

4 COMMUNITY IDENTITY ELEMENT

The natural and built environments of Calistoga help create a strong sense of community for the town. Given the importance of Calistoga's unique physical, visual and cultural features, the community has decided to include a Community Identity Element to identify, protect and enhance these characteristics.

State law does not require a Community Identity Element. However, the City of Calistoga values its small town identity and seeks to preserve it. The decisions of individual property owners, together with the efforts of city government and other public agencies, can do much to preserve and enhance Calistoga's physical appearance. This Element contains goals, objectives, policies and actions that will guide private individuals and government in preserving and enhancing Calistoga's physical identity. It also discusses local cultural institutions and events, and identifies ways in which their contribution to community identity can be maintained.

The Community Identity Element covers the visual character and appearance of buildings, sites and districts.

Urban design concepts related to the location of different land uses and their relationship to one another are presented in the Land Use Element.

A. Background Information

Calistoga is a walkable small town, made up of a vibrant main street set within pedestrian-oriented neighborhoods and surrounded by wineries, vineyards and other agricultural lands. Important visual features include the tree-lined streets found throughout the city, the Napa River, and historic homes and commercial buildings. Most of the community is located on the Napa



Vineyards in front of Mount Washington

Valley floor and is nestled between the Palisades and the Southern range. The rugged hilly areas are heavily forested, contrasting with the gentler landscape of the town itself, which has been tamed and tempered by human hands to create large expanses of vineyards, orchards and other open space, dotted with houses and other structures.

The Planning Area can be divided into distinct districts that form its physical identity. These include:

- Downtown, which has a compact street pattern and Lincoln Avenue as its main axis. Downtown is the economic and social center of Calistoga.

- Residential neighborhoods, each of which developed over several decades in the nineteenth and twentieth centuries. These neighborhoods are comprised primarily of one- and two-story houses set back on landscaped lots. Lot size is generally small.
- Rural and semi-rural areas, comprised of agriculture and other open space. Large single-family homes surrounded by vineyards are a distinctive feature of this area, part of which is located outside of city limits.
- Publicly-owned open space, which includes parks and public infrastructure and facilities.

Urban Design

Urban design considers the aesthetic and functional relationship of places and buildings. It focuses on the connections between people and places, circulation patterns and the physical form of the city. Enhancing quality of life is a key goal of urban design.

An important part of Calistoga's existing streetscape is the fact that virtually all areas contain different kinds of land uses located near to one another. In most of the city, no distinct boundary separates single family homes from denser housing; commercial streets are near other land uses. No large shopping malls or "big box" retail centers exist. With few exceptions, residential neighborhoods are comprised of houses in a variety of styles, built over several years, even decades. This architectural and visual heterogeneity helps to create the community's identity. Landscaping, signage, the control of traffic, noise and other emissions also play an important role.

Landmarks, Entry Corridors and Vistas

Calistoga is in the upvalley section of the Napa Valley, which is punctuated by small landmarks such as Mount Washington and Mount Lincoln. Most of the visually prominent features, such as the ridgelines of the Palisades, are located outside of the city limits beyond the direct control of the city government. As a result, the General Plan, and the Community Identity Element in particular cannot protect the visual features of many of the most significant features of the Planning Area. However, the Napa County General Plan and other County regulations provide some visual protection to the hillsides that frame Calistoga. Moreover, the City has a role in responding to discretionary permits since those areas are within the General Plan Planning Area.

Entrances to the city on major roadways are called "entry corridors." Entry corridors marking the principal entrance points into Calistoga are identified in Figure CI-1 and policies regarding private development on entry corridor sites are included in the Land Use Element. This Community Identity Element contains additional goals, objectives, policies and actions to enhance these entry corridors.

The rural quality of highways entering the city is an important aspect of local community character.

Calistoga and its Planning Area also include many vistas offering important views of Calistoga's surrounding scenic resources. Vistas and scenic resources are discussed in the Open Space and Conservation Element.

Figure CI-1: Entry Corridors

Historic Resources

In addition to natural environmental features, Calistoga possesses cultural resources that are important parts of its community identity. These historic resources include historic structures, sites and areas that played important roles in local history. Other buildings, while not technically of historic significance, are valuable because of design attributes that provide insight into architectural styles and values of the past. The City recognizes these historic resources as worthy of preservation both for their aesthetic and cultural importance and because they support Calistoga's viability as a visitor destination. In fact, the National Trust for Historic Preservation selected Calistoga as one of the nation's twelve best preserved and unique communities for 2001.

Cultural Resource Inventory. To understand cultural resources in Calistoga, a cultural resources inventory was completed for this General Plan in May 2000. Properties in the Planning Area were rated for potential eligibility for the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR). Assessments in the preliminary field survey were made primarily on the basis of visual qualities, although in some cases associations with historical events or notable persons were known to the surveyor.



1250 Lincoln Avenue

Within the city limits, approximately 150 properties were found to be significant, including 70 properties rated "A" and 75 properties rated "B." In addition, approximately 300 properties within the city limits were rated "C."

In 2001, the National Trust for Historic Preservation included Calistoga among twelve communities that "epitomize the flip side of cluttered tourism and sprawl...typify our country's small towns, close to communities, and celebrated heritage".

Historic preservation experts usually consider buildings more than 50 years old as being worthy of protection. Consequently, planners routinely include 45-year-old buildings on lists in order to take into account the time it takes to implement survey findings.

Historic resources have been classified in the following categories:

A. Primary Resource: appears to be eligible for the NRHP and CRHR.

B. Secondary Resource: more research is needed to determine eligibility to the NRHP and CRHR.

C. A property at least 45 years old that retains architectural integrity, but is unlikely to be eligible for the NRHP or CRHR because it is one of many similar buildings that still stand.

Figure CI-2 historic properties within Calistoga City Limits

Calistoga's richest stock of older buildings consists of single-family houses concentrated on the streets of the original town plat. Approximately 90 houses in this area have been identified as significant, including 30 houses from the 1870 to 1900 period and 60 houses from the 1900 to 1955 period.

Surviving nineteenth-century houses are designed in Greek Revival, Gothic Revival, Italianate, Second Empire, Queen Anne, and vernacular styles. Houses from the first half of the twentieth century display Colonial Revival, Craftsman, Bungalow, Tudor Revival, and Spanish Colonial Revival styling. There are relatively few houses from the 1920s and 1930s, since the Napa Valley's economy was depressed in this period.

Approximately 25 commercial buildings are significant, and most are rated "A." The largest concentration extends along Lincoln Avenue, which comprises the city's historic downtown. A handful of older roadside businesses, including two older gas stations, are distributed along Foothill Boulevard. Fires swept through the business district in 1901 and 1907, with the result that few nineteenth-century structures remain. Still, four significant commercial buildings are from the period 1887 to 1895, with 20 other buildings dating from the first four decades of the twentieth century. Lincoln Avenue is distinguished by several fine examples of vernacular construction using local stone and brick, including the Fraternal Hall building (1887) at 1343-47 Lincoln Avenue, pictured on the previous page. Lincoln Avenue's commercial styles include Mission Revival, Spanish Colonial Revival, Neoclassical and Moderne.

The most notable aspect of Calistoga's commercial history is its status as a resort town. For example, five properties survive from the original Calistoga Hot Springs of the 1860s and 1870s. Four early twentieth century resort/spas have also been identified.

Other types of historic resources in Calistoga include barns and stables, a railway depot, churches, governmental buildings, a public park, a bridge, and a cemetery. For example, the church at 1321 Cedar Street (1869/1902) represents a unique example of Romanesque Revival architecture. Very few older industrial buildings survive, although two structures associated with early wineries are significant. The winery building (1890) at 28 Kortum Canyon Road is a primary historic resource that may be eligible for the National Register. The Calistoga Depot (1868) is one of the state's oldest train stations and adjoins the historic downtown on Lincoln Avenue. Five churches spanning the years from 1869 to 1945 complement the older residential neighborhoods. The City Hall (1902), Library (1924), and Pioneer Park (1936) embody the local government's role in Calistoga's growth and development.

C-rated properties are not individually significant but they form a part of the local streetscape and contribute to the appearance of potential historic districts.



1343-47 Lincoln Avenue

Figure CI-3 Historic Properties and Districts in Downtown Calistoga



1321 Cedar Street (Church, 1869/1902)

Appendix A identifies the location, type, age and significance of the primary historic resources (those which received an “A” ranking) in the City of Calistoga and the Planning Area. Figures CI-2 through CI-4 map the location of these primary historical resources within the city limits, downtown and in the Planning Area. The entire legal parcel is shaded on the maps, even if the historic property is only one building which occupies a small portion of the parcel. This is because development anywhere on the parcel might have an impact on integrity of the historic property itself. Properties rated “B” and “C”

are listed in a separate report available for consultation at City Hall and the Calistoga Public Library.

Challenges in the renovation of historic buildings include the need to meet current code requirements, and to ensure seismic safety. This Community Identity Element contains goals, objectives, policies and actions to preserve these historic resources.

Historic Districts. Historic districts can be designated to protect historic areas or groups of historic structures against insensitive changes and the loss of historic fabric and features. A designated historic district can contribute to the revitalization of neighborhoods and to the conservation of the resources they contain. By encouraging better quality design, positive economic impact can be created because Calistoga’s sense of place will remain strong for visitors and for potential and current residents. Four historic districts in Calistoga have been identified and are mapped in Figure CI-3:



Calistoga Depot, 1458 Lincoln Avenue

- I. A residential district (within the area identified by the 1978 Napa County Historic Resources Survey as the Foothill District) extending five blocks on Cedar and Myrtle Streets between Berry and Pine Streets.
- II. A smaller residential district (within the area identified by the 1978 survey as the Lake District) along four blocks of Washington Street.
- III. A resort/spa district (within the area identified by the 1978 Napa County Historic Resources Survey as the Hot Springs District) that includes two existing resorts as well as the remnants of Brannan's Calistoga Hot Springs (part of the original octagonal plat and several buildings).

- IV. A commercial district (within the Hot Springs District described above) taking in two long blocks of the historic downtown on Lincoln Avenue between the Napa River and the old railroad right-of-way.

This Community Identity Element contains goals, objectives, policies and actions to preserve these historic districts.

Archaeological and Paleontological Resources

In May 2000, a request for a records search for the entire Planning Area was filed with the Northwest Information Center at Sonoma State University, which is the clearinghouse for all archaeological resource surveys in this part of California. The records search indicated that 50 studies of archaeological and paleontological resources covering approximately 5 to 10 percent of the Planning Area have been conducted.

The types of cultural resources which have been discovered in the Planning Area include remnants of Native American villages and campsites and other evidence of habitation such as large, small and ashy middens, and lithic and obsidian scatter. Potential prehistoric resources include chert or obsidian flakes, projectile points, mortars and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials.

Within the Planning Area, prehistoric archaeological sites are generally located along seasonal and/or perennial watercourses, at or near vegetation ecotones, and at the base of foothills. The unsurveyed portions of the Planning Area contain these environmental features and there is a high probability of additional prehistoric cultural resources in these areas.

Disclosure of more specific information on archaeological sites is inappropriate for General Plan documents. Locations of sites are kept confidential in order to prevent vandalism, artifact hunting and trespassing. The Northwest Information Center provides site location data and/or the exact contents of surveyed sites only to licensed archaeologists, who are then prohibited from disclosing this information to the public. California Government Code Section 6254.10 exempts archaeological site information from the California Public Records Act which requires that public records be open to public inspection.

Since the Planning Area is known to contain numerous prehistoric resources and there is a high probability of additional resources, archival and field study is recommended prior to the implementation of projects involving or leading to ground disturbance.

Community Cultural Facilities and Activities

In addition to its numerous historic buildings and archaeological resources, Calistoga, both in the past and today, is home to a diverse population that reflects a variety of cultures and their heritage. Several institutions reflect and enhance this important aspect of the city's community identity.

The Sharpsteen Museum in Calistoga is located in a City-owned building close to the downtown, and operated by a non-profit association that maintains and staffs the museum. The Museum houses numerous exhibits depicting the city's history. Notable are a series of extensive dioramas that portray Calistoga in its 19th Century heyday as a fashionable spa town. Other displays are in place that provide information about Calistoga's indigenous population, the Mishewal (named the Wapoo by the Spanish),

Figure CI-4 Historic Properties in the Unincorporated Planning Area

as well as artifacts from 19th and 20th Century life in Calistoga. The Museum also houses a large collection of historic photographs that provide an important connection to the past.

Calistoga's Pioneer Cemetery, located along Foothill Boulevard near Petrified Forest Road, is the burial place of many of Calistoga's early citizens, as well as a picturesque open space area, with winding paths, trees and hillsides throughout the cemetery. At present, there are no formally developed interpretive facilities at the site and visitor amenities are limited. Given its importance to local history, as well as its scenic qualities, the Cemetery has great potential to be enhanced as a significant local historic and cultural site.

Beyond these cultural and historic sites, Calistoga also hosts a number of events that are an important aspect of local community character. The annual Napa County Fair is held at the Fairgrounds in July, and is an occasion for Calistogans and Napa Valley residents alike to enjoy exhibits of local agriculture and business, live entertainment and other amusements. There is also an annual Cinco de Mayo Festival and Parade that celebrates Hispanic culture and Calistoga's local Hispanic population. Other events include the Beer and Sausage Festival, Art in the Park, and an annual Fourth of July parade and celebration.

B. Key Findings

1. Calistoga's identity as a small town is based on its physical appearance, including eclectic small buildings set on walkable streets and the surrounding natural environment.
2. Calistoga has several "entry corridors" providing entry to the city along major roadways. Entry corridors play an important role in the perception of Calistoga and in its small town, rural identity.
3. Attention to urban design criteria can help ensure that future development fits within the existing built environment and permit the continued growth of Calistoga in a manner which maintains its existing small town atmosphere. Landscaping, signage, traffic and noise all play a key role in enhancing quality of life in Calistoga.
4. An important part of the Calistoga streetscape is created by the businesses lining Lincoln Avenue and a few side streets. A key feature of buildings along the central portion of Lincoln Avenue is the use of extended roofs and canopies that create an arcade of covered sidewalks. Shopping is focused in the downtown area, and typical shopping centers and "big box" retail have been discouraged.
5. Historic resources comprise an important part of Calistoga's character, embodying the city's rich and varied heritage. The preservation of these resources is vital to the city's ongoing quality of life and its continued viability as a visitor destination.
6. Challenges in the renovation of historic buildings include the need to meet current code requirements, and to ensure seismic safety.

7. It is likely that the Planning Area contains still undiscovered archaeological, palentological and cultural resources including human burial sites. State and federal law and professional practice provide stringent guidelines related to the timing of archival and field study of these resources.
8. Calistoga is home to the Sharpsteen Museum, which provides displays and interpretive exhibits about local history. The Pioneer Cemetery is an important and under-utilized local historic and scenic resource that should be enhanced with new facilities.
9. Community events such as the Fourth of July and Cinco de Mayo celebrations are an important aspect of local character that the City should continue to support.

C. Goals, Objectives, Policies and Actions

Goal CI-1 Maintain and enhance Calistoga's small-town character.

Objective CI-1.1 Reinforce locally distinctive patterns of development, landscape and culture, such as small buildings, mixed use, walkability, architectural diversity, neighborhoods of single-family homes on small lots, vineyards and agricultural lands.

Policies

- P1.1-1 New development should be sensitive to surrounding architecture, landscaping, character and scale of existing buildings.
- P1.1-2 New development should use exterior materials that have traditionally been used in Calistoga.
- P1.1-3 New buildings shall have heights that avoid obtrusive breaks in the natural skyline.
- P1.1-4 New developments should provide accessible public and semi-public areas and efficient and inviting pedestrian and bicycle connections to existing Calistoga streets.
- P1.1-5 Neighborhood circulation patterns should encourage walking and cycling.
- P1.1-6 Commercial properties should be attractively landscaped.
- P1.1-7 New commercial development shall be designed to avoid characteristics common to typical auto-oriented shopping center or strip commercial development. This can be achieved by including features such as:
- Parking set alongside or behind buildings, rather than in front.
 - Incorporation of varied building massing and architectural treatment.
 - Limited front setbacks and direct street access.
 - Pedestrian- rather than automobile-scaled design elements.
 - Avoiding “big box” retail and other similar types of commercial development that demand auto-oriented design characteristics.
- P1.1-8 The considerations specified for each Character Area and Gateway overlay designation and each Entry Corridor overlay designation in the Land Use Element shall be followed.

Actions

- A1.1-1 Review development for characteristics that affect the image of the community including, but not limited to, landscape context, architecture, land uses, scale and intensity of uses relative to the historic standards.
- A1.1-2 Conduct an evaluation of City guidelines, ordinances, and infrastructure standards to ensure they are consistent with community identity features.
- A1.1-3 Regulate signage, noise, odor and traffic by ordinance to ensure the maintenance of healthy and pleasant conditions throughout the city.

Objective CI-1.2 Maintain and enhance the urban design quality of the downtown and other commercial areas.

Policies

- P.1.2-1 All new development in the Downtown Commercial, Community Commercial and entry corridor overlay areas shall be subject to design review.
- P.1.2-2 Design amenities shall be encouraged in new downtown developments, including:
 - Buildings without front or side setbacks.
 - Porches and/or overhangs, including covered sidewalks where appropriate.
 - Large store windows on ground floors.
 - Building rhythm matching the character of existing buildings.
- P.1.2-3 New commercial buildings in the Downtown Commercial area shall abut the street, with parking areas located behind the buildings and a minimum number of curb cuts on Lincoln Avenue.
- P.1.2-4 The amount of greenery, especially street trees, in the Downtown Commercial area shall be maintained and enhanced to help create a pleasant walking environment for pedestrians and for visual continuity.
- P.1.2-5 Pedestrian-scale lighting that encourages nighttime use of the Downtown Commercial area, while balancing safety and glare concerns, shall be used.
- P.1.2-6 Large aggregations of parking in the Downtown Commercial area shall be discouraged by breaking parking areas into small units.
- P.1.2-7 New development in the Downtown Commercial area shall encourage a continuous wall of buildings with small breaks rather than large breaks, such as parking lots, between buildings.
- P.1.2-8 The development of pedestrian amenities within the downtown area shall be encouraged.
- P.1.2-9 Formula visitor accommodations and restaurants shall be prohibited in Calistoga. Other formula businesses and chain stores may be allowed but shall reflect Calistoga's unique small town qualities and shall not include common design elements found in other communities.
- P.1.2-10 Implement the vision for the Downtown, Gliderport and Lower Washington Character Areas and all Gateway areas as described in the Land Use Element and the Urban Design Plan.

Actions

A1.2-1 Prepare and adopt new design guidelines for commercial areas related to:

- building scale, bulk and façade treatment
- streetscapes
- design and location of parking
- lighting
- street furniture (e.g., benches, trash cans)
- signage
- landscaping and trees
- other pedestrian amenities such as weather protection and public art

A1.2-2 Collaborate with merchants to preserve, protect and enhance the downtown beautification and improvement programs.

A1.2-3 Conduct a study of existing street trees in the Downtown Commercial area and develop a plan for their main-tenance and replacement.

A1.2-4 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. Components of the plan should include:

- Provision of safe and attractive passages along the river from public parking areas to Lincoln Avenue.
- Redesign of the Sharpsteen Museum/Police Station parking lot area for use as a public event plaza.
- Physical and visual connections with Pioneer Park.

