City procedures.	Ongoing	
5.2-1	Support earthquake preparedness activities.	Ongoing	Participated in Community Emergency Response Team (CERT) and Safety Assessment Program trainings to provide assistance to the city in the aftermath of a disaster
5.2-2	Prepare and distribute a city emergency services plan to the general public and affected agencies.	Ongoing	--
5.2-3	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 Participated in CERT training
Geothermal Element			
1.2-1	Conduct a study to consider metering of groundwater dischargers to help determine annual use of the geothermal resources.	Ongoing	Worked with geothermal dischargers to install discharge meters Installed geothermal meters at three resorts
1.2-2	Seek funding for studies which monitor the groundwater aquifer quantity and quality in Calistoga and vicinity.	Ongoing	Partnered with Napa County to evaluate groundwater resources countywide
1.3-1	Coordinate with the California Energy Commission to further explore geothermal resources and the creation of a geothermal	Not completed	--

General Plan Action		Status	Actions Taken in 2019
	heating district.		
Economic Development Element			
1.2-1	Develop an economic development strategy to recruit new businesses to Calistoga.	Adopted Economic Vitality Group's Summary Report in 2006 and directed staff to pursue its implementation	Provided staff assistance in support of new restaurants and businesses, and expansions and renovations of existing businesses
1.2-4	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	Provided \$463,500 during FY 19-20 to Calistoga Chamber of Commerce & Visitors Center for destination marketing activities that promote overnight stays, off-season events and patronage of local businesses
1.2-5	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	--
2.1-1	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	--
2.1-2	Work with organizations to promote literacy, English language fluency, job training, employment skill development, and job placement for residents with limited employment skills.	Ongoing	Partnered with Calistoga High School to create internship programs in the Police, Public Works and Parks & Recreation Departments
2.1-3	Seek funding or other support for programs that connect unemployed Calistoga residents with appropriate jobs in southern Napa County.	Not completed	No action taken due to the very low unemployment rate in Calistoga.
2.1-5	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	Supported NVTA efforts to provide convenient transit service to commuters

Housing Element Action		Status	Actions Taken in 2019
Housing Element			
1.1-1	When reviewing proposed residential development projects and proposals to	Ongoing	No such projects or proposals were reviewed in 2019

Housing Element Action		Status	Actions Taken in 2019
	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.		
1.1-3	When awarding Growth Management System allocations, give preference to the construction of residential units on vacant, under-developed or redeveloped land with necessary public infrastructure already in place.	Ongoing	No preferential treatment was required because sufficient allocations were available for all residential development
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 allocations were available for all residential development
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	The General Plan was not amended during 2019
1.2-1	Encourage new residential development to be built with no less than 50% of the maximum number of dwelling units prescribed by the General Plan for specific properties.	Ongoing	No major residential development projects were reviewed during 2019
1.2-2	Consider amendments to the Zoning Code's regulations for second residential units to promote their development.	Completed in 2017	--
1.2-4	Allow alternative housing arrangements through the approval of rezonings to the Planned Development District.	Ongoing	Application for rezoning to PD received for Yellow Rose Ranch; application is incomplete
1.3-1	Update the Capital Improvement Program to ensure that sewer, water, and street improvements facilitate residential development.	Ongoing	Included updated CIP in annual budget, including sewer, water, and street improvements
1.3-2	Provide periodic reports on the available water supply and wastewater treatment capacity, and awarded and available Growth Management System allocations.	Ongoing	Presented report to City Council on January 7, 2020 (due to Dec. 17, 2019 meeting cancellation)
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.	In 2017, reduced water & wastewater fees for multi-family and accessory dwelling units	--
1.3-5	Consider using the Affordable Housing Fund	Ongoing	No opportunities in 2019