Objective CI-1.3 Maintain the urban design quality of existing residential neighborhoods, and replicate this quality in new residential development.

Policies

P.1.3-1 All residential development shall protect the character of established neighborhoods in which the development is located.

P.1.3-2 Residents and property owners shall be required to maintain their properties in good condition.

P.1.3-3 All new development in residential areas shall be subject to design review.

P.1.3-4 Homes of modest size, built in proportion to their lots, shall be encouraged. Construction of over-sized, bulky residential buildings should be avoided.

P.1.3-5 Design amenities shall be encouraged in new housing developments. Examples include:

- interconnected street layout
- clustering of buildings
- landscaping on each lot, with emphasis on native and drought-tolerant species

- visual buffers
- variation in architectural design

P.1.3-6 Multi-family structures and non-residential uses located adjacent to single-family properties shall incorporate adequate screening into project design to prevent view intrusion.

P.1.3-7 In new residential developments, the use of traditional site design and architectural elements such as a grid street layout, narrower streets, street trees, traditional house designs, reduced setbacks, and garages to the rear or sides of properties, shall be considered.

P.1.3-8 New neighborhoods shall promote human-scaled, comfortable and safe design, and incorporate pedestrian-oriented design features and connections to pedestrian/bikeways and site amenities.

P.1.3-9 The establishment of walled and gated communities is discouraged.

Actions

A.1.3-1 Prepare and adopt new design guidelines for residential areas to include:

- building scale, bulk and facade treatment
- streetscapes
- lighting
- landscaping and trees
- visual impacts of multi-unit housing and commercial uses on nearby single-family residences
- viewshed protection, including ridgelines

A.1.3-2 Study and revise residential street width standards to address emergency vehicle access while also providing for the narrowest streets possible to enhance walkability and urban design character.

Goal CI-2 Preserve and enhance all the entry corridors to Calistoga.
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Objective CI-2.1 Protect Calistoga's entrance points as important components of local community identity.

Policies

P.2.1-1 The entry corridor policies and principles specified for each entry corridor in the Land Use Element shall be followed.

P.2.1-2 The Design Review Process shall be used to require new development at the major entrances to the city to be aesthetically pleasing, provide buffering between land uses, and retain open space, unique land features and small-town rural character.

Actions

A.2.1-1 Collaborate with the County to prepare an Urban Design Plan for major entry corridors.

A.2.1-2 Design and install signs or markers that are evocative of Calistoga's character at its six entries, as mapped in Figure CI-1.

Goal CI-3 Conserve Calistoga's historic, architectural and cultural resources.**Objective CI-3.1 Protect historic properties as representatives of Calistoga's rich and varied heritage.**Policies

- P.3.1-1 The preservation of historic properties shall be encouraged through restoration, sensitive renovation and adaptive reuse.
- P.3.1-2 All properties listed as Category A – Primary Historic Resources shall be preserved and protected.
- P.3.1-3 The demolition of significant buildings or structures shall be prevented when it is economically feasible to restore them.
- P.3.1-4 Efforts by property owners and other interested individuals and groups to obtain State and/or federal recognition of historic properties shall be supported.
- P.3.1-5 The County of Napa shall be encouraged to institute a program to recognize and protect primary historical resources in the unincorporated portion of the Planning Area.
- P.3.1-6 Owners of primary historical resources located in the unincorporated part of the Planning Area shall be encouraged to protect and enhance their properties.

Actions

- A.3.1-1 Encourage pride and awareness of Calistoga's heritage, both locally and elsewhere, by developing ways to educate and sensitize Calistoga residents, business people and visitors to Calistoga's architectural, aesthetic and visual qualities.
- A.3.1-2 Conduct studies to consider the designation of one or more official historic districts and to create development regulations for these districts.

Objective CI-3.2 Encourage historic preservation through proactive techniques.Actions

- A.3.2-1 Explore the costs and benefits of using the California Mills Act of 1972 to obtain property tax credit on the increase in property values from sensitive renovation.
- A.3.2-2 Assist property owners to obtain Federal Historic Rehabilitation Tax Credits for the appropriate renovation of historic structures.
- A.3.2-3 Consider applying for grants and loans from the National Trust for Historic Preservation, through its Community Partners Neighborhoods and Heritage Property Services, either independently or in cooperation with private property owners.
- A.3.2-4 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.

Objective CI-3.3 Promote research regarding potentially significant historical properties.Policies

- P.3.3-1 Adequate development opportunities shall be ensured while preserving historical quality.
- P.3.3-2 The adaptive reuse of appropriate historic properties shall be considered for City facilities and City projects shall ensure that they are sensitive to Calistoga's cultural resources.
- P.3.3-3 Development standards shall reflect the historic qualities of Calistoga, except where public health and safety would be compromised.
- P.3.3-4 New development shall ensure that it does not disfigure or demolish Category A properties, identified as primary historic resources in the May 2000 historic resource survey.
- P.3.3-5 As part of the review process, development proposals potentially affecting Category B historic resources shall include an assessment of the significance of these resources and the potential to cause substantial adverse change in their significance. If such studies find that those Category B historic resources are significant, then new development shall not disfigure or destroy the subject resources.
- P.3.3-6 The State Historical Building Code shall be applied as a means to facilitate the rehabilitation and adaptive reuse of historic buildings while preserving original archaic materials, historic interiors and unique design elements.

Actions

- A.3.3-1 Encourage individuals and organizations to conduct research on Category B properties, which are the 75 properties identified in the May 2000 historical resources field survey as Secondary Resources with potential eligibility for State and federal historic status.
- A.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.
- A.3.3-3 Protect and preserve structures of historic, architectural and aesthetic importance that may be affected by development.

Objective CI-3.4 Preserve and protect cultural resources other than historic buildings, including Native American sacred places, burial sites, archaeological resources, fossils and other paleontological resources, historic landscapes, and other culturally significant sites and objects.Policies

- P.3.4-1 As part of the development review process, assessment shall be required by appropriate professionals regarding the presence of archaeological and paleontological resources and the potential for adverse impacts on these resources.
- P.3.4-2 Any archaeological or paleontological resources on private property shall be either preserved on their sites or adequately documented and conserved as a condition of removal.
- P.3.4-3 All public projects shall preserve and enhance cultural resources to the maximum extent feasible.

P.3.4-4 If Native American artifacts are discovered on a site, representatives of the Native American community shall be consulted to ensure the respectful treatment of Native American sacred places.

Objective CI-3.5 Support and enhance local cultural institutions that reinforce Calistoga's community identity and cultural heritage.

Policies

P.3.5-1 The City shall continue to support the Sharpsteen Museum as the local historical museum, and the efforts of the Museum Association to protect and preserve artifacts from Calistoga's past.

P.3.5-2 The City shall seek ways to protect the Pioneer Cemetery as a significant local historic and scenic resource, and to develop facilities on the site that will enhance this role.

P.3.5-3 Local community and cultural events shall continue to be supported and promoted.

Action

A.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.

5 CIRCULATION ELEMENT

The purpose of the Circulation Element is to regulate and develop Calistoga's transportation systems. This Element balances the need to provide efficient ways to get from one place to another with the overall vision of Calistoga as a walkable small town, made up of a vibrant main street set within pedestrian-oriented neighborhoods.

The City is committed to the "Complete Streets" goal of creating and maintaining a comprehensive and integrated transportation network that provides safe, comfortable and convenient travel, serving all types of users, including pedestrians, bicyclists, persons with disabilities, seniors, children, users and operators of public transportation, motorists and movers of commercial goods.

The Circulation Element is correlated with the Land Use Element. As required by Government Code Section 65302(b), this Element contains information on the general location and extent of existing and proposed major thoroughfares, transportation routes and terminals. State law also requires that a Circulation Element contain data and policies related to the circulation of water, sewage and storm drainage, and other public utilities. These components are presented in the Infrastructure Element.

A. Background Information

In the last few decades, the need to improve coordination of land use planning and transportation decisions has become more apparent. Beginning in the 1950s, and continuing for several decades, federal, State and local governments devoted billions of dollars to expanding highways and other roads for the use of motorists. More recently, as opposition to the paving of more and more land for automobile use has grown, priorities have changed.

Today, circulation is perceived to comprise more than just conventional motorized transportation via individual cars. It also includes walking, cycling, and public transit, even alternative vehicles such as electric vehicles. Often called "alternative modes," a more accurate term would be "sustainable," since these transportation modes have the following advantages in comparison to the automobile:

- Lower energy consumption.
- Reduced materials need for the manufacture of vehicles and creation of roads.
- Lessened or no air pollution and greenhouse gas emissions.
- Reduction of spills and leaks of fuels, oils, and solid and hazardous waste by-products, which contaminate land, surface water, and groundwater.
- Less land allocated for streets, parking, highway interchanges, etc.
- Less noise.
- Fewer injuries and deaths from vehicular collisions and accidents.
- Reduced private costs for operation and maintenance.

Instead of only planning for ways to expand motor vehicle capacity, circulation planning recognizes the need to also provide a network that is safe and inviting for cyclists and pedestrians. This is particularly relevant in Calistoga, where the city's small size and existing pedestrian-friendly environment already

encourage non-motorized transportation. Consequently, the Circulation Element includes background information, goals, objectives, policies and actions related to all transportation modes, with special attention given to bicycles and pedestrians.

Vehicular Circulation System

As is the case throughout California, most travel in Calistoga occurs in motorized vehicles. This section discusses the current conditions related to this type of circulation.

Existing Street Network. Calistoga is served primarily by Highway 29 (Lincoln Avenue) in the north/south direction and Highway 128 (Foothill Boulevard) in the east/west direction. Calistoga is generally characterized by an interconnected street system with several breaks that discourage cut-through traffic. Several large streets cross Lincoln Avenue to provide access from residential areas to the downtown core area. The downtown core area is served by a dense grid street system with a single traffic signal located at the intersection of Highway 29 and Washington Street.

Calistoga's street system is relatively well-connected, but there are noticeable gaps in the vehicular circulation system. There is a lack of connectivity parallel to Lincoln Avenue due to the limited number of bridges over the Napa River, forcing most motor vehicle traffic generated in the central part of the city to use Lincoln Avenue through the downtown. There is also a lack of east-west connections perpendicular to Lincoln Avenue in the northeasterly section of the City.

Level of Service Analysis. To measure and describe the operation of the roadway network, traffic engineers and planners commonly use a grading system called Level of Service (LOS). The LOS grading system qualitatively characterizes motor vehicle traffic conditions associated with delay resulting from varying levels of traffic. These levels range from LOS A, indicating free-flow motor vehicle conditions with little or no delay experienced by motorists, to LOS F, indicating congested conditions where motor vehicle flows exceed design capacity. When LOS falls below a particular level, a road segment or intersection can be considered deficient and in need of improvement.

Table CIR-1 presents LOS analysis for key intersections in the city. Most operate at LOS A and B, which are good levels of service. However, Highway 29 and Highway 128 are highly-traveled regional roadways with substantial pass-through traffic and, as a result, have intersections that are operating at LOS D and E.

Typically, preferred motorized levels of service standards in small towns like Calistoga are LOS C or D. Caltrans has a statewide policy of LOS C on state highways. However, many cities throughout California have adopted different standards within their General Plans, particularly because it is not always feasible or appropriate to maintain this LOS standard in downtown locations.

The segment of Lincoln Avenue in the downtown operates at a low level of service. However, attaining a higher level would require one or more of the following modifications to the street:

- Elimination of on-street parking
- Adding protected left turn phasing to the existing traffic signal at Lincoln/Washington
- Addition of one or more traffic signals with protected left turn phasing
- Creation of left-turn lanes at non-signalized intersections
- Relocation of the Highway 29 designation to a bypass to discourage through traffic

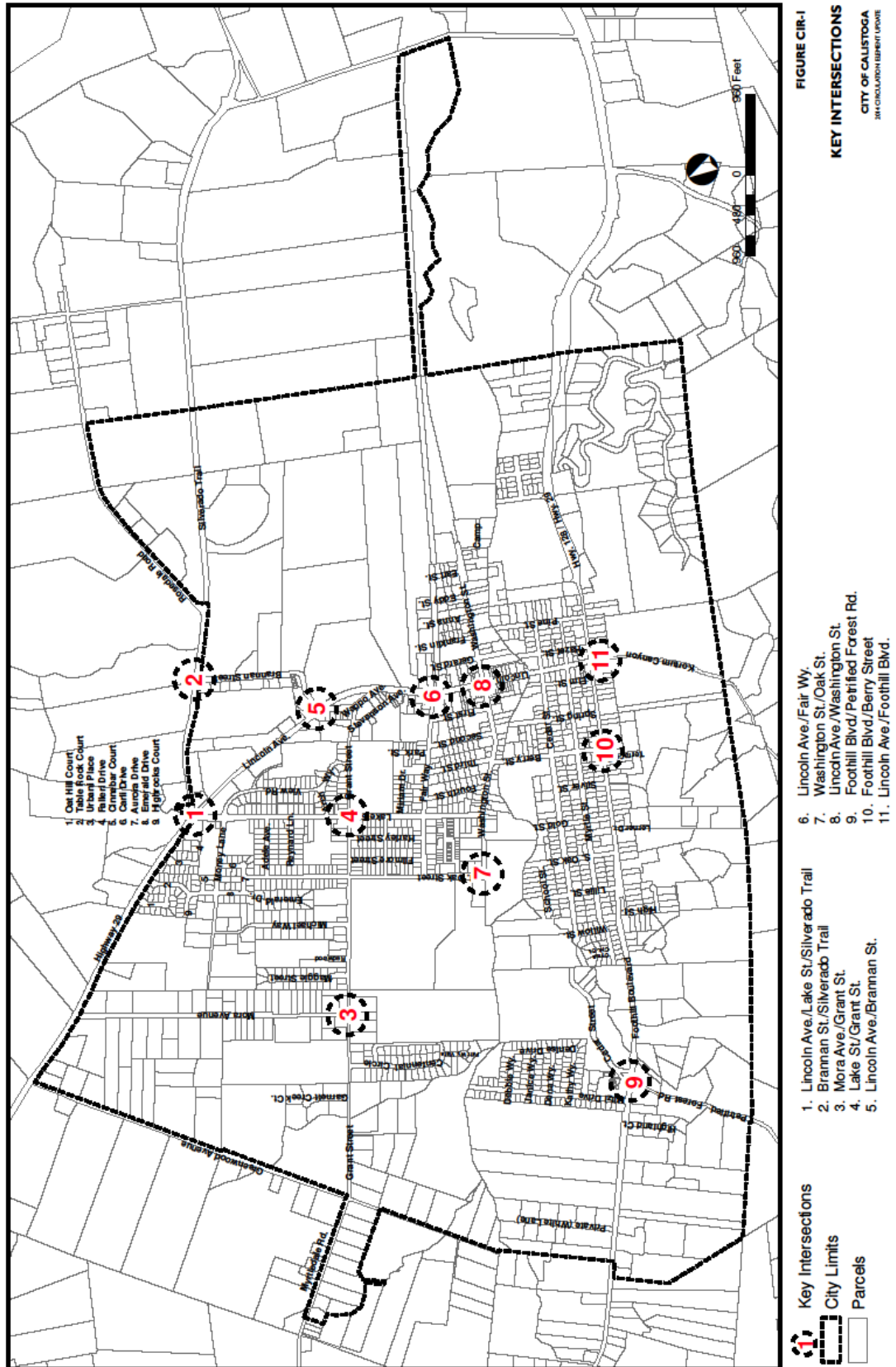


TABLE CIR-I LEVELS OF SERVICE OF KEY INTERSECTIONS, CURRENT AND FUTURE

Intersection	Current		Future*	
	Delay ¹	LOS	Delay	LOS
1. Lincoln Ave./Lake St.-Silverado Trail	10.5	B	40.3	D
2. Brannan Street/Silverado Trail <i>Northbound Brannan Street Approach</i>	2.3 9.5	A A	1.2 45.5	A E
3. Mora Avenue/Grant Street <i>Southbound Mora Avenue Approach</i>	1.2 9.0	A A	10.0 9.3	B A
4. Lake Street/Grant Street	7.6	A	7.8	A
5. Lincoln Avenue/Brannan Street <i>Westbound Brannan Street Approach</i>	3.0 11.4	A B	4.0 34.0	A D
6. Lincoln Avenue/Fair Way <i>Westbound Fair Way Approach</i>	1.8 14.6	A B	38.3 15.4	E B
7. Washington Street/Oak Street	7.1	A	7.1	A
8. Lincoln Ave/Washington Street	5.9	A	11.7	B
9. Foothill Boulevard/Petrified Forest Rd.	18.0	C	23.7	C
10. Foothill Boulevard/Berry Street <i>Southbound Berry Street Approach</i>	1.4 24.9	A C	2.2 31.5	F D
11. Lincoln Avenue/Foothill Boulevard	96.2	F	54.2	D

¹ Peak hour delay

*Assumes completion of mitigation improvements; see Section C

Source: W-Trans Transportation Impact Fee Study, July 2014

Although these measures would improve segment and intersection LOS on Lincoln Avenue, they would lead to a perceived increase in visual clutter and possible degradation in the attractiveness of downtown Calistoga for pedestrians and erosion of Calistoga's small-town qualities. However, these avoidable characteristics need to be weighed against improved pedestrian and bicyclist safety when taken as a whole in developing a Complete Street network. The opportunity to walk along a network of streets lined with interesting shops, trees and other amenities is an integral part of local community character. If LOS concerns predominate and motor vehicles can travel more swiftly through downtown, the experience of tourists and residents alike would be worsened.

Downtown's walkability and attractiveness could be reinforced in part by eliminating the state highway designation on Lincoln Avenue and rerouting it via Dunaweal Lane to reduce pass-through traffic. This possible improvement is discussed in greater detail in Section C.

There are some safety concerns on Highway 29 (Lincoln Avenue/Lake County Highway) north of downtown from Wappo Avenue to Tubbs Lane, for which Caltrans continues to explore solutions. The recent installation of an all-way stop-controlled intersection at Lincoln Avenue and Silverado Trail has improved safety tremendously. The City only favors improvements to Highway 29 in this area to

improve safety, and only in conjunction with maintenance of the highway's rural character, particularly at its intersection with Silverado Trail.

Truck Traffic. Calistoga has no designated truck routes, although through-truck traffic primarily uses the state highways. While no traffic destination studies have been carried out, it is quite likely that much of the truck traffic crossing through town is serving businesses on Lincoln Avenue, the Crystal Geyser plant on lower Washington Street and other parts of downtown. However, there are also regional pass-through trips to Lake and Sonoma Counties. Diverting the pass-through truck traffic to Dunaweal Lane would help to alleviate downtown traffic.

Downtown Parking. The downtown core area provides the majority of the commercial, retail, and office space in Calistoga. Consequently, parking is a major source of concern for merchants, residents and visitors. Both parallel and diagonal on-street parking is provided in the downtown commercial core area, with the majority of parking spaces restricted seasonally to a three-hour time limit.

The current situation has not changed significantly since the last inventory of downtown parking was done in 1988. That study found 137 on-street parking spaces and 529 off-street parking spaces for a total of 666 parking spaces in the downtown. Of the 529 off-street parking spaces, 117 were public while 412 parking spaces were private. The study found that current demand for parking spaces often exceeds the supply, especially during the summer months and on weekends.