Housing Element Action		Status	Actions Taken in 2019
	to subsidize all or part of the water and wastewater connection fees for affordable housing projects.		
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 allocations were available for all residential development
2.1-3	Maintain the Affordable Housing Fund as a source of funding for housing affordable to extremely low-, low- and moderate-income households.	Ongoing	Assessed Affordable Housing Development Impact Fee on new commercial development
2.1-4	Allocate, as economic resources permit, a portion of tax revenue resulting from new development, including transient occupancy tax (TOT), to support affordable housing opportunities.	Ongoing	No opportunities in 2019
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 in 2019
2.2-2	Assist developers in seeking funding for affordable housing	Ongoing	No opportunities in 2019
3.1-1	Where the loss of affordable housing occurs through demolition or conversion, these units shall be replaced on-site or elsewhere. The City Council may allow the payment of an in-lieu fee.	Ongoing	No affordable housing was demolished or converted
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	--
3.1-3	Continue to actively enforce the Zoning Code's prohibition of vacation rentals	Ongoing	Monitored vacation rental web sites and advised property owners of prohibition
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	Administered Ordinance
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

Housing Element Action		Status	Actions Taken in 2019
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	--
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 UpValley Family Center to help maintain housing referral services
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
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
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 3- and 4- bedroom units.	Ongoing	No opportunities in 2019
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 opportunities in 2019
4.2-2	Allocate, as economic resources permit, a portion of any tax revenue resulting from new development, including TOT, to support housing opportunities for special-needs population groups.	Ongoing	No opportunities in 2019
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 in 2019
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
4.4-3	Seek grants to retrofit existing housing to provide disabled accessibility.	Ongoing	Continued to administer HOME and CDBG residential rehabilitation grants, which can be used for such retrofits

Housing Element Action		Status	Actions Taken in 2019
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
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	Continued to administer HOME and CDBG residential rehabilitation grants
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 deteriorated, especially if it is of historic significance.	Not completed	Hired a full-time Code Enforcement Officer who has issued citations for unsafe living conditions
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	Inspected the Calistoga Springs Mobile Home Park and pursued correction of identified violations
5.2-1	Maintain streets, sidewalks and other municipal systems in older residential neighborhoods in good repair.	Ongoing	Continued ADA ramp replacements Continued to share sidewalk repair/replacement costs with property owners
6.1-4	Amend the Zoning Code to allow reduced parking for senior housing.	Not completed. Such parking reductions are allowed by CMC Chapter 17.08.	--
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. Time extensions are not needed.	--
7.1-1	Provide bilingual information about fair housing at public locations, provide printed materials to the UpValley Family Center, and include 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
7.1-2	Provide financial support to, and work with local organizations, such as Fair Housing Napa Valley and 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 to assist with providing these services
7.1-3	Include a Fair Housing Marketing Plan as part	Ongoing	Implemented fair housing

Housing Element Action		Status	Actions Taken in 2019
	of housing opportunities created through the City's affordable housing programs.		practices as part of the residential rehabilitation programs
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 residential rehabilitation programs
8.1-1	Publicize the availability of weatherization and energy-efficiency programs.	Ongoing	Publicized CalFirst and HERO loan programs for energy-efficient home improvements
8.1-2	Ensure efficient water use for irrigation by adopting the State's standards for water-efficient landscape design.	Ongoing	Enforced State's water-efficient landscape ordinance
8.1-3	Fund energy conservation improvements through local rehabilitation programs to assist lower-income house-holds in lowering energy expenses.	Ongoing	Included energy conservation improvements as part of the residential rehabilitation programs

Quantified Housing Objectives

The City took the following actions during 2019 to meet its regional share of new housing for the 2015-2022 planning period. No entitlement applications for housing units were denied during 2019.

- Issued occupancy permits for 2 accessory dwelling units (moderate income) and 7 single-family dwellings (above-moderate income)
- Issued building permits for 5 units, including 3 single-family units (above-moderate income) and 2 accessory dwelling units (1 moderate-income, 1 low-income)

The following table demonstrates that the City has substantially exceeded its share of regional housing needs during the 2015-2022 planning period, based on building permits issued between January 31, 2015 and December 31, 2019.

Progress Made Towards Fulfilling Calistoga's Share of Regional Housing Needs

5th Cycle of Housing Element Planning Period (2015 – 2022)¹

Income group	RHNA Need	Permits through 12.31.19	Remaining need
Extremely low ($\leq 30\%$ of AMI ²)	3	3	0
Very low (31-50% of AMI)	3	20	0
Low (51- 80% of AMI)	2	8	0
Moderate (81 - 120 % of AMI)	4	8	0
Above Moderate (>120 % of AMI)	15	39	0
Total units	27	78	0

¹ January 31, 2015 – January 31, 2023

² Area median income established by HUD on an annual basis