The single-highest parking generator in the downtown area is the Cal-Mart supermarket on Lincoln Avenue. This grocery store has its own private parking lot which is frequently almost fully occupied. There are also numerous small tourist-oriented uses in the downtown that, collectively, constitute a second major parking generator. These include approximately 17 restaurants on Lincoln Avenue and adjacent streets, several spas on Lincoln Avenue and Washington Street, and numerous small commercial and retail shops.

In the future, increased demand for parking in the downtown is likely to come from increases in tourism, rather than from substantial new development in this largely built-out area. Although there is a documented parking shortage during peak visitor periods, the City cannot accommodate increased parking demand indefinitely. Building large additional parking lots in the downtown would negatively impact the vibrant, pedestrian-friendly environment that is one of the downtown's most appealing qualities.

Downtown Calistoga is a major visitor destination in the Napa Valley and visitors tend to park once and "roam" from business to business. Provision of municipal parking facilities is the most efficient way to accommodate this type of visitor demand. Presently, the City charges an in-lieu parking fee to development projects unable to provide on-site parking, which is used to fund the construction of municipal parking. The City recently updated its in-lieu parking fee to ensure that it reflects current construction costs and does not adversely affect downtown businesses and the feasibility of continued downtown development.

Other current strategies to address parking shortages include the stricter enforcement of time-limited parking. Three-hour parking zones are currently demarcated along the downtown segment of Lincoln Avenue and along several blocks of Washington Street.

Transit

The City of Calistoga, along with other municipalities of Napa County, is part of the Napa County Transportation Planning Agency (NCTPA). The NCTPA serves as the region's Congestion Management Agency, providing input for the Bay Area-wide Metropolitan Transportation Commission's 20-year Regional Transportation Plan for prioritizing projects and allocating state and federal transportation funds.

The NCTPA provides bus transit service from Calistoga through Napa Valley communities and as far south as Vallejo and the Fairfield Transit Center in Solano County. VINE buses follow a fixed route along Highway 29 with stops on Foothill Boulevard near Dunaweal Lane, two locations on Lincoln Avenue in downtown Calistoga, and Brannan Street.

Residents must walk from adjacent neighborhoods to access transit. No service is provided to parts of the city north of Lincoln Avenue, which means that most of the city is poorly served by transit.

Weekday transit service is provided approximately from about 6:00 a.m. to 10:00 p.m. with half-hour headways during commute times. Service is less frequent during mid-day and on Saturdays and Sundays.

In addition to this fixed-route service, the Calistoga Shuttle is a dial-a-ride, door-to-door, handicapped-accessible bus service that operates within Calistoga's Planning Area year-round, Mondays through Saturdays, and on Sunday between May and November. Ridership in 2013 exceeded 26,000¹.



A VINE Bus



Bus Transit Routes in Calistoga

¹ Calistoga Chamber of Commerce, 2014.

Bicycle Network

Calistoga has relatively few bikeways, and much of the city is underserved by bicycle paths, lanes or routes. The City's Active Transportation Plan includes goals, objectives, policies and programs directed at providing a comprehensive and safe bicycle system, and identifies needed bicycle improvements and the future layout of the city's bicycle facilities. Under the Plan, an extensive network of bikeways would be created that is integrated with the Napa Countywide Bicycle Plan and the Vine Trail that will extend from Vallejo to Calistoga as part of the Bay Trail.



Cycling is a Popular Mode of Transportation in Calistoga

Implementation of the Active Transportation Plan will also:

- Improve suitability of routes to the local schools for children.
- Reduce traffic congestion in the downtown core along Lincoln Avenue.
- Improve safety and convenience of parking a bicycle in Calistoga.
- Encourage tourists to ride bicycles in Calistoga, rather than driving once they get to the city.
- Encourage residents to use bicycles for short shopping and commuting trips within city limits.

Pedestrian Facilities

Pedestrian-oriented streets are a key element of safe, active, and livable commercial and residential areas. Regardless of the type of adjacent land use, attractive and functional sidewalks with pedestrian amenities generate activity on the street, enhance the economic vitality of commercial areas, encourage walking, and improve quality of life.

The pedestrian environment encompasses sidewalks and other pathways. Although most arterials in Calistoga have sidewalks, most of Foothill Boulevard (Highway 128/29) and Highway 29 north of Wappo Avenue do not. This is because these roadways are state highways built to rural highway standards. An encroachment permit from Caltrans is required to construct sidewalks within the State right-of-way. To avoid conflicts, some properties have constructed sidewalks and multi-use pathways just outside of the State right-of-way.

Sidewalk connectivity from the downtown core area to surrounding residential neighborhoods is generally adequate on Washington Street, Berry Street and Fair Way. Other streets have discontinuous sidewalks and major sidewalk gaps exist. Closing these gaps would improve pedestrian access to the downtown.

Cross walk safety lighting should be pursued at the following locations due to high volumes of pedestrian and bicyclist traffic:

- Lincoln and Cedar
- Lincoln and Brannan
- Lincoln and Fairway

- Lincoln and Stevenson Avenue

Street crossings in Calistoga tend to be narrow, which facilitates safe pedestrian movement. However, there is a need to provide a safe crossing at Highway 29 and Brannan Street, where Lincoln Avenue widens north of the downtown and vehicles travel at higher speeds and on Foothill Boulevard at Berry Street, which leads to the elementary school. There is currently no controlled intersection for one mile of Foothill Boulevard that provides a safe crossing for students who reside on the south side of the boulevard.

The City should explore traffic calming measures on long straight collector streets to reduce speeds in residential areas. However, the use of stop signs for speed control should be avoided.

The Active Transportation Plan contains goals, objectives, policies and programs directed at providing a comprehensive and safe pedestrian system in Calistoga.

B. Street Classifications and Standards

For planning purposes, Calistoga's streets are divided into four categories: arterials, collectors and local streets. These modifiers relate to historical factors, roadway design, current circulation patterns and the amount of motor vehicle traffic carried. Figure CIR-2 maps existing and planned arterials and collectors in Calistoga.

Arterials

Arterials are major thoroughfares that carry large volumes of motor vehicle traffic at relatively high speeds. Although Calistoga's arterials have only two lanes, they usually have left-turn pockets and limitations on on-street parking to facilitate traffic flow. These arterial streets and any new arterials that may be added in the south part of town should be the focus for moving traffic through the City.

The Highway 128/Petrified Forest Road intersection has the highest traffic volumes in the entire Highway 128 corridor due to commuters and trucks traveling to and from Sonoma and Lake Counties. The State has identified the "I" intersections of Highway 128 with Tubbs Lane, Petrified Forest Road and Lincoln Avenue as "intersections of concern" due to collision rates with fatalities and/or injuries than are higher than the statewide average.

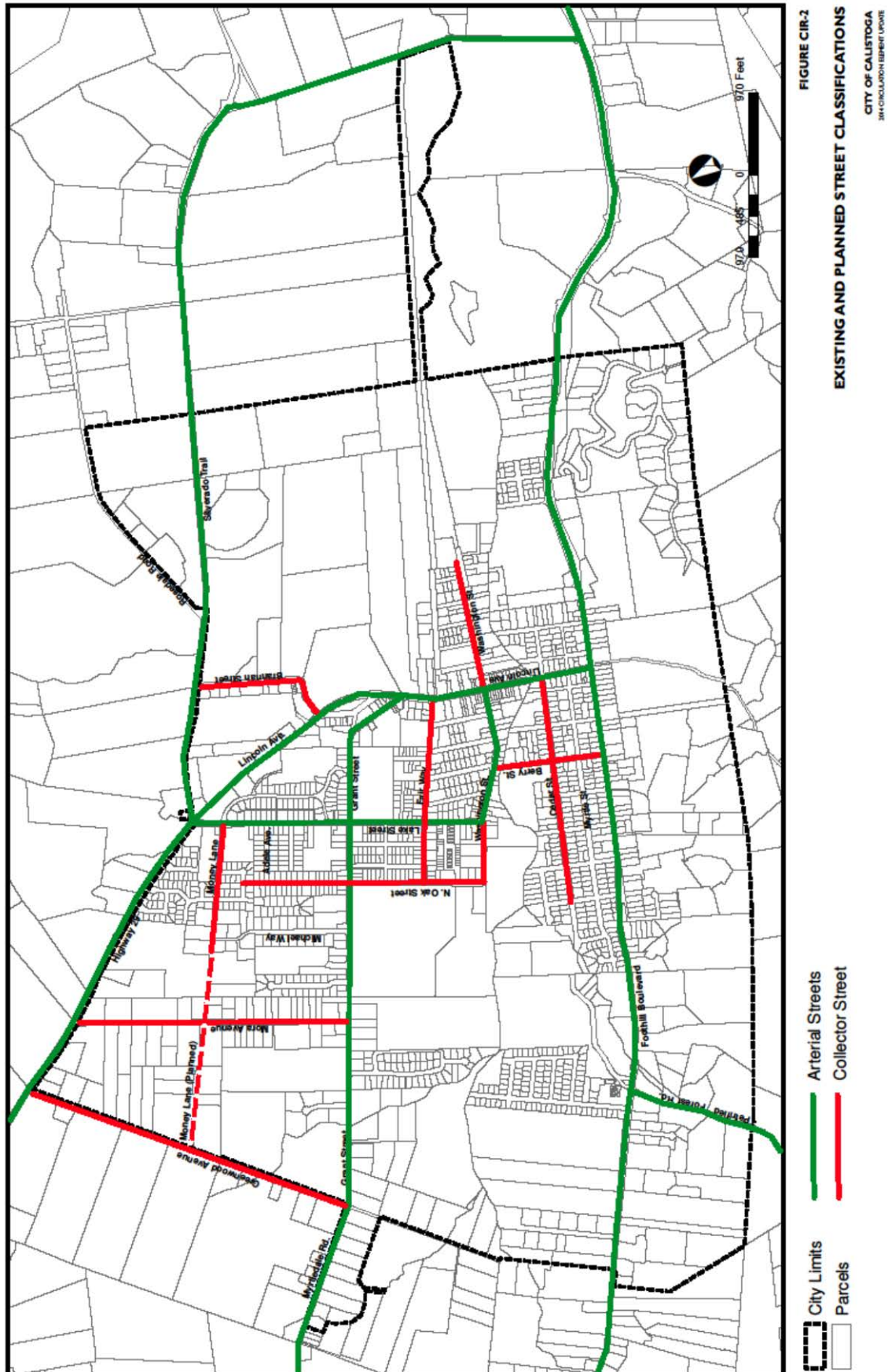
Lincoln Avenue in the downtown is an exceptional arterial because it serves both as Calistoga's "Main Street" and as a component of the state highway system. Unlike most major thoroughfares, it has on-street parking and slow traffic speeds.

Collectors

Collectors connect local streets to arterials. They usually provide two travel lanes and may also have bicycle lanes.

Local Streets

All other streets not listed above are considered local streets. Local streets primarily serve individual parcels. They should be narrow, have low traffic speeds, and be pleasant environments for walking and bicycling.



C. Modifications to the Street Network

The City intends to implement a number of modifications and improvements to Calistoga's street network to optimize service levels for all modes of transportation. These are described as follows, and illustrated in Figure CIR-3.

Bypass Improvement

The 2003 General Plan Environmental Impact Report reported that approximately 19 percent of the traffic on Lincoln Avenue within the Downtown area is passing through Calistoga. The improvement and redesignation of Dunaweal Lane to serve as a new state route cross-valley bypass, particularly for trucks and other traffic traveling between Lake County and southern Napa County, would improve the level of service on Lincoln Avenue, Foothill Boulevard just east of Lincoln Avenue and the intersection of Lincoln Avenue/Foothill Boulevard. A coordinated planning and design agreement would need to specify whether the construction cost is the sole responsibility of the City, shared between the County and City, or the responsibility of the County. If, in the latter case, the roadway segment was adopted as part of the RTP, construction costs for this portion could be allocated through the regional funding process. If state highway status is shifted to this route, roadway construction would need to conform to Caltrans' highway design standards.

Foothill Boulevard/Lincoln Avenue

Signalization of this intersection is needed due to the high volume of traffic that passes through it. Widening is needed to provide turn lanes; protected left-turn phasing would be provided on Foothill Boulevard and split phasing on Lincoln Avenue. Additional lanes needed include left-turn lanes on eastbound and westbound Foothill Boulevard and southbound Lincoln Avenue, and a right-turn lane on eastbound Foothill Boulevard.

Silverado Trail/Highway 29

The City and Caltrans are working on improvements for this intersection, including safety improvements on Lake Street and the realignment of the intersection. No widening is proposed; however, signalization is appropriate to improve LOS at full build-out.

Brannan Street

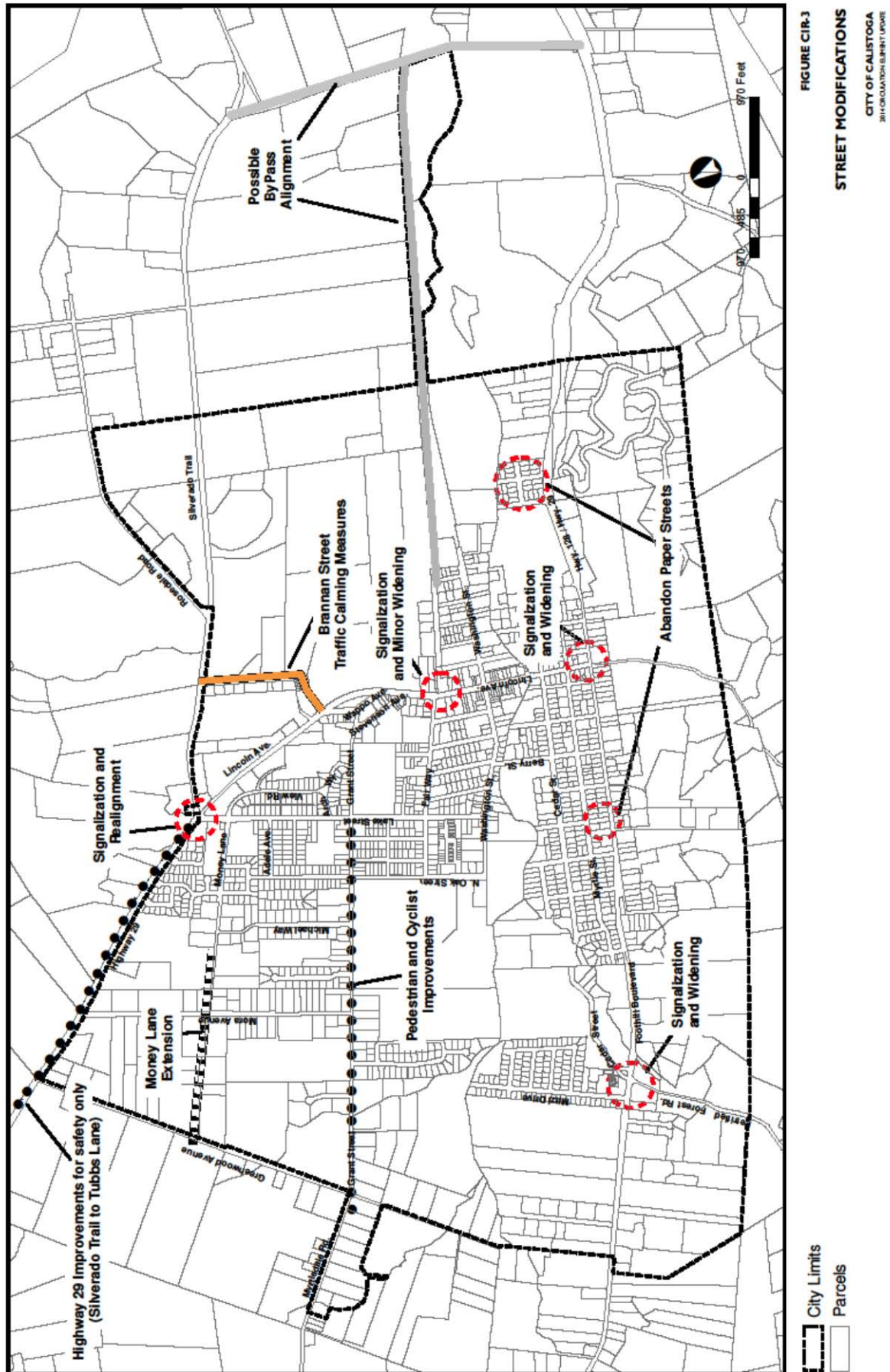
Brannan Street, which connects Silverado Trail to Lincoln Avenue, is currently used by many motorists as a short-cut to avoid the stop sign-controlled intersection further to the west. An action is included that calls for the City to explore traffic calming measures for Brannan Street.

Foothill Boulevard/Petrified Forest Road

Signalization of this intersection is needed due to the high volume of traffic that passes through it. Protected left-turn phasing on Foothill Boulevard and split-phasing on Petrified Forest Road would be provided. Widening to provide a third lane on eastbound Foothill Boulevard to allow separate left-turn, through, and right-turn lanes is expected to be needed.

Grant Street

CMC Section 12.04.130(C) outlines the ultimate street width for Grant Street, as well as pedestrian and cyclist improvements for various sections.



Money Lane Extension

If needed in the future to accommodate development on the west side of the city, Money Lane will be extended to Greenwood Avenue to create a new connection with Lake Street and central Calistoga. Although the extension is not considered necessary at this time, this Element contains a policy to prevent development on intervening parcels that might preclude it. The City should prepare an Official Plan Line for this road segment. This provides the greatest constructive notice to the property owners that there is an expectation of dedication at the time of development and a set aside is required.

Foothill Boulevard/Berry Street

A dedicated left-turn pocket and acceleration lane is needed on southbound Foothill Boulevard (SR 128) to accommodate drivers turning into and out of Berry Street. Widening on both sides of the road is assumed; retaining walls will likely be required on the south side.

Lincoln Avenue/Fair Way

Signalization of this intersection is needed due to high volume of pedestrian traffic, the anticipated Vine Trail Regional Pathway, the proposed public parking lot and high volume of traffic associated with the adjacent commercial activity centers. Improvements would include permissive left-turn phasing on both Lincoln Avenue and Fair Way and minor widening to align the Fair Way approaches.

Abandonment of “Paper Streets”

“Paper streets” consist of lands that are owned by the City, mapped as streets in City records, but have never been paved or used as streets. These paper streets are mostly a result of the 1871 “Morgan Map” and are not needed for traffic circulation. As shown in Figure CIR-3, City-owned paper streets in Calistoga are typically located in parts of the residential area adjacent to downtown, and include a segment on Gold Street between Myrtle Street and Cedar Street and multiple segments southwest of Lincoln Avenue. State law requires jurisdictions to abandon publicly-owned rights-of-way that will not foreseeably be used for those intended rights-of-way of other public uses. Abandoning these paper streets could allow the use the land for housing, parks, or other needed uses, except where they may be needed for circulation improvements.

D. Key Findings

1. The following characteristics of Calistoga’s circulation system found in many parts of the community make for a livable city:
 - A interconnected street system with some breaks that discourage cut-through traffic
 - Generally slow speeds on residential streets
 - Pedestrian-scale block sizes and lighting
 - Street trees and other pedestrian amenities
 - Narrow street crossings.
2. The arterial and collector street system in Calistoga is sufficient to accommodate existing and future projected motor vehicle traffic demand with two exceptions:
 - Foothill Boulevard southeast of Lincoln Avenue
 - Lincoln Avenue in the downtown.

Both of the street segments operate at LOS E, nearing the capacity of these two-lane arterials and exceeding the Caltrans standard of LOS C.

3. Lincoln Avenue serves two purposes. It is Calistoga's main downtown street, but it is also a part of the state highway system. In order to maintain downtown Calistoga's walkable and inviting qualities, it would be preferable to eliminate the Highway 29 designation on Lincoln Avenue and reroute through traffic onto Dunaweal Lane.
4. There is a lack of connectivity parallel to Lincoln Avenue in the southeast part of the city, forcing most motor vehicle traffic generated in the central city to use Lincoln Avenue through the downtown.
5. Although it has acceptable levels of service, there are safety concerns on Lincoln Avenue northwest of downtown, especially for pedestrians crossing the road and vehicular egress from residential properties and transient lodging facilities lining the road.
6. Caltrans is continuing to explore alternatives for the most appropriate way to improve Highway 29 from Lincoln Avenue to Tubbs Lane. The City favors roadway improvements in this area for safety only in order to maintain lower speeds.
7. Downtown parking is a major concern in Calistoga, since parking can be difficult during peak seasonal times. This reinforces the importance of the City's existing in-lieu parking fee to fund the construction of small municipal parking lots.
8. The regional bus transit system serves Calistoga via stops on Lincoln Avenue and Brannan Street, and uses Highway 29 to connect to other cities in the Napa Valley. While Lincoln Avenue is centrally located in the downtown, residents must walk from adjacent neighborhoods to access transit.
9. Calistoga Shuttle provides door-to-door bus service to residents and visitors within the Planning Area.
10. Overall, the bicycle transportation system provides access to most major destinations and regional connections in Calistoga. However, existing segments of Class I pathways, and bicycle lanes and bicycle routes on surface streets, including high volume arterials, are not interconnected.
11. Most of Foothill Boulevard and Lincoln Avenue north of Wappo Avenue do not have sidewalks. Collectors and arterials such as Oak Street and Lake Street also lack sidewalks. Other streets have discontinuous sidewalks and major sidewalk gaps exist.
12. There is a need to provide a safe pedestrian crossing at Highway 29 and Brannan Street, where Lincoln Avenue widens north of the downtown and vehicles travel at higher speeds. Protection for crossing pedestrians is also needed at the Lincoln Avenue/Cedar Street and Lincoln/Fairway intersections.

E. Goals, Objectives, Policies and Actions

Goal CIR-1 Maintain and enhance Calistoga's street network to serve existing and planned land uses while also maintaining the community's small-town character.

Objective CIR-1.1 Develop and maintain Calistoga's street network of arterials, collectors, primary local and local streets as discussed in Section C of this Circulation Element and shown in Figure CIR-3.

Policies

- P1.1-1. Through the Capital Improvements Plan and related impact fees, the City shall ensure that adequate funds are provided to upgrade and maintain the existing circulation network.
- P1.1-2. As described under Community Identity Element Objective CI-1.2, A.2 the City shall consider the revision of City street standards to allow local streets to be narrower while maintaining adequate width to meet operational, safety, parking and complete street designation requirements.

Actions

- A1.1-1. Collect a transportation impact fee from new development to pay for citywide transportation improvements.
- A1.1-2. Cooperate with landowners to eliminate unnecessary "paper streets," as appropriate.
- A1.1-3. 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.

Objective CIR-1.2 Maintain acceptable Levels of Service on all of Calistoga's streets.

Policies

- P1.2-1. The City shall seek to maintain LOS C or better for all state highways with the exception of the downtown area, and LOS D or better for all other streets.
- P1.2-2. The City shall seek to maintain peak hour LOS D or better at all intersection.
- P1.2-3. Since Lincoln Avenue is Calistoga's main street and serves pedestrian and commercial purposes as much as it does motorized vehicles, it is inappropriate to establish any LOS standard for Lincoln Avenue between Foothill Boulevard and Wappo Avenue. Instead, the City shall evaluate traffic on Lincoln Avenue on an on-going basis, seeking to balance vehicular, parking, bicycle and pedestrian needs. This exclusion is not applicable to intersections on Lincoln.

Objective CIR-1.3 Coordinate the provision of circulation facilities with new development.Policies

- P1.3-1. New development shall be designed to the extent possible with streets that continue the city's existing grid pattern, which allows through traffic and provides multiple connections to arterial streets.
- P1.3-2. New development shall provide sidewalks as needed to close gaps in the city's active transportation network. These gap closures may include off-site locations if the closure improves pedestrian connectivity from the new development to schools or other activity centers.
- P1.3-3. New development shall provide bicycle improvements called for in the Active Transportation Plan.
- P1.3-4. New development and any entitlements that would preclude the extension of Money Lane to Greenwood Avenue shall not be permitted.

Action

- A1.3-1. 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 payment of any transportation impact fee adopted by the City.
- A1.3-2. Prepare an Official Plan Line for the extension of Money Lane.

Objective CIR-1.4 The City shall create and maintain a comprehensive and integrated transportation network that provides safe, comfortable and convenient travel, serving all types of users.Policies

- P1.4-1. All appropriate departments and agencies of the City and the Active Transportation Advisory Committee shall work towards making “Complete Streets” practices a routine part of everyday operations, and approach every relevant project, program and practice as an opportunity to improve the transportation network for all categories of users.
- P1.4-2. “Complete Streets” infrastructure sufficient to enable reasonably safe and comfortable travel along and across the right of way for each category of users shall be incorporated into all planning, funding, design, approval, and implementation processes for any construction, reconstruction, retrofit, maintenance, operations, alteration, or repair of the transportation system), except that specific infrastructure for a given category of users may be excluded if an exemption is approved.
- P1.4-3. Maintenance, planning, and design of projects affecting the transportation system shall be consistent with local bicycle, pedestrian, transit and other relevant plans, except where such consistency cannot be achieved without negative consequences.
- P1.4-4. “Complete Streets” features shall be incorporated infrastructure into existing streets to improve the safety and convenience of users, with the particular goal of creating a connected network of

facilities accommodating each category of users, and increasing connectivity across jurisdictional boundaries and for existing and anticipated future areas of travel origination or destination.

Actions

- A1.4-1. “Complete Streets” improvements shall be incorporated in such projects as construction, reconstruction, retrofit, maintenance and alteration of streets, roads and bridges.
- A1.4-2. 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, traffic calming measures and other features that promote safe and comfortable travel for all users shall be incorporated to the maximum feasible extent.
- A1.4-3. 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.
- A1.4-4. 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.

Objective CIR-1.5 Coordinate with other public agencies on the provision of regional transportation facilities and services.

Policies

- P1.5-1. The City opposes any road widening on Highway 29 north of the downtown to Tubbs Lane. Improvements should be limited to those needed for safety and shall not impair the rural character of the highway. All improvements, including retaining walls and bridge replacements, shall be subject to design review and approval by the City to the greatest extent feasible.

Actions

- A1.5-1. 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.
- A1.5-2. 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.

Goal CIR-2 Provide sufficient parking in the downtown.

Objective CIR-2.1 Require on-site parking and collect in-lieu fees that will support the provision of needed parking without unduly burdening downtown development.

Policies

P2.1-1. Create additional small-scale downtown parking facilities.

P2.1-2. Ensure that City parking requirements for development are not excessive.

Actions

A2.1-1. Collect in-lieu parking fees to support the funding of downtown parking facilities.

A2.1-2. Allow for the following adjustments to on-site parking requirements when substantiated through a professionally-prepared parking study:

- Reduction to the number of required on-site parking spaces.
- Shared use of existing and/or proposed spaces to satisfy on-site parking requirements.

The parking study shall be submitted to the City for consideration and acceptance either prior to or as part of an application for new development.

A2.1-3. 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 and as needed to address Action A2.1-3.

Objective CIR-2.2 Evaluate and address downtown parking needs.

Actions

A2.2-1. 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.

A2.2-2. Conduct a study to determine whether to revise downtown parking time limits with the goal of maximizing available parking for short-term visitors.

Goal CIR-3 Enhance transportation modes that minimize pollution and congestion.**Objective CIR-3.1 Provide frequent and high-quality transit.**Policies

- P3.1-1. The City shall support regional cooperative transit efforts, especially those that maintain and increase mass transit services in the upper Napa Valley.
- P3.1-2. The City shall encourage the Napa County Transportation Planning Agency to maximize public transportation opportunities to better connect Calistoga residents with larger population and employment centers down-valley.

Action

- A3.1-1. Support the provision of an affordable public shuttle service for Calistoga residents and visitors.

Objective CIR-3.2 Provide a pedestrian network that encourages walking for short trips and recreation.Policies

- P3.2-1. Walking shall be considered an essential and integral part of the city's circulation network.
- P3.2-2. Sidewalks shall be designed to enhance the safety, comfort, aesthetic appeal, and interest of the pedestrian environment.

Actions

- A3.2-1. Implement the sidewalk improvement program contained in the Active Transportation Plan.
- A3.2-2. Incorporate the expansion of the sidewalk network into the City's capital improvement planning, with priority given to collector streets.
- A3.2-3. Seek funding from federal and state grant programs to implement sidewalk construction.
- A3.2-4. 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.
- A3.2-5. 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.
- A3.2-6. Conduct a feasibility study with Caltrans to determine the ability to improve pedestrian circulation along Foothill Boulevard.

Objective CIR-3.3 Facilitate the use of bicycles for transportation purposes.Policy

- P3.3-1. Bicycling shall be considered an essential and integral part of the city's circulation network.

Action

- A3.3-1. Implement the bicycle facility improvements included in the Active Transportation Plan.

6 HOUSING ELEMENT

The purpose of the Housing Element is to work towards accommodating the city's housing needs while maintaining Calistoga's rural small-town character and appearance, its sense of community, and its natural and historic setting.

A. Introduction

The State Legislature has established the attainment of a decent home and satisfying living environment for every California resident as a goal of the highest priority. However, this goal is not just a matter of statewide concern. Each city and county has an obligation to contribute its part by including a Housing Element as one of the seven mandatory elements of the General Plan. It is a primary goal of the City to provide safe and affordable housing¹ for all Calistoga residents and to ensure that adequate housing is planned as the population expands in the future consistent with available resources.

The purpose of Calistoga's Housing Element is to provide a long-term, comprehensive plan to address the housing needs for all economic segments of the community. The Housing Element addresses existing and projected housing demand and establishes goals, quantifiable objectives, policies and actions to assist the City in implementing the plan, while also striving to protect its rural small-town character and appearance, sense of community, and natural and historic setting.

This 2014 Housing Element Update also creates a plan for meeting the City's share of region-wide housing need for the planning period between February 1, 2015 and January 31, 2023, as required by state law. It is organized into several sections. The Introduction summarizes State requirements relating to the Housing Element, followed by a description of the process used to ensure public involvement in the development of this Update. The Element also updates various demographic and housing data that characterize the community's housing profile, existing housing needs and constraints on the development of housing. Additionally, the Element provides an updated inventory of approved housing projects and sites for the development of housing, and identifies housing opportunities and resources. The policy portion of the Element contains goals, objectives, policies and actions, including "quantified objectives" that translate the actions into expected numbers of housing units to be produced. The City's general success in implementing the actions contained in the 2011 Housing Element is contained in Appendix A, along with recommendations to maintain, modify or delete its actions in light of its success and changed circumstances.

The most current housing data and population information available were used during the preparation of the Housing Element, including the 2010 U.S. Census. Unfortunately, the 2010 Census did not include a long form, which in past years provided valuable information regarding demographic trends. Although American Community Survey data is available for some topics, it is an ongoing statistical survey that samples a small percentage of the population every year. Due to the small population of Calistoga, there are very high margins of error associated with this data and it is less reliable. Census data was supplemented with information from other sources, such as the California Department of Finance.

¹ For the purposes of this Housing Element, "affordable housing" means housing affordable to extremely low-, very low-, low-, or moderate-income households, as defined in Health and Safety Code §50052.5.

Other information sources include a housing stock conditions survey that was conducted during 2010, a 2014 study of the city's mobilehome parks, a 2014 countywide survey of the homeless and contacts with providers of special needs housing.

Legal Requirements

The California Government Code requires every city and county in California to include a housing element in its general plan. Unlike the rest of the general plan, which typically encompasses a 20-year time period, housing elements are prepared approximately every eight years, following timetables set forth in the law. According to state law, Calistoga and all other San Francisco Bay Area jurisdictions are mandated to complete and adopt a housing element covering the period from February 1, 2015 through January 31, 2023.

The housing element must be integrated and consistent with all other elements of the General Plan. All possible steps in the preparation and review of the 2014 Housing Element Update have been taken to ensure that there are no conflicts in data, goals, objectives, policies and actions.

State requirements for the information to be included in a housing element are identified throughout this document in each appropriate section.

Public Participation

State law requires a housing element to be prepared with public participation. Specifically, Government Code Section 65583(c)(7) requires that the City, "make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element."

A public workshop was conducted by staff on August 4, 2014, to provide an overview of the Housing Element, present the Background Report's findings and receive public comments on the Report. This workshop was noticed twice in the two local newspapers and notifications were distributed to local representatives of local agencies and groups involved in the provision of affordable and special needs housing, as well as the North Bay Association of Realtors and Building Industry Association Bay Area. The complete Background Report was also posted on the City's web site and subscribers were notified. Some of the comments received during and following the workshop were incorporated into revisions to the Background Report and the recommended revisions to the current Housing Element's actions, including an action that would consider a mobilehome park conversion ordinance.

The Calistoga Planning Commission and City Council conducted noticed public hearings on the draft Housing Element on September 10, 2014 and October 7, 2014. Notification of the hearings was also given to local representatives of agencies and groups involved in the provision of affordable and special needs housing. The City Council accepted the draft Element on October 7, 2014 and directed staff to transmit it to the California Department of Housing & Community Development (HCD) for review. Following revisions to the draft Element in response to HCD comments, the final Element was adopted by the City Council on January 6, 2015 (Resolution No. 2015-3).

Comments were received during the public review period from North Bay Housing Coalition, whose mission is to address the housing needs of people with development disabilities. Information provided by the Coalition was incorporated into the Element's section on Special Needs Housing and Action A4.1-8 was added to address these needs. Comments were also received from several members of the public on the need for a mobile home park conversion ordinance, which is reflected in Action A3.1-2.

Review of the 2011 Housing Element

Government Code Section 65588 requires the City to review its housing element to evaluate: (1) the effectiveness of the housing element in attaining the community's housing goals and objectives; (2) the progress that the City has made in implementing housing element programs; and (3) the appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. Appendix A summarizes the policies and actions that were adopted in the 2011 Housing Element, identifies the status of their implementation, and assesses whether they were successful in meeting their particular objectives. Information contained in Appendix A was used in this Update to inform where the City can be more effective in realizing its housing objectives in the next planning period.

The following are highlights of the City's accomplishments in implementing its 2011 Housing Element over the last three years, along with any associated Housing Element objectives and actions:

- A CDBG grant was awarded to the City to study the long-term viability of Calistoga mobile home parks as affordable housing for low-income households, particularly seniors. The study's findings and recommendations have been incorporated into this Update.
- The Rent Stabilization Ordinance for the community's mobile home parks was reviewed to determine its effectiveness and whether amendments were appropriate. (H-2.2/A3)
- The Fair Way Manor mobile home park was inspected to identify and correct code violations to preserve this affordable housing. The City engaged Fair Housing Napa Valley to provide translation services and assistance with the park's Hispanic occupants. (Objective H-4.1)
- The City received a \$500,000 HOME grant for the rehabilitation of owner-occupied housing, which include energy conservation improvements. (Objective H-4.1, H-8.1/A5)
- A 48-unit apartment project targeted to households headed by farmworkers with a maximum income of 60% of area median income was approved and is expected to be occupied at the beginning of 2015. (H-3.2/A2, H-3.4/A1)
- Funding was provided to Napa Valley Fair Housing, Community Action of Napa Valley, Calistoga Farmworker Center, UpValley Family Center, Napa City and Napa County Housing Authorities and Calistoga Affordable Housing to promote affordable and fair housing for special needs groups, such as farmworkers, seniors, the disabled, the homeless and families with female heads of household. (H-3.4/A2)
- Funding was provided to Rebuilding Calistoga to help low-income seniors maintain and upgrade their homes, and conserve energy. Approximately 50 work requests were responded to in 2014. (H-4.1/A2 and H-8.1/A5)
- Single- and multi-family design guidelines were approved. (H-1.4/A1, H-2.2/A1)
- An update of the City's development impact and in-lieu fees was undertaken. (H-2.1/A3, H-3.1/A2, H-6.1/A2)
- Zoning Code amendments were adopted to revise most of the residential zoning districts to align them with the General Plan and promote housing. (H-1.2/A2, H-1.2/A4, H-2.1/A2, H-2.1/A4)
- The City initiated participation in the CaliforniaFIRST and California Home Energy Renovation Opportunity (HERO) Property-Assessed Clean Energy (PACE) Programs, which allow residential property owners to finance the installation of energy- and water-efficient improvements, and renewable energy projects. (H-8.1/A1)

- The City adopted the 2013 California Building Standards Code, which include expansive energy-efficiency requirements for remodeled and new residential development and provisions allowing rainwater catchments and the reuse of graywater. (H-8.1/A3)
- An aggressive water conservation program was initiated, which conserves energy by reducing water transportation.
- Based on construction that has occurred since January 1, 2007, the City has fully met its Quantified Objectives for the current planning period in the Moderate-Income category and has partially met its objectives for the other income categories with the exception of the Extremely Low-Income category.

B. Demographic and Housing Stock Overview

Population Characteristics

Understanding who lives in the community and how the population has grown in the past and is expected to grow in the future is important to establishing policies for the provision of housing. Calistoga's historic population since 1950 is shown in Table H-1. The city's growth rate has varied significantly over the past 60 years. Between 1970 and 1980, Calistoga experienced its most dramatic increase in population, doubling its population through the addition of nearly 2,000 new residents. Since then, population growth has slowed substantially. Between 2000 and 2010, the City's population actually declined by .7 percent, compared to an increase of more than 16 percent during the previous decade.

TABLE H-1 CALISTOGA POPULATION, 1950 - 2014

Year	Population	Change	
		Number	Percent
1950	1,418	--	--
1960	1,514	96	6.8%
1970	1,882	368	24.3%
1980	3,879	1,997	106.1%
1990	4,468	589	15.2%
2000	5,190	722	16.2%
2010	5,155	-35	-0.7%
2014	5,224	69	0.1%

Sources: U.S. Census Bureau, Decennial Census Counts;
California Department of Finance

Table H-2 shows the comparative growth for Napa County cities and the unincorporated county area between 1990 and 2014. Calistoga's population modestly increased between 2000 and 2014, while St. Helena and the unincorporated area of Napa County experienced a decline. Yountville had a small gain. Only Napa and American Canyon posted significant gains in population, the latter more than doubling its population.

TABLE H-2 POPULATION IN NAPA COUNTY JURISDICTIONS, 1990 - 2014

Jurisdiction	1990	2000	2010	2014	Change 2000 - 2014	
					Number	Percent
American Canyon	7,706 ¹	9,774	19,454	20,001	10,227	104.6%
Calistoga	4,468	5,190	5,155	5,224	34	.7%
Napa	61,842	72,585	76,915	78,358	5,773	8.0%
St. Helena	4,990	5,950	5,814	5,943	-7	-.1%
Yountville	3,259	2,916	2,933	3,017	101	3.5%
Unincorporated	28,477 ²	27,864	28,683	26,712	-1,152	-4.1%

¹ Population of American Canyon Census Designated Place (CDP).

² Adjusted, subtracting population of American Canyon CDP.

Sources: U.S. Census Bureau, Decennial Census Counts; California Dept. of Finance

Between 2000 and 2010, Calistoga saw an increase in the diversity of its population. As shown in Table H-3, the percentage of the city's population who categorize themselves as Hispanic grew from 38.4 percent in 2000 to 49.4 percent in 2010, while the share of non-Hispanic White decreased from 59.1 percent to 47.7 percent. This is especially significant considering that the latter category represented 73.7 percent of the population in 1990. (The city's populations in the other ethnic categories are too small to make accurate conclusions on changes during this period.)

TABLE H-3 POPULATION BY RACE AND ETHNICITY, 2000 & 2010

Category	2000		2010	
	Number	Percent	Number	Percent
Hispanic	1,978	38.4%	2,545	49.4%
White (non-Hispanic)	3,048	59.1%	2,459	47.7%
Black	16	<1%	20	<1%
Native American	28	<1%	16	<1%
Asian/Pacific Isl.	52	1.0%	47	<1%
Other	6	<1%	13	<1%
≥Two Races	62	1.2%	55	1.1%

Source: U.S. Census Bureau, Decennial Census Counts

Table H-4 shows that the median age in Calistoga increased from 38.1 years to 40 years between 2000 and 2010. This increase appears attributable to an increase in the proportion of the population between 55 and 65 years of age. Calistoga's median age is virtually the same as Napa County's as a whole, but nearly 5 years older than California's median of 35.2 years.

TABLE H-4 POPULATION BY AGE, 2000 & 2010

Age Groups	2000		2010	
	Number	Percent	Number	Percent
0-9	712	13.7%	655	12.6%
10-19	614	11.9%	614	11.9%
20-24	325	6.3%	298	5.7%
25-34	750	14.5%	680	13.1%
35-44	649	12.5%	661	12.7%
45-54	651	12.5%	599	11.5%
55-64	474	9.1%	684	13.2%
60-64	218	4.2%	320	6.2%
65-74	368	7.1%	479	9.2%
75-84	459	8.8%	311	6.0%
85+	188	3.6%	174	3.4%
Median	38.1		40.0	

Source: US Census Bureau, Decennial Census Counts

A comparison of Calistoga's age group distribution in 2010 to the State of California, Napa County as a whole and other municipalities in the county is shown in Table H-5. The city's distribution is very similar to Napa County's, while it has a higher elderly share and lower youth share than the State's. Additional demographic information can be found in later sections that deal with special needs housing.

TABLE H-5 SHARE OF TOTAL POPULATION BY AGE GROUP, 2010

	Under 5 Years	5 to 19 years	20 to 34 years	35 to 44 years	45 to 59 years	60 to 74 years	75 years and over
California	7%	21%	22%	14%	20%	11%	5%
Napa County	6%	20%	18%	13%	22%	14%	7%
American Canyon	7%	25%	18%	15%	22%	10%	4%
Calistoga	7%	18%	19%	13%	19%	15%	9%
Napa	7%	21%	20%	14%	20%	12%	7%
St. Helena	5%	19%	17%	12%	21%	17%	10%
Yountville	2%	6%	9%	7%	17%	24%	33%

Source: U.S. Census Bureau, Decennial Census Counts

Employment Characteristics

Hospitality/food services, retail trade, natural resources and manufacturing (bottled water, wine) have historically been Calistoga's core industries. As shown in Table H-6, over the last 20 years, employment in all of these sectors has declined, with the exception of Hospitality/Food Services, which has grown. During the same period, there was significant growth in the Professional/Scientific/Administrative Services and Construction sectors.

TABLE H-6 EMPLOYMENT BY INDUSTRY

Industry Type	1990		2000		2007-2011*	
	No.	Percent	No.	Percent	No.	Percent
Arts, Entertain., Rec., Accommodations, Food Services	362	18.3%	540	22.7%	571	24.2%
Professional, Scientific, Administrative Services	120	6.1%	196	8.3%	446	18.9%
Educational, Health and Social Services	274	13.9%	269	11.3%	284	12.1%
Manufacturing	293	14.8%	321	13.5%	263	11.2%
Agriculture, Forestry, Fishing, Mining	296	14.9%	241	10.2%	234	9.9%
Construction	59	3.0%	167	7.0%	193	8.2%
Wholesale and Retail Trade	358	18.0%	264	11.1%	134	5.7%
Public Administration	61	3.1%	79	3.3%	70	3.0%
Transportation, Warehousing	46	2.3%	52	2.2%	52	2.2%
Information	23	1.2%	31	1.3%	40	1.7%
Finance, Insurance, Real Estate	87	4.4%	108	4.6%	37	1.6%
Other Services	--	--	106	4.5%	32	1.4%
Totals	1,979		2,374		2,356	

Sources: U.S. Census Bureau, 1990 & 2000 Decennial Counts and 2007-2011 American Community Survey.

*Caution should be used comparing the ACS data to census data.

Major employers in Calistoga are listed in Table H-7 and account for nearly one-third of local jobs. Accommodations, spa services and food service businesses employ the most workers in Calistoga. The local school district is also a large employer.

TABLE H-7 MAJOR EMPLOYERS, 2013

Employer	Industry Type	Employees
Solage Spa & Resort	Accommodations, Professional Services, Food Services	320
Calistoga Joint Unified School District	Education	105
Calistoga Spa Hot Springs	Accommodations, Professional Services	100
Indian Springs Resort and Spa	Accommodations, Professional Services	98
Cal Mart	Retail Trade	65
City of Calistoga	Public Administration	54
Calistoga Inn Restaurant	Food Services	50
Brannan's Grill	Food Services	46
G. Haven Hot Springs Spa & Resort	Accommodations, Professional Services	41
Mount View Hotel and Spa	Accommodations, Professional Services	33

Source: City of Calistoga Business License Applications

Table H-8 shows examples of annual wages for local occupations. The estimates are based on national-level wage data, adjusted to account for regional wage disparities. In general, wages in Napa County are higher than the national average.

According to the 2000 Census, approximately 45 percent of employed Calistogans worked within the city. An estimated 42 percent of employed residents worked elsewhere in Napa County and 13 percent worked outside of the county.

TABLE H-8 AVERAGE WAGES BY OCCUPATION FOR NAPA COUNTY, 2011

Occupation Category	U.S. Average Wage	Napa Co. MSA Average Wage
Management	\$108,570	\$111,800
Healthcare Practitioner, Healthcare Technical	\$73,540	\$93,640
Business and Financial Operations	\$69,550	\$72,010
Legal Occupations	\$98,570	\$70,680
Education, Training, Library	\$51,210	\$57,240
Construction	\$44,960	\$53,630
Community and Social Services	\$44,240	\$50,970
Arts, Design, Entertainment, Sports, Media	\$54,490	\$50,580
Installation, Maintenance, and Repair	\$43,870	\$49,410
Protective Services	\$43,050	\$43,490
Sales and Related Occupations	\$37,990	\$42,770
Office and Administrative Support	\$34,410	\$40,310
Production	\$34,500	\$37,350
Healthcare Support	\$27,780	\$35,450
Transportation and Material Moving	\$33,590	\$33,450
Buildings and Grounds Cleaning and Maintenance	\$25,670	\$30,900
Personal Care and Service	\$24,550	\$28,520
Farming	\$24,230	\$27,830
Food Preparation and Serving	\$21,380	\$25,110

Sources: BLS National Industry-Specific Occupational Employment and Wage Estimates, May 2011; estimates calculated by Economic & Planning Systems, Inc.

Household Income

As shown in the following tables, Calistoga has the lowest median household income in the county (more than \$10,000 less than the next highest city) and the highest poverty rate. Median household income was virtually unchanged between 2000 and 2011. However, it should be noted that the 2007-2011 survey data is based on relatively small sample sizes with high margins of error, and should be viewed as estimates rather than definitive numbers. The significant jump in the city's poverty rate between 2000 and 2011 appears especially questionable.

TABLE H-9 MEDIAN HOUSEHOLD INCOME, 2000 - 2011

	2000*	2007-2011*	Change
State of California	\$63,839	\$61,632	-3.5%
Napa County Total	\$69,846	\$68,641	-1.7%
American Canyon	\$70,342	\$83,581	18.8%
Calistoga	\$51,913	\$51,974	0.1%
Napa	\$66,358	\$62,642	-5.6%
St. Helena	\$79,518	\$68,404	-14.0%
Yountville	\$63,374	\$68,368	7.9%

*In 2011 dollars

Source: U.S. Census Bureau, 2007-2011 ACS (5-year estimates)

TABLE H-10 POVERTY RATE, 2000 - 2011

	2000	2007-2011*	Change
State of California	14.2%	14.4%	1.2%
Napa County Total	8.6%	9.8%	18.2%
American Canyon	8.3%	5.8%	-34.0%
Calistoga	8.8%	13.6%	69.6%
Napa	8.0%	11.2%	25.3%
St. Helena	8.9%	6.4%	0.5%
Yountville	6.4%	5.3%	-27.4%
Unincorp. Napa County	7.3%	8.9%	30.2%

Source: U.S. Census Bureau, 2007-2011 ACS (5-year estimates).

*Caution should be used comparing the ACS data to census data.

Housing Stock Characteristics

The number of housing units in Calistoga more than doubled between 1960 and 2010, with much of the growth occurring during the 1970s and 1980s. However, only one unit was added to the city's housing stock between 2010 and 2014.

TABLE H-11 HOUSING UNITS, 1960 – 2014

Year	Units	Change	
		Number	Percent
1960	1,042	--	
1970	1,106	64	6.1%
1980	1,964	858	77.6%
1990	2,157	193	9.8%
2000	2,249	92	4.3%
2010	2,319	70	3.1%
2014	2,320	1	<1%

Source: U.S. Census Bureau, Decennial Censuses

Approximately half of the city's housing units in 2014 were single-family detached units, while mobile homes constituted approximately one-quarter of the housing supply. Multi-family dwellings comprised just over 20 percent of the City's dwelling units. Compared to the county's and state's housing unit type distributions, Calistoga has a substantially higher proportion of mobile homes, and a significantly lower share of multi-family units than the state.

TABLE H-12 HOUSING TYPE DISTRIBUTION, 2014

Unit Type	Calistoga		Napa Co.	California
Single Unit - Detached	1,152	49.6%	68.5%	58.1%
Mobile Home	601	25.9%	6.9%	4.0%
Single Unit - Attached	89	3.8%	5.3%	7.0%
Multi-Family (2-4)	243	10.5%	7.4%	8.1%
Multi-Family (5+)	235	10.1%	11.9%	22.8%

Source: California Department of Finance, Demographic Resource Unit, Report E-5, 1/1/14

¹*Single unit - attached* is defined by the DOF as a one-unit structure attached to another unit by a common wall, commonly referred to as a townhouse, half-plex, or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form a property line. Each unit has individual heating and plumbing systems. It is differentiated from a two-plex, in which the units share attic space, and heating and plumbing systems.



An example of Calistoga's multi-family housing

Housing Conditions Survey

The City of Calistoga conducted a survey of housing conditions in 2010, using a survey instrument that was a modified version of a sample survey produced by the California Department of Housing and Community Development. It was limited to single-family dwellings and multi-family buildings in Calistoga (i.e., mobile homes were excluded).

The survey was conducted in those neighborhoods of Calistoga constructed primarily before 1970. The survey area consisted of 576 sites containing a total of 634 housing units, which represented approximately 27 percent of the total housing stock in the city.

Each of the sites area was inspected from the street. Where problems were identified with any one of four categories - foundation, roofing, siding/stucco and windows - a survey form was completed for the property. In all, 77 sites had survey forms completed (representing only 4.5 percent of the conventionally-constructed units), indicating a need for some level of rehabilitation. Table H-13 summarizes the results of the survey.

TABLE H-13 HOUSING CONDITIONS SURVEY RESULTS, 2010

Condition	No. of Sites
Sound	499
Sound with detectable problem	5
Minor problems	23
Moderate problems	42
Substantial problems	4
Dilapidated	3

Source: City of Calistoga, April 2010

Figure H-1 shows the neighborhoods surveyed and the location of units with some detectable problem.

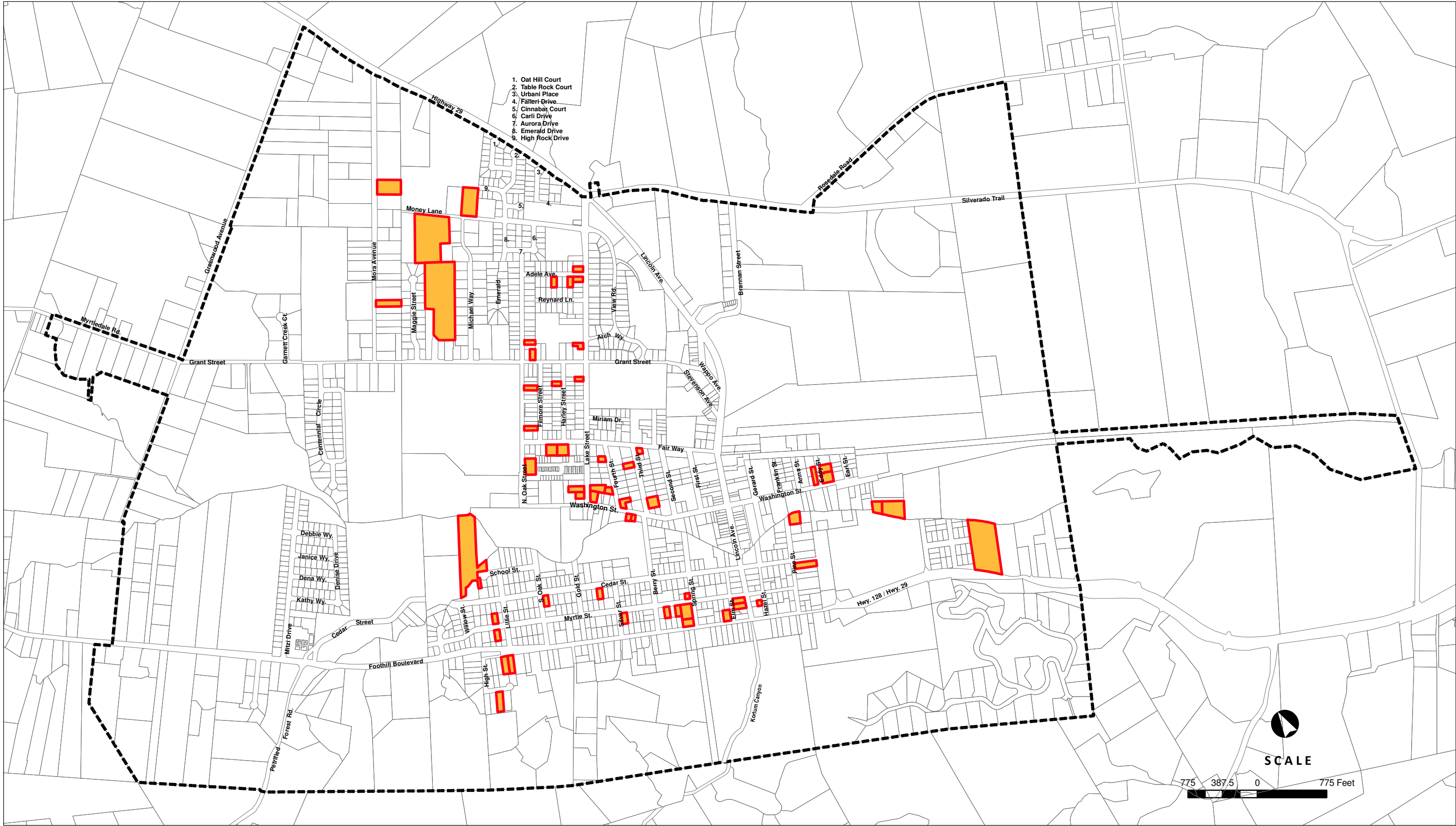
It should be noted that only exterior visual inspections were conducted, and it is likely that many of the older homes are in need of such maintenance as new roofs and heating systems, as well as such energy-saving measures as insulation, double-pane windows and weather-stripping. These conditions could only be identified by a thorough on-site inspection. However, the 2007-2011 American Community Survey data reported that all occupied units in Calistoga had complete plumbing and kitchen facilities, as did the 2000 U.S. Census.

A CDBG-funded housing rehabilitation program administered by the City in the late 1980s and early 1990s resulted in the rehabilitation of more than 50 dwelling units. The generally well-maintained condition of surveyed homes is also evidence of an interest in conserving the city's existing units in the face of limited housing development. There is also a growing recognition and appreciation for the historic qualities of the homes in many of Calistoga's older neighborhoods.

In 2008, the decline in the national, state and local economies and its impacts on home ownership and affordability resulted in an increase in foreclosures. However, there has been no visible impact on local residential property conditions as a result of foreclosures. This could be attributed to the relatively few foreclosures that have occurred in the community, their dispersed locations and the continued maintenance of the properties by the lenders who assume ownership of these properties.

Long-Term Maintenance

Since housing tends to deteriorate with age, there is a continuing concern about the condition of older housing in the community. Approximately 60 percent of Calistoga's housing stock is less than 40 years old, as shown in Table H-14. This housing is generally expected to be in good condition, given its age.



- City_Limits
- Detectable Repair Needed
- Parcels

FIGURE H-1
HOUSING STOCK CONDITIONS SURVEY
 *Updated from 2010 Survey

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About 38 percent of the housing stock, however, is over 50 years old. Housing of this age requires a high degree of maintenance to prevent deterioration, particularly if maintenance has been neglected in the past. High maintenance costs can be a problem both for lower-income homeowners and for landlords. If the income of the homeowner or landlord is insufficient to pay the maintenance costs, deterioration of the housing stock will occur. Currently, only a few homes in Calistoga have deteriorated to such a state that they need to be demolished or replaced.

TABLE H-14 HOUSING CONSTRUCTION BY DECADE

Construction Date	No.	Percentage
2000 to 2009	70	3.0%
1990 to 1999	196	8.5%
1980 to 1989	307	13.2%
1970 to 1979	809	34.9%
1960 to 1969	279	12.0%
1950 to 1959	297	12.8%
1940 to 1949	90	3.9%
1939 or earlier	271	11.7%

Source: U.S. Census Bureau, Decennial Censuses

Susceptibility to Damage from Natural Events

The three main active earthquake faults in Napa County are capable of producing moderate-sized earthquakes that would be capable of producing a substantial amount of damage. Mobile homes tend to sustain greater damage from intense shaking than wood-frame buildings. During an earthquake, the jacks on which a mobile home is typically placed can tip, causing the coach to fall off some or all of its supports. Although the jacks may punch holes through the floor of the mobile home, it usually sustains no other substantial damage. Despite the minimal damage, however, the mobile home becomes uninhabitable, as it must be returned to a stable foundation and reconnected to utilities.

Although single-family, wood-framed homes are less likely to be deemed uninhabitable, significant damage can occur from falling hot water heaters, failed cripple walls, falling unreinforced masonry chimneys, and dislocation of structures from their foundations. Two-story homes with living space over garages are particularly vulnerable to damage. Similarly, multi-family, wood-framed buildings may have living areas above parking areas, supported only by posts. The “soft” first story may also be constructed of concrete masonry unit bearing walls. These designs offer little resistance to lateral seismic forces and buildings with this design could be severely damaged during a seismic event unless they are reinforced.

Residences in certain area of Calistoga are also susceptible to damage from natural events such as flooding and wildfires. The Public Safety Element of the General Plan contains policies and programs to minimize damage from all of these threats.

Housing Occupancy

According to the U.S. Census, approximately 300 of the city's 2,319 housing units were vacant in 2010, for a vacancy rate of 12.9 percent. This number is nearly 100 units more than in 2000. There were relatively significant increases in vacancies in the “for sale,” “for season, recreational or occasional use” and “other vacant” categories.

The increase in the seasonal/recreational/occasional use category is consistent with the growing trend of the purchase of Calistoga homes as second homes. The city is within easy driving distance from the San Francisco Bay Area and offers an affordable means of owning a weekend home in the Napa Valley. Of the 178 single-family homes owned by out-of-town residents, nearly 70 percent reside within a two-hour drive of Calistoga. The increasing purchase of local residences as second homes and the offering of homes as short-term vacation rentals reduce the housing stock available to those who wish to permanently reside in the community.

The reasons for the relatively significant increase in the “other vacant” category is more difficult to identify. A housing unit is classified as “other vacant” when it does not fit into any other year-round vacant category. Common reasons a housing unit is labeled “other vacant” is that no one lives in the unit because the owner is making repairs or renovations, does not want to rent or sell, is using the unit for storage, or is elderly and living in a nursing home or with family members.

The vacant units that were reported in the first two categories by the 2010 U.S. Census are for a particular point in time (i.e., March 2010) and appear to contradict the current very tight housing market in Calistoga. An Internet search conducted for rentals in March 2014 identified only a few homes and no apartments available for rent, although several room rentals were available².

TABLE H-15 VACANCY STATUS, 2000 & 2010

Vacant units	2000	2010
For rent	32	45
For sale	20	42
Rented or sold, not occupied	14	18
For season, recreational or occasional use	122	142
For migrant workers	1	2
Other vacant	18	51

Source: U.S. Census Bureau, Decennial Census

Housing Tenure

Housing tenure - whether a household owns or rents their home - can be affected by many factors, such as housing cost, housing type (single-family versus multi-family), housing availability, household income, job availability, and consumer preference.

The 2010 Census reported that approximately 60 percent of the city's housing units were owner-occupied, an ownership level that was lower than the county's as a whole (65.1 percent), but higher than the state's (56.9

² Trulia.com, Zillow.com, and craigslist.org, accessed March 31, 2014.

percent). The share of owner-occupied units dropped slightly between 2000 and 2010, possibly as a result of an increase in foreclosures during this time.

TABLE H-16 HOUSEHOLDS BY TENURE

	2000		2010	
	Owner	Renter	Owner	Renter
State of California	56.9%	43.1%	55.9%	44.1%
Napa County Total	65.1%	34.9%	62.6%	37.4%
American Canyon	85.9%	14.1%	78.5%	21.5%
Calistoga	59.7%	40.3%	57.8%	42.2%
Napa	60.6%	39.4%	57.3%	42.7%
St. Helena	56.0%	44.0%	55.4%	44.6%
Yountville	71.9%	28.1%	65.5%	34.5%
Uninc. Napa County	73.2%	26.8%	71.2%	28.8%

Source: U.S. Census Bureau, Decennial Censuses

C. Existing Housing Needs

Housing Affordability

Housing cost is generally the greatest single expense item for households. For owner households, housing expenses consist of mortgage and interest payments, insurance, maintenance and property taxes; some owners may also pay homeowners association dues or a special assessment. The housing cost burden for recent home purchasers is even greater than that of other homeowners, since the relative cost of homeownership decreases over time (i.e., long-term owner costs do not adjust to the market value of housing) and the property tax that has limited increases following the home's purchase is adjusted upwards when the property sells.

For renter households, housing expenses generally consist of a security deposit, rent and utilities. Rent levels can fluctuate over the course of occupancy unless local rent controls are imposed.

A major element of the American dream is a home of one's own in the neighborhood of one's choice. Owning a home is one of the primary ways of accumulating wealth in our society, a form of wealth acquisition that is especially protected in the U.S. tax code. Homeownership stabilizes housing costs for a family and protects them from the variations that occur in rental housing. Being a homeowner is also known to increase people's feelings of control over their lives and their sense of overall well-being. High rates of homeownership are believed to strengthen neighborhoods as well, by increasing residents' stake in the future of their communities.

Local Housing Prices and Rents

Homes in Calistoga generally command higher prices than much of California, given the city's desirable climate; its surroundings of vineyards, world-class wineries, wooded hillsides and the Napa River; its

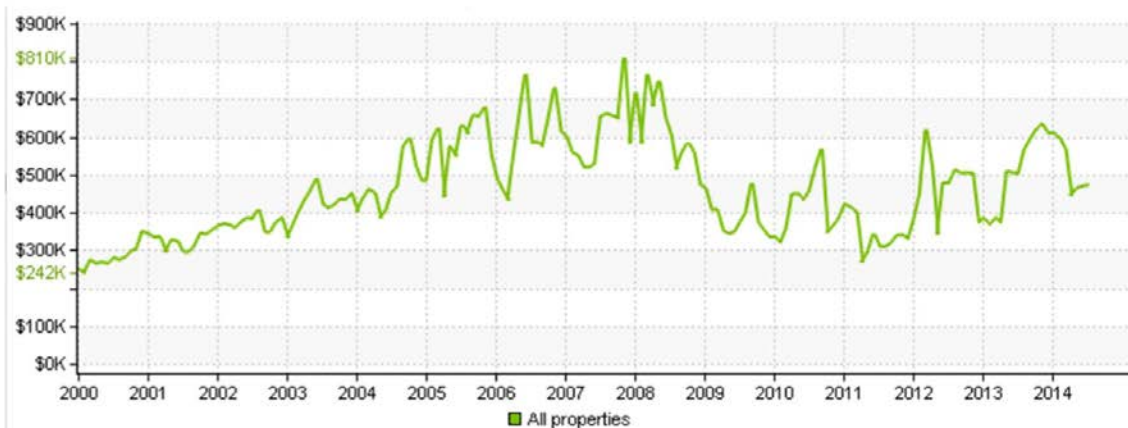
proximity to the San Francisco Bay Area and a full range of services in nearby communities; and its historic small-town character.

Local housing prices increased dramatically between 2000 and 2007, from a median sales price of \$242,000 to \$810,000. The collapse in the housing market that began in early 2008 and the subsequent financial crisis was accompanied by equally dramatic reductions in housing prices, to between \$300,000 and \$500,000 in 2010. An increase in foreclosures resulted in a tight credit market and wary consumers. There were 25 houses in some state of foreclosure in Calistoga in April 2010³. So while housing was more affordable than it had been in years, qualifying for a mortgage was very challenging.

Housing prices have increased substantially since then – 26.1 percent over the last five years. Figure H-2 shows the median price of homes sales in the Calistoga Area between 2000 and 2014. The median sale price during the year prior to July 2014 was \$505,000 and only four foreclosures were listed in July 2014⁴. The average listing price of mobile and manufactured homes in the community was \$93,420 in March 2014⁵.

Rental rates for single-family homes in Calistoga during April 2014 ranged from a two-bedroom offered at \$1,850 per month to a house plus furnished guest house for \$6,500 per month. A shared room in a house ranged from \$750 to \$1,000.

FIGURE H-2 CALISTOGA MEDIAN SALES PRICES, 2000 – 2014



Source: Trulia.com, accessed July, 2014

Affordability

The U.S. Department of Housing and Urban Development (HUD) establishes annual income limits in various income categories that are used in the administration of its programs. They are based on an Area Median Income (AMI) figure; Calistoga is included within Napa County's AMI.

Between 2006 and 2010, approximately 1,070 Calistoga households (more than half of total households) were considered "lower income," i.e., had a household income of 80 percent or less of AMI. During this period, approximately 320 households were considered "extremely low income."⁶

³ RealtyTrac at www.realtytrac.com

⁴ Trulia at www.trulia.com, accessed July 9, 2014

⁵ Trulia at www.trulia.com, accessed March 31, 2014

⁶ Based on ACS 2006-2010 CHAS Data Sets Table S10708

TABLE H-17 INCOME GROUP DEFINITIONS

Income groups	Income ranges
Extremely low income	≤30% of AMI
Very low income	31 - 50% of AMI
Low income	51 - 80% of AMI
Moderate income	81 - 120 % of AMI
Above-moderate income	> 120 % of AMI

The 2014 HUD income limits for Napa County and its jurisdictions are shown in Table H-18. The limits are based on an AMI of \$86,100 for a four-person household. This table also identifies the maximum monthly housing cost that households in each income category would bear using a maximum expenditure of 30 percent of income for rent and utilities in the case of a rental unit, or for mortgage, property taxes, insurance and other costs associated with an ownership unit.

Based on these limits, a moderate-income family of four could not afford the recent median \$505,000 sale price of a single-family home in Calistoga.

TABLE H-18 INCOME AND HOUSING COST LIMITS BY HOUSEHOLD SIZE, 2014

Income and Housing Cost Limits				
	Extremely Low Income	Very Low Income	Low Income	Moderate Income
1-person household				
Maximum annual income	\$18,100	\$30,150	\$46,050	\$72,300
Maximum rent & utilities	\$453	\$754	\$1,151	\$1,808
2-person household				
Maximum annual income	\$20,700	\$34,450	\$52,600	\$82,650
Maximum rent & utilities	\$518	\$861	\$1,315	\$2,066
3-person household				
Maximum annual income	\$23,300	\$38,750	\$59,200	\$92,950
Maximum rent & utilities	\$583	\$969	\$1,480	\$2,324
Maximum home price	\$87,617	\$145,627	\$222,424	\$349,265
4-person household				
Maximum annual income	\$25,850	\$43,050	\$65,750	\$103,300
Maximum rent & utilities	\$646	\$1,076	\$1,644	\$2,583
Maximum home price	\$97,085	\$161,708	\$247,071	\$388,189
5-person household				
Maximum annual income	\$27,950	\$46,500	\$71,050	\$111,550
Maximum rent & utilities	\$699	\$1,163	\$1,776	\$2,789
Maximum home price	\$105,050	\$174,783	\$266,908	\$419,148

Source: Housing prices sourced from Napa County Housing Element Update, February 26, 2014; BAE

Notes: Ownership Cost Assumptions:

Mortgage terms down payment	3.5% of home value	Annual mortgage insurance	1.35% of mortgage
Annual interest rate	3.5% fixed	Annual property tax rate	1.25% of home value
Loan term	30 years	Annual hazard insurance	0.35% of home value
Upfront mortgage insurance	1.75% of home value		

Higher-income households may choose to spend greater portions of their income for housing expenses. However, many low-income households must involuntarily spend a large share of their income on housing. The State of California considers a lower-income household that pays more than 30 percent of its income for housing (rent or mortgage payment plus utilities) to be living in unaffordable housing and “overpaying” for housing. Households that spend 50 percent or more of their income are considered “extremely cost burdened.”

According to HUD sample data for Calistoga between 2006 and 2010:

- 40 lower-income owner-occupied households and 160 renter households paid between 30 and 50 percent of their income for housing, and
- 255 lower-income owner-occupied households and 50 renter households paid more than 50 percent of their income for housing

It should be noted that this survey data is based on relatively small sample sizes with high margins of error, and should be viewed as estimates rather than definitive numbers.

As shown earlier in Tables H-6 and H-8 above, many of the jobs in Calistoga have salaries within the low-income range. These include jobs in the service sector, such as restaurant staff, room cleaners, and groundskeepers; in the retail sector, such as sales clerks; and professional jobs such as teachers and firefighters. In many cases, even the combined wages of two workers result in a lower-income household.

TABLE H-19 OVERPAYMENT FOR HOUSING, 2006-2010

	Housing cost 30-50% of income	Housing cost ≥50% of income
<u>Owner-occupied households</u>		
Very low income	15	130
Low income	25	125
Moderate income	25	29
Above moderate income	45	10
Totals	110	294
<u>Renter-occupied households</u>		
Very low income	145	225
Low income	15	50
Moderate income	15	0
Above moderate income	0	0
Totals	175	275

Source: 2006-2010 CHAS based on ACS

Existing Restricted Affordable Housing

In addition to housing that is affordable to lower- and moderate-income households by virtue of characteristics such as amenities, location, condition and age, there will soon be 173 units (approximately seven percent of total units) within the city whose long-term affordability to these households is assured

through deed restrictions and other agreements (see Table H-20 and Figure H-2). Several of the restricted ownership units were also targeted to first-time homebuyers.

TABLE H-20 RESTRICTED AFFORDABLE HOUSING UNITS

Project	Year	Tenure	Location(s)	Units	Income Group(s)	Expiration Date
Palisades Subdivision	1992	Owner	Various	17	Moderate	2023 or upon sale
La Pradera Apartments	1994	Rental	38 Brannan	48	Very Low: 21 Low: 27 ¹	2048
Emerald Oaks Subdivision	1994	Owner	1807 Aurora 1809 Aurora	2	Moderate	Upon sale
Silverado Place	1994	Owner	1722 Falleri	1	Moderate	Upon sale
Luxe Calistoga	2001	Rental	1139 Lincoln	4	Very Low	2031
Saratoga Manor II	2005	Owner	Between Lake & Oak	17	Low	2059
Lakewood I	2007 ²	Rental	1809 Lake	8	Very low ³	2047
Palisades Apartments	2009	Rental	40-42 Brannan	24	Very Low: 14 Low: 9 Moderate: 1	2064
Paladini Apartments	2012 ⁴	Rental	800 Washington	4	Low	None
Calistoga Family Apts.	2015	Rental	815 Washington	48	Extremely Low: 5 Very Low: 28 Low: 14 Moderate: 1	2070
Total				173		

¹ 60% of AMI

² Year rehabilitated

³ 60% of AMI; includes 4 units reserved for farmworker families

⁴ Year rehabilitated and affordability agreement executed

The City has facilitated the development of affordable housing in the past by negotiating development agreements that required the construction of work-force housing restricted to occupancy by low- and moderate-income households, such as for the Solage Spa and Resort project. Additionally, 48 apartments affordable to very low-income farmworker households are under construction and expected to be completed during the current planning period, which will increase the share of restricted affordable units to approximately seven percent of the total housing stock.

Mobile home parks

However, the 556 mobile homes located in the city's four mobile home parks represent an important supply of affordable housing. Most home prices range from the low \$60,000s to less than \$200,000; average space rents range from \$300 to \$575. In order to help preserve this affordable housing, the City created a "Mobile Home Park" Zoning District in 2007 and applied the zone to all of the parks to help protect the City's existing local mobile home parks and residences from economic forces that may result in the transition or removal of this affordable stock of housing to other uses or more conventional housing types.

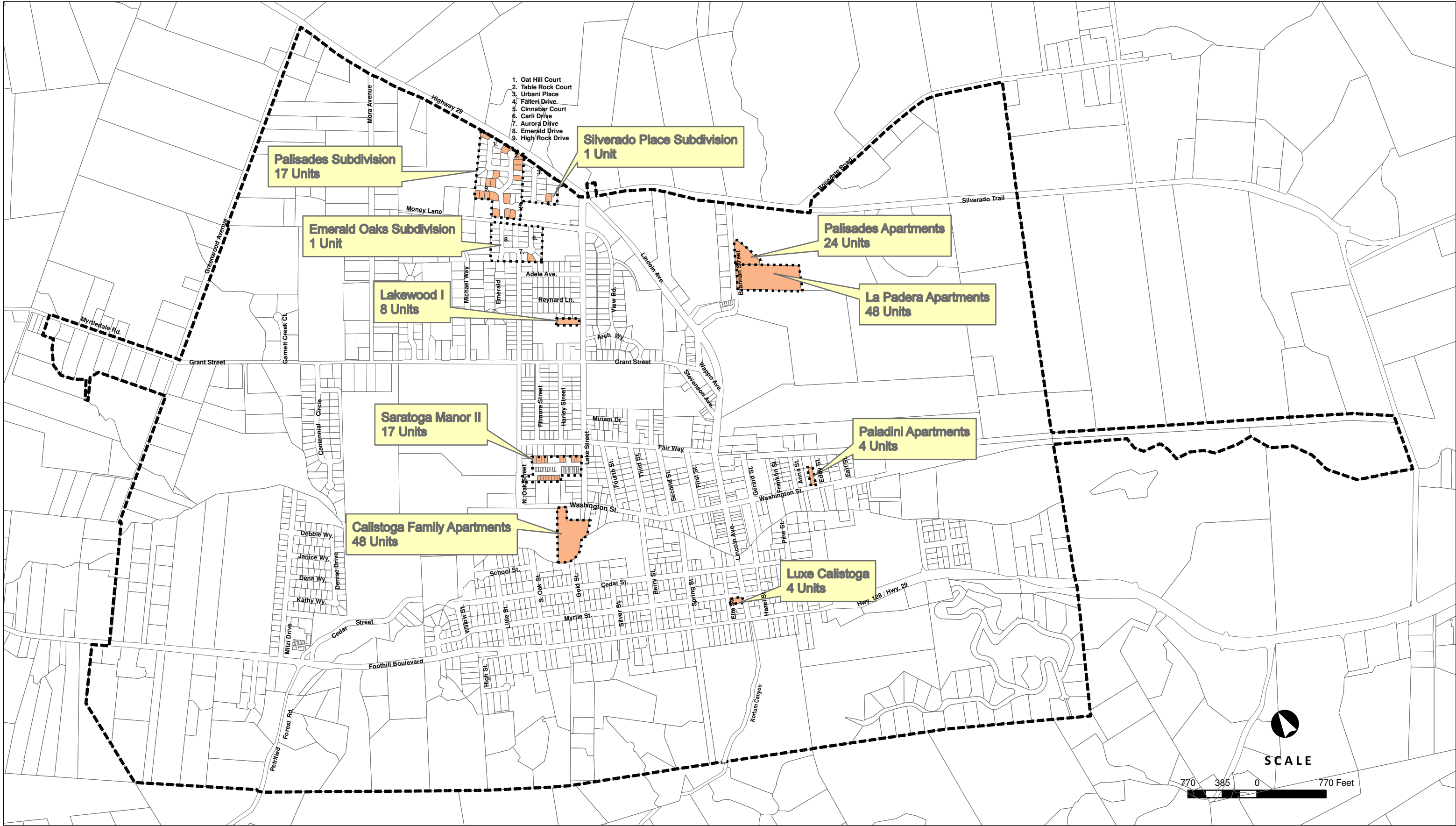


FIGURE H-3

RESTRICTED AFFORDABLE HOUSING UNITS

Additionally, the Mobile Home Rent Stabilization Ordinance controls rent increases for mobile homes. This is particularly important in consideration of the fact that this affordable housing type is largely occupied by senior citizens and others on fixed and limited incomes. The City has incurred more than \$185,000 in legal fees defending the ordinance.

Calistoga is one of the few jurisdictions that have assumed responsibility for issuing certain mobile home building permits and inspecting its mobile home parks. These duties were assumed in order to provide local service to residents and minimize their need to deal with the State. Since 1964, the City has issued building permits for the installation of mobile homes in parks and all exterior improvements to mobile homes, including such items as stairs, lifts, decks and carports. It also inspects one of the parks every year to identify and address code violations. The City also collects and remits the annual permit to operate fees to the State.

State law provides various protections for mobile home park residents in the event of a proposed conversion to resident ownership (Govt. Code Sections 66427.4 and 66427.5) or the closure or conversion of a park to another use (Sections 65863.7 and 65863.8). The latter sections require the entity proposing the change in use to file a report on the impact of the conversion, closure or cessation of use upon the displaced residents, including the availability of adequate replacement housing in other mobile home parks and relocation costs. The City Council may require, as a condition of the change, that the entity take steps to mitigate any adverse impacts on the ability of displaced residents to find adequate housing in another mobile home park. The conversion of a mobile home park to another use would require the approval of a zone change by the Council following a public hearing. An amendment to the Calistoga General Plan Land Use Map would also be required if the proposed new use was inconsistent with the Medium Density Residential land use designation that applies to all of the parks.

Overcrowding

Overcrowding is typically defined as a household with more than one household member per room, based on the Census Bureau's definition of room (which excludes bathrooms, porches, balconies, foyers, halls and half-rooms). "Severe overcrowding" occurs when there are more than 1.5 household members per room.

Calistoga's average household size in 2014 was estimated at 2.56 persons per household, which is less than the countywide average of 2.73 persons and significantly less than the statewide average of 2.95 persons⁷. However, overcrowding can result when there are not enough adequately-sized units within a community, or when high housing costs relative to income force individuals or families to share housing. Overcrowding can be a particular problem in Calistoga during the summer and harvest season, when the community experiences an influx of seasonal farmworkers. Overcrowding can accelerate deterioration of the housing stock.

Table H-21 provides information on overcrowding according to HUD sample data for Calistoga between 2006-2010. It should be noted that this survey data is based on relatively small sample sizes with high margins of error, and should be viewed as estimates rather than definitive numbers.

According to these estimates, overcrowded households comprised approximately three percent of total households, while approximately four percent of households were classified as severely overcrowded. The disproportionate impact on renter households emphasizes the need to establish priority in policies and programs to expand housing types and proactively assist in the development of affordable rental housing.

⁷ State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2014. Sacramento, California, May 2014.

TABLE H-21 OVERCROWDED UNITS, 2006-2010

	Owner- occupied units	Renter- occupied units
Overcrowded	0	140
Severely overcrowded	25	55

Source: 2006-2010 CHAS based on ACS

Special Housing Needs

State law requires the Housing Element to assess concerns related to the housing needs of special needs population groups, including persons with disabilities, seniors, farmworkers, and large families. Subsequent sections of the Housing Element explain how Calistoga will work to address the specific needs outlined here.

Disabled Housing Needs

Disabilities may affect a person's housing needs in several ways. A mobility or self-care limitation may require physical modifications to the home to accommodate the disability. A work disability may limit a person's ability to afford adequate housing. Some people with disabilities may require special housing arrangements, such as group homes, to provide adequate care and support.

The 2010 Census does not include data related to disabilities and ACS data is not available for geographies with a population that is less than 20,000. Therefore, the data in this section is primarily based on the 2000 Census.

Table H-22 provides statistics on the type of disabilities present in the population of Calistoga and the total number of disabled persons by age in Calistoga in 2000. Some Calistoga residents have more than one type of disability. For a condition to be considered a disability, it must have a duration of six months or longer.

TABLE H-22 MOBILITY, SELF-CARE, AND WORK DISABILITIES, 2000

<u>16 to 64 years</u>	
With disability	14%
• Work disability only	10%
• Mobility/self-care limitation only	2%
• Go outside home disability	1%
• Work disability and mobility/self-care limitation	1%
<u>65 years and over</u>	
With disability	24%
• Mobility/self-care limitation	18%
• Go outside home disability	6%

Source: US Census 2000, Summary Tape File 3A California, Table PCT26.

The U.S. Census defines disabilities based on the following criteria.

- Sensory disabilities include blindness, deafness, or severe hearing or vision impairments.
- A physical disability is a condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying.

- A mental disability is a physical, mental or emotional condition that makes it difficult to learn, remember, or concentrate.
- A self-care disability is a physical, mental or emotional condition that makes it difficult to dress, bathe, or get around inside the home.
- A go-outside-home disability is a physical, mental or emotional condition that makes it difficult to leave the home alone to shop or go to the doctor's office.
- An employment disability is a physical, mental or emotional condition that makes it difficult to work at a job or business.

According to 2000 Census data, disabilities are more common among the elderly population. Twenty-four percent of seniors (168 people) had some form of disability, compared to only 14 percent for people 16 to 64 years old.

There are an estimated 55 individuals with developmental disabilities in Calistoga⁸. A person with a "developmental disability" is defined as a disability that develops before a person reaches adulthood and is usually expected to continue indefinitely after age 18. Examples include intellectual disabilities/mental retardation, cerebral palsy, epilepsy and autism. Persons with development disabilities are often faced with financial hardships when searching for stable, long-term and independent housing due to low income and limited financial assistance.

Appropriate housing for some of Calistoga's disabled population would include affordable units in large group home settings and supervised care facilities. Residential care facilities are allowed in all of Calistoga's residential zoning districts. Encouraging housing providers to set aside a portion of new affordable housing units for persons with disabilities would also help address this need.

Seniors

A large proportion of Calistoga residents are seniors. Nearly 19 percent of Calistoga's population was over 65 years of age in 2010, compared to 15 percent for Napa County as a whole and 11 percent for the State. This share is approaching the 22 percent of the population that ABAG expects to be 65 years of age and older within the Bay Area region by 2040⁹.

According to the 2000 Census¹⁰, the majority of seniors in Calistoga lived in family households, defined as two or more persons related by blood or marriage. However, 63 percent of non-family households was made up of women living alone, while men living alone comprised only 18 percent. Approximately six percent of the senior population lived in group quarters, and the remainder lived in non-family households with non-relatives. In 2014, there were two senior care homes in Calistoga, one with a capacity of 10 residents and the other with a capacity for six.

In 2000, over half of Calistoga's senior homeowners lived in mobile homes, three-quarters of which were occupied by householders over the age of 65. Mobile home parks provide an opportunity for seniors with low or fixed incomes to own their own houses. An overwhelming share of senior households in 2010 owned their homes - more than 86 percent – compared to 58 percent of younger households.

⁸ North Bay Regional Center

⁹ ABAG, Projections 2013

¹⁰ The 2010 Census does not include this data

TABLE H-23 HOUSEHOLD TYPE AND RELATIONSHIP FOR PERSONS 65 YEARS AND OVER, 2000

In Households	93.5%
In family households	53.6%
In non-family households	39.9%
In Group Quarters	6.5%

Source: US Census 2000, Summary Tape File 3A California, Table P11

Some elderly homeowners are not physically or financially able to maintain their homes. While younger homeowners can usually perform routine home repairs themselves, elderly homeowners are often too frail to do so and must rely on others for assistance. They may also not be able to afford modifications that are needed to ensure their safety and improve their mobility, such as grab bars and ramps. The *Study of the Long-Term Viability of Calistoga Mobilehome Parks as Affordable Housing*¹¹ includes a survey conducted of the city's mobile home parks in October 2013, most of which are occupied by seniors. Thirty-seven percent of respondents reported that their homes need substantial repairs. Younger homeowners may be more willing to move out of a home if they no longer consider its features adequate. Elderly people are often less willing to move, despite the physical condition of their homes. Most often the home is paid for, so it is more cost effective to stay in the home.

Seniors often have fixed and limited incomes. According to the 2000 Census, more than 11 percent of persons over the age of 65 in Calistoga were below the poverty level. Seniors with low incomes have particular difficulty affording housing, especially in a market with high house prices and rents, as in Calistoga.

The 2013 mobile home parks survey reported that 82 percent of respondents from the senior parks were classified as lower-income, with 29 percent of the households in the extremely low income category and 31 percent in the very low category. For 19 percent of the residents, Social Security benefits were their only income source and 43 percent reported savings of \$5,000 or less. Forty-two percent of the households were spending more than 30 percent of their income on housing expenses and 13 percent of these were spending more than one-half of their incomes on housing.

Residents with fixed incomes (with limited annual increases), such as Social Security and pensions based on changes in the Consumer Price Index (CPI), can find it difficult to afford to pay increases in mobile home park space rent, especially when the rent increases exceed the Social Security cost of living increases or change in CPI. Thirty-nine percent of the senior park residents who responded to the survey reported that increases in space rent caused them to change their spending.

According to the Housing Authority, 13 park residents are currently receiving assistance under the Section 8 Voucher Program. Under this program, participants pay no more than 30 percent of their income for their housing expenses while the Housing Authority pays the balance, up to \$520 for a mobile home. This is less than five percent of the residents who would likely qualify for the program. However, at this time there is little chance of additional residents participating. No applications are being taken, as the waiting list has been closed due to its size.

¹¹ Vernazza Wolfe Associates, Inc., June 5, 2014.

The Chateau Calistoga and Rancho de Calistoga park owners allow qualifying tenants to defer the rent for all or portions of their rental obligation that exceed 30 percent of the monthly income of all the persons residing at the space. Payment of the rent is deferred until the termination of the lease or the sale of the unit.

The UpValley Family Center has an emergency fund that it uses to provide temporary financial assistance to seniors. In the past, the fund has provided one-time assistance for seniors unable to pay their space rent. Fair Housing Napa Valley works with mobilehome residents and park owners in the county and at times has been able to negotiate modifications in rent payments for residents unable to pay.

Due to the large proportion of single-person senior households, there may be a shortage of appropriately-sized units, and available units may need to be modified for elderly residents with disabilities. The 2013 survey reported that 40 percent of households in the senior mobile home parks had a disabled member.

The survey also reported that 44 percent of the respondents at the senior parks were 80 years or older and an additional 23 percent were 70 to 79 years old. There is a concern that a number of these residents may not be able to continue to live in their mobile homes because of physical limitations or the need for additional services. Because there are almost no opportunities for these residents to relocate in Calistoga, they will have to look elsewhere for replacement housing. This could be a hardship, especially for residents who have lived in the parks for many years.

Farmworkers

Farmworkers are generally defined as persons whose primary incomes are earned through agricultural labor and are commonly categorized into three groups: 1) permanent, 2) seasonal and 3) migrant. Permanent farmworkers are typically employed year-round by the same employer. A seasonal farmworker works on average less than 150 days per year and earns at least half of their earned income from farm work. Migrant farmworkers are seasonal farmworkers who have to travel to do the farm work so that they are unable to return to their permanent residence within the same day.

The *2012 Napa County Farmworker Housing Needs Assessment*¹² provides a comprehensive housing needs assessment of workers employed in the county's agriculture sector. A focal point of the farmworker housing study was a survey of 350 local farmworkers, which took place between June and October 2012. In addition, this report provides findings from background industry analysis, including information acquired through published data sources, a review of research published by others, interviews with over 20 stakeholders familiar with farmworker housing conditions in Napa, and a survey of agricultural employers who operate in Napa County. Findings and recommendations from the assessment are summarized below.

Data from the California Employment Development Department indicate that agricultural employers located in Napa hire approximately 5,000 farmworkers on average every year, not counting farmworkers employed informally or those who work for labor contractors based outside of the County. Since these unreported farmworkers are most likely to supplement the existing workforce during peak suckering and harvesting seasons, it is likely that farmworker employment during peak seasons exceeds the EDD estimates of 7,000 peak season workers on average. As noted in Table H-6 above, an estimated 234 Calistoga residents are employed in an agricultural occupation, although there are very few agricultural operations within the city limits. Light agricultural uses and wineries are allowed in the Rural Residential Zoning District, which is generally located along the western edge of the city limits.

¹² BAE Urban Economics, March 29, 2013.

Farmworker Employment and Income

Approximately 40 percent of the Napa County agricultural workforce is employed full time, 15 percent is part-time, and the remaining 45 percent is migrant.¹³ There are also fewer truly migrant farmworkers, who follow the crops and do not have a permanent place of residence at all. More common is the trend of residing permanently in adjacent counties or in the Central Valley, and either commuting to work in Napa on a daily basis, or residing in temporary accommodations within the County during peak season and returning to the permanent place of residence following the completion of the harvest. It is estimated that at present between 50 and 80 percent of Napa County's farm labor force has a permanent place of residence outside of Napa County but within California. The shortage of housing affordable to moderate-, low-, very low-, and extremely low-income households makes it difficult for farmworkers to live in the Napa County, prompting many to commute in to their jobs from less expensive areas in neighboring counties or in the Central Valley.

Napa County farmworker employers reported average hourly wages of \$12 for laborers, \$17 for foremen, \$23 for supervisors, and \$35 for vineyard managers. Napa vineyard workers are more likely to be employed full time than agricultural workers elsewhere.

According to the 2007 farmworker survey conducted by the California Institute for Rural Studies, farmworkers' average annual income is \$15,745 for general laborers, \$26,317 for specialized laborers, and \$37,000 for foremen or supervisors. These income levels rise slightly when taking into account other working members of farmworker households, giving general laborers, specialized laborers, and foreman or supervisors' average household incomes of \$19,122, \$33,268, and \$50,294, respectively.

Farmworker Housing Types and Costs

As a result of the current immigration situation and increased demand for year-round farm labor, an increasing number of farmworkers are choosing to reside in Napa County on a permanent or semi-permanent basis. This not only increases the need for local, affordable farmworker housing, but introduces issues related to housing household types other than single adult men. Farmworkers are no longer merely looking for a temporary bed, but rather are in need of family housing and all the services and neighborhood amenities associated with raising families and being permanent members of the community within Napa County.

Based on 2014 income levels published by the California Department of Housing and Community Development, median-priced rental housing in Napa County is not affordable to extremely low- and very low-income households, although it is affordable to low-income households. The rental market is limited and is focused on one- and two-bedroom units, with few apartments available to larger households and therefore few locations that would support larger farmworker households with more income earners. Given the significant shortage of market-rate rental units that are affordable to households earning farmworker incomes, demand for subsidized rental housing also far exceeds supply. Farmworker households are not likely to be able to afford to buy a market-rate home in Napa County, even with a supervisor's salary.

Approximately 45 percent of farmworkers living in Napa County who rent their housing have housing cost burdens of greater than 30 percent. Approximately 18 percent who rent their housing pay more than 50 percent of their income towards housing. Among farmworkers who own their housing in Napa County, 40 percent reported paying more than 30 percent of their income for housing and just under 16 percent reported paying more than 50 percent of their income for housing. These likely represent conservative estimates of the proportion of farmworkers overpaying or severely overpaying for rental housing in Napa County.

¹³ Yetman, Robert. March 2009. Napa Valley Wine Industry Wages & Benefits. Prepared for the Napa Valley Grape Growers Association.

Farmworkers living in market-rate housing are also likely to experience overcrowding. In order for most market rate residences to be affordable on a farmworker's income, it would be necessary for two or more families to share a house or apartment intended for single-family occupancy. A consequence of families sharing an apartment or house is that overcrowding becomes a financial necessity.

Large Families

Large family households are defined by the U.S. Census Bureau as households comprised of five or more persons. Large families face an above-average level of difficulty in locating adequately-sized, affordable housing due to the limited supply of large units. Very few rental projects offer three- or four-bedroom units. Even when larger units are available, the cost is higher than that of smaller units, and large families with low incomes may not be able to afford units of sufficient size, particularly in multi-family housing where the units are typically smaller.

In 2010, only 11.5 percent of Calistoga were classified as large households, compared to 13.4 percent for Napa County as a whole, and their median household income was estimated to be significantly higher than the City's median income¹⁴. A significantly higher percentage of large households lived in rental housing than ownership housing (18 percent vs. 6.8 percent).

TABLE H-24 HOUSEHOLDS BY SIZE, 2010

Household Size	Calistoga		Napa Co.
1 person	641	31.7%	25.3%
2 persons	634	31.4%	33.2%
3 persons	253	12.5%	14.5%
4 persons	259	12.8%	13.5%
5 persons	117	5.8%	7.2%
6 persons	51	2.5%	3.1%
7+ persons	64	3.2%	3.1%

Source: 2010 U.S. Census

Families with Female Heads of Households

Single-parent households, particularly female-headed households, generally have lower incomes and higher living expenses, often making the search for affordable, decent and safe housing more difficult. In 2010, 15.6 percent (189) of family households in Calistoga were headed by females. Of these, 63 percent (119) had children under 18 years of age. Given the small number of families with female heads of households, no special policies or actions in this regard are needed.

Homeless Families and Persons

Families and persons in need of transitional and supportive housing or emergency shelter include those who are without homes as well as those who are temporarily displaced from their homes due to abuse, evictions or natural disasters. It is difficult to measure the numbers of people in these categories since the situation is often temporary, and those without homes relocate frequently in search of jobs or housing.

¹⁴ 2007-2011 ACS

The needs of those using available transitional and supportive housing services and emergency shelter services can vary from basic shelter to development of skills for becoming self-sufficient and/or maintaining and obtaining permanent housing.

According to the Calistoga Police Department, up to two homeless persons regularly reside in Calistoga. While the City has worked successfully in partnership with the UpValley Family Center to house other homeless persons, these one or two persons are chronically homeless. During harvest season, there is a noticeable increase in the number of persons camping in public areas. This number is estimated at 15 to 20 persons.

The results of a point-in-time count of homeless individuals conducted throughout Napa County on January 29, 2014 are summarized in Tables H-25 and H-26. Of the 285 total homeless person identified by the survey, 73 were chronically-homeless individuals; 42 of these were unsheltered. No chronically-homeless families were found.

TABLE H-25 HOMELESS INDIVIDUALS IN NAPA COUNTY, 2014

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total households	113	30	91	234
Total persons	135	59	91	285
• Children (< 18 yrs. old)	21	26	0	47
• Persons 18 - 24 yrs. old	4	17	3	24
• Persons > 24 yrs. old	110	16	88	214

Source: HomeBase

TABLE H-26 HOMELESS INDIVIDUALS BY SUBPOPULATION IN NAPA COUNTY, 2014

	Sheltered	Unsheltered	Total
Severely mentally ill	36	40	76
Chronic substance abuse	46	33	79
Veterans	9	14	23
Persons with HIV/AIDS	1	2	3
Victims of domestic violence	35	19	54

Source: HomeBase

Extremely Low Income Households, Overpayment, and Overcrowding

Households with extremely low income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security or disability, are considered extremely low-income households.

According to the 2000 Census, approximately 257 extremely low-income households resided in the City, representing 12.6 percent of total households and 47.3 percent of very low-income households. Approximately half (54.5 percent) of extremely low-income households were homeowners and experienced a high incidence of housing problems. For example, over three-quarters of extremely low income homeowner households faced housing problems (defined as cost burden greater than 30 percent of income and/or

overcrowding and/or without complete kitchen or plumbing facilities). Even further, 40.7 percent of extremely low-income homeowner households paid more than 50 percent of their income toward housing costs. Some extremely low-income households could have mental or other disabilities and special needs.

D. Projected Housing Needs

Projected Population Growth

As the regional council of governments for the San Francisco Bay Area, the Association of Bay Area Governments (ABAG) makes projections for increases in population and the number of households for each jurisdiction in the nine-county Bay Area. *Projections 2013* is the most recent in ABAG's series of demographic, economic and land use changes in coming decades. The projections outlined in *Projections 2013* cover the period from 2010 through 2040. Based on the economic composition of the Bay Area and expected growth nationwide, the region is projected to add approximately 1.1 million jobs between 2010 and 2040. Through 2040, the Bay Area would need over 2.1 million more people to provide a labor force large enough to avoid an increased rate of in-commuting from jurisdictions beyond the nine counties.

As shown in Table H-27, ABAG expects Calistoga's population to grow to 5,600 by 2040, an increase of less than 500 persons, with a very modest growth rate between 2010 and 2040. Total population growth during this time is projected to be 8.6 percent – which translates into an average annual growth rate of just 0.29 percent per year.

TABLE H-27 ABAG PROJECTED POPULATION AND HOUSEHOLD GROWTH, 2010 - 2040

	2010	2015	2020	2025	2030	2035	2040
Population	5,155	5,200	5,300	5,400	5,500	5,500	5,600
Households	2,019	2,040	2,070	2,090	2,100	2,110	2,130

Source: ABAG Projections 2013

Projections developed by the City for use in a recent development impact fee study anticipate as many as 754 additional residents within the next 20 years, representing a 14 percent increase, which is significantly higher than ABAG's projections. These projections assume the potential construction of up to 305 dwelling units during the period, an estimate based on the possible development of vacation properties. It should be noted that the economy and market forces will determine whether this development actually occurs and when.

Projected Job Growth

Table H-28 shows that ABAG expects total jobs in Calistoga to increase by 420 by 2040. On an annualized basis, the projected increase in job growth can be accommodated within the limitations imposed on non-residential development under the City's Growth Management Ordinance.

TABLE H-28 PROJECTED JOBS, 2010-2040

	2010	2015	2020	2025	2030	2035	2040
Jobs	2,220	2,340	2,450	2,480	2,520	2,590	2,640

Source: ABAG Projections 2013

Projections developed by the City for use in a recent development impact fee study¹⁵ anticipate as many as 1,300 additional jobs within the next 20 years, representing a 58 percent increase, which is significantly higher than ABAG's projections. Most of the job growth is expected to be generated by new tourist accommodations and other commercial development such as restaurants. Actual employment growth will depend on a wide range of factors, including broader economic cycles.

The study includes the following findings regarding the associated anticipated increase in affordable housing demand as a result of this job growth.

Calistoga's historic market orientation towards single-family ownership has resulted in [the] limited availability of multifamily housing. Local workers compete for a limited housing supply with retirees who may have built substantial equity in their prior homes or higher income households who have more flexibility regarding where they choose to live. As a result of this type of demand on the City's housing supply, it will be difficult for new lower wage workers to find suitable housing in the City without a program designed to bring the cost of housing down to an affordable range.

Based on assumptions regarding the average number of workers per working households in Calistoga and average household size, the study concluded that restaurants and wineries are expected to generate the most significant numbers of households below 65 percent of the area's median income level, while tourist accommodations and commercial uses will also generate substantial numbers of households in the 65 to 80 percent of area median income bracket. Many commercial jobs will be in the retail sector, where wages are below those in other commercial land use sectors (such as office and light industrial).

The study estimated that nearly six households are formed for every ten new employees and could result in the following housing demand shown in Table H-29.

Some of these jobs will be filled by current residents or by workers who do not desire to reside in Calistoga. However, if all of the potential development actually occurs, there will be a significant demand for low-income housing, which will likely take the form of apartments.

TABLE H-29 POTENTIAL HOUSING DEMAND RELATED TO NEW DEVELOPMENT WITHIN 20 YEARS

Employment Category	Households by Income Group					
	Very Low ≤50% of AMI	Low ≤65% of AMI	Low ≤80% of AMI	Median	Moderate ≤120% of AMI	Above Moderate
Tourist Accommodation	0	39	58	9	2	5
Winery	0	2	0	0	0	0
Commercial	0	13	96	8	1	10
Restaurant	7	139	1	0	0	3
Totals	7	193	155	17	3	18

Source: EPS, *Nonresidential Development Housing Linkage Fee Nexus Study*, 2014.

¹⁵ EPS, *Nonresidential Development Housing Linkage Fee Nexus Study*, 2014.

Regional Housing Needs Allocation

State law provides a process for determining each local jurisdiction's fair share of future housing needs, called the Regional Housing Needs Allocation (RHNA). The process begins with the State Department of Housing and Community Development (HCD) assigning each regional council of governments a needed number of new housing units for that region. For the planning period of 2015 through 2022¹⁶, HCD has assigned a total need of 187,990 new housing units to the nine-county Bay Area.

ABAG has the responsibility of determining the “fair share” of regional housing need that should be assigned to each city and county in the region. Following extensive discussions and collaboration with Bay Area jurisdictions, ABAG has determined that Calistoga’s share of the Bay Area housing need for the planning period is 27 units.

Table H-30 identifies the RHNA for new construction in Calistoga during the planning period which is distributed among income categories to ensure that each jurisdiction in the Bay Area plans for housing for households of every income, adjusted to include its need for extremely low-income housing. State law requires that the City determine the subset of the very low-income regional need that constitutes the community’s need for extremely low-income housing. Local governments can either identify their own methodology for calculating the need or presume that the need is 50 percent of the total very low-income need. (The City of Calistoga has chosen the latter method to estimate its extremely low-income need.)

TABLE H-30 CALISTOGA SHARE OF REGIONAL HOUSING NEEDS, 2015 - 2022

Income groups	No. of Units	Share of Total
Extremely low ($\leq 30\%$ of AMI ¹⁷)	3	11%
Very low (31-50% of AMI)	3	11%
Low (51- 80% of AMI)	2	7%
Moderate (81 - 120 % of AMI)	4	15%
Above Moderate ($>120\%$ of AMI)	15	56%
Total Units	27	

Source: ABAG 2013

Table H-31 shows the regional housing needs allocation for all Napa County jurisdictions, divided among four household income levels. The preponderance of units were allocated to the cities of American Canyon and Napa, which include designated Priority Development Areas that are near high levels of transit service and where a large number of jobs are projected. Other considerations in determining the allocations include directing affordable housing to locations with higher numbers of existing jobs, avoiding the over-concentration of poverty and assigning jurisdictions at least 40 percent of their expected household growth.

¹⁶ The planning period covers January 31, 2015 to January 31, 2023.

¹⁷ Area median income established by HUD on an annual basis

TABLE H-31 COUNTYWIDE REGIONAL HOUSING NEEDS ALLOCATIONS, 2015 - 2022

Jurisdiction	Total	Very Low	Low	Moderate	Above Moderate
American Canyon	392	116	54	58	164
Calistoga	27	6	2	4	15
Napa	835	185	106	141	403
St. Helena	31	8	5	5	13
Yountville	17	4	2	3	8
Unincorporated	180	51	30	32	67
County Totals	1,482	370	199	243	670

Source: ABAG 20013

Notes: Numbers include each city's Sphere of Influence. Calistoga's sphere of influence is the same as the city limits.

E. *Housing Opportunities and Resources*

Existing Housing Programs

A variety of housing programs are offered by governmental and nonprofit agencies that assist in the provision, rehabilitation and retention of housing, primarily for lower to moderate-income households. Additionally, there are a large number of private developers who can assist in providing affordable housing in Calistoga.

Housing Authority Services

The City has long received support services from the Housing Authority of the City of Napa (HACN), including affordable housing policy and development assistance, and direct services related to affordable housing contract monitoring and grant application assistance.

In addition, HACN oversees Section 8 Housing vouchers, which includes 20 participants from Calistoga. Other housing services provided by HACN include income verification and loan document preparation for the City's Down Payment Assistance Program and any subordination requests associated with existing deed restricted for-sale affordable housing units.

HACN Recently worked with the City to secure a \$500,000 HOME grant to establish an owner-occupied housing rehabilitation program.

Disabled Housing Resources

The City's Zoning Code allows supportive and transitional housing, and limited residential care by right in the R-1, R-2 and R-3 zoning districts, and general residential care in these districts with a conditional use permit. Convalescent and senior care facilities are allowed with a use permit in the Community Commercial Zoning District.

Chapter 17.60 of the Calistoga Zoning Code allows the Planning and Building Director to approve requests for reasonable accommodation made by any disabled person when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting,

development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a disabled person equal opportunity to housing of their choice. A nominal processing fee is charged for these requests.

The City has also adopted a Universal Design Policy stating that accessible design features shall be incorporated into newly-constructed and substantially-rehabilitated single-family and duplex residences to the maximum feasible extent. To implement this policy, housing designers and contractors are required to incorporate as many accessibility features into their plans for newly-constructed and substantially-rehabilitated single-family and duplex residences as is feasible. Builders of new for-sale homes must provide a checklist of available universal accessibility features to the home buyer.

The City provides funding to housing rehabilitation programs such as Rebuilding Calistoga, which has provided assistance to lower-income disabled homeowners with accessibility improvements. Napa County provides support services for low-income blind, disabled, and elderly adults through its In-Home Supportive Services program. Fourteen disabled persons received the Section 8 housing assistance described above.

Senior Services

The Area Agency on Aging and Napa County work together to make services and resources, including those related to housing, accessible to seniors. A County eligibility worker visits the UpValley Family Center weekly and is available to help seniors determine if they are eligible for various programs and assist with application paperwork. The Family Center has also provided one-time assistance for seniors unable to pay their space rent. The Napa Valley Volunteer Center provides volunteer companions, transportation, and home repairs for seniors. The Calistoga Senior Association is also active in the community.

The Chateau Calistoga and Rancho de Calistoga senior mobile home park owners have a rent deferral program under which qualifying tenants may obtain a rent deferral for all or portions of their rental obligation that exceed 30 percent of the monthly income of all the persons residing at the space. Between the two parks, 20 tenants were receiving this form of assistance in 2014. Fair Housing Napa Valley at times has been able to negotiate modifications in rent payments for park residents unable to pay.

As discussed previously, the City has adopted a Mobile Home Rent Stabilization Ordinance, which controls rent increases for mobile homes that are largely occupied by senior citizens and others on fixed and limited incomes. The City has incurred more than \$185,000 in legal fees defending the ordinance.

The City also provides funding to Rebuilding Calistoga, which focuses on housing rehabilitation for lower-income seniors and assists them with needed health and safety repairs that they are unable to afford.

Farmworker Housing Services

The California Human Development Corporation (CHDC) manages three farmworker housing centers in Napa County (Calistoga, Mondavi and River Ranch) that are designed to serve the short-term housing needs of unaccompanied male residents during peak agricultural seasons. Residents tend to be employed by labor contractors and occupy beds for five days during the week, returning home to their families elsewhere in Northern California on the weekend. The dormitory-style housing in each center has 60 beds (30 rooms with 2 beds each), for a total of 180 beds. None of the centers are open year round; each is closed for portions of the period from November to February, when the demand for labor goes down. However, the months during which they close are staggered, such that at least one of the centers is open during any given month of the year. On average, between 2007 and 2012, the Calistoga Center has been closed for 52 days per year.

In addition to the three CHDC centers, there are seven licensed farmworker housing facilities that provide an estimated 130 beds. One of these, with 24 beds, is located in close proximity to Calistoga.

The City has amended the Growth Management System to give preference to special needs housing projects, including those for farmworkers, has amended the definition of “one-family dwelling” in the Zoning Code to include employee housing for six or fewer persons as provided by California Health and Safety Code Section 17021.5, and has consented to the inclusion of planted vineyard acreage within the city limits in a County assessment area to acquire, construct, lease and maintain farmworker housing.

In 2013, the City approved the 48-unit Calistoga Family Apartments project that is targeted to very low- and low-income farmworker households. Expected to be occupied at the beginning of 2015, it will include one-, two- and three-bedroom units, laundry facilities, clubhouse, community building with a kitchen and computer room, two playgrounds, barbeque area and on-site vehicle and bicycle parking. The project is located adjacent to the Napa River and Logvy Community Park, which includes a swimming pool and playfields, and is within walking distance to all of the community’s schools. It is also within close proximity to the downtown and bus transit. Processing of the project’s use permit, design review and variance applications was expedited by City staff, and the project was approved at a single public hearing by the Calistoga Planning Commission. The project is funded in part by the U.S. Department of Agriculture’s Section 514/516 Farm Labor Housing Program.

Homeless Services

The UpValley Family Center provides both a venue for outreach and an opportunity for the Napa County Health and Human Services to have a local presence in coordinating the delivery of homeless services in Calistoga. Among its services, the County is able to provide occasional transportation for homeless individuals who would benefit from services at either the Hope Center or the South Napa Shelter, thereby relieving the Police Department from having to make these trips. The local interaction between the Human Services’ counselor and members of the Police Department also improves the delivery of services.

Napa County residents who become or are at risk of becoming homeless are fortunate to have access to extensive local support resources.

Napa County Health and Human Services operates the Hope Resource Center, a weekday drop-in center in downtown Napa. The Hope Center is the axis of the shelter system; this is the facility where homeless services start and where during the day referrals are handled for individuals who need shelter or other basic services. Its main mission is outreach to the “hard to serve” homeless, i.e., the truly down-and-out, including drug and alcohol abusers who have a hard time abiding by any rules. It provides washers, dryers and showers, and access to resources.

Under contract with the County of Napa, Community Action of Napa Valley (CANV), a non-profit organization, operates three homeless shelters and one emergency shelter, all based within the City of Napa, approximately 25 miles south of Calistoga.

- The Samaritan Family Center is an entry point to services for homeless families. Emergency shelter is offered along with coaching and case management to assist families in becoming financially self sufficient and sustainably housed.
- The South Napa Shelter is a facility for clean and sober individuals 18 and older. The facility provides coaching and assistance to help its guests increase their income and secure sustainable housing.

- The Emergency Winter Shelter is open from mid-November through mid-April. Each year, people move from the facility into other shelters and eventually sustainable housing. All guests must be referred through the Hope Center (see below).

CANV also offers long- and short-term assistance to help families and individuals avoid homelessness by maintaining the housing they currently have. Funds may be available for rental deposits, lapsed rent, utilities and shallow on-going rental subsidy. If authorized, those payments are paid directly to the landlord or vendor. Its Rapid Rehousing program helps homeless households move into and maintain sustainable housing. Rental subsidies may be available while intense case management helps to keep the households housed. CANV estimates that it provided services for twelve Calistogans during the last year. The City provides annual funding to CANV to support its services.

Recently-opened Hartle Court Apartments, operated in Napa by the Progress Foundation, offers 18 single-bedroom apartments and six two-bedroom apartments to those transitioning from homelessness or foster care. To qualify to live in one of the two-bedroom units, one must be between the ages of 18 and 25 and just leaving the foster care system. These apartments will serve as transitional housing, so tenants may stay up to two years. The single-bedroom units are permanent housing for people ages 18 and older and can be rented to anyone who is low-income, homeless and has a psychiatric disability. All the ground-level units are adaptable to people with physical disabilities. Residents will not pay more than 30 percent of their income to live at the apartments and will receive continued assistance from support professionals.

To facilitate the provision of transitional and supportive housing services within Calistoga, the Zoning Code treats transitional and supportive housing as residential uses subject to the same permitting processes and without undue special regulatory requirements, consistent with Government Code Section 65583(a)(5). The Calistoga Zoning Code also allows emergency shelters without a use permit or other discretionary action in the Community Commercial (CC) Zoning District (consistent with Government Code Section 65583(a)(4)), except that an administrative use permit is required if it is located within a General Plan-designated entry corridor in order to ensure that the design of development is consistent with the rural, small town qualities of the city. The CC Zoning District is generally located in areas where transit service exists and where basic necessities can be purchased. There are 16 vacant sites within the CC Zoning District that could accommodate development of an emergency shelter. These sites range from 5,000 square feet to over 5 acres. The City's Growth Management System exempts projects sponsored by public and non-profit organizations that provide medical, dental, social services and the like for residents of Calistoga. An emergency shelter is a land use that would be considered exempt from the City's Growth Management System regulations under this provision.

Fair Housing Services

The City supports fair access to housing for all persons without regard to race, color, religion, sex, marital status, national origin, or ancestry. The City contracts with Fair Housing of Napa Valley, a private 501(c)(3) non-profit corporation dedicated to promoting and developing fairness and equality of housing opportunity for all people, to assist on local issues related to rental housing and tenant rights, housing discrimination and fair housing advocacy. Fair Housing's goal is to eliminate housing discrimination and ensure equal housing opportunity through leadership, education, facilitation, outreach, training, advocacy, and enforcement.

Referral Services

The UpValley Family Center, which maintains an office in Calistoga, provides a wide range of social services, including referrals to affordable housing, interim housing and fair housing resources. The City provides annual funding to the Family Center to support these services.

Down Payment Assistance

In 2009, the City established a down payment assistance program for low- and moderate-income households with members who live or work in Calistoga. The program allows for a maximum City subsidy of 4 percent of the purchase price or \$15,000, whichever is less, in the form of a deferred interest-free loan. The buyer is required to provide a minimum of two percent of the purchase price of the unit as down payment and closing cost contribution. To date, only one loan in the amount of \$12,000 has been made at an interest rate of three percent. The program's lack of success is probably attributable to the relatively small amount that is contributed by the City, considering the high cost of local housing prices. The City of Napa recently increased its maximum loan amount to \$100,000, and reduced its interest rate to one percent. The program should be re-evaluated for possible modifications that would improve its success.

Financial Resources

Affordable Housing Fund

The Affordable Housing Fund is a special-purpose fund established by the City to preserve and expand the stock of affordable housing through construction, acquisition, rehabilitation and provision of subsidies. There is currently a balance of approximately \$334,000 in this Fund.

Linkage Fees

The Affordable Housing Fund is funded primarily through the assessment of a fee on new employment-generating uses. The basis for this "linkage fee" is the fact that the development of non-residential uses in the City generates a need for additional workers, many in lower-income categories. Restaurants and wineries generate the most significant numbers of households below 65 percent of the area's median income level, while tourist accommodation and commercial uses also generate substantial numbers of households in the 65 to 80 percent of area median income bracket. Additionally, many commercial jobs are comprised of retail where wages are below those in other commercial land use sectors (e.g. office, light industrial).¹⁸

Calistoga's attractiveness and market orientation towards single-family ownership limits the availability of multi-family housing. Local workers compete for a limited housing supply with retirees who may have built substantial equity in their prior homes or higher-income households who have more flexibility regarding where they choose to live. As a result of this type of demand on the City's housing supply, it is difficult for lower-wage workers to find suitable housing in the city without a program designed to bring the cost of housing down to an affordable range. The cost to construct new housing units is higher than can be supported by the rents that many workers can pay. The difference between costs and affordable rent levels is considered an "affordability gap."

The linkage fee is assessed on new commercial and industrial projects, and additions to existing facilities. The fee is paid in conjunction with issuance of a building permit in the amounts noted below.

¹⁸ EPS, *Nonresidential Housing Linkage Fee Nexus Study*, 2014.

<u>Land Use</u>	<u>Fee</u>
Retail	\$3.25 per square foot
Restaurant	\$3.25 per square foot
Office	\$2.25 per square foot
Industrial	\$1.65 per square foot
Tourist Accommodation	\$1,500 per guest room

Linkage fees are also negotiated as part of development agreements. The Affordable Housing Fund balance would rise to nearly \$1 million upon completion of the Indian Springs Expansion and Silver Rose projects.

In-Lieu Fees

Additional contributions to the Affordable Housing Fund are generated by fees paid in-lieu of constructing the affordable housing required by the City's inclusionary housing program (see description under Government Constraints section). The fee has been determined on a project basis in the past; however, the City is currently in the process of establishing a set fee per unit. Development agreements negotiated for several large projects that are using this alternative could generate more than one million dollars for the Affordable Housing Fund during the planning period if all of them are constructed¹⁹.

Loan Repayments

The Affordable Housing Fund occasionally receives loan repayments associated with the Down Payment Assistance Program and second mortgages that the City holds on homes that were purchased under a first-time homebuyer program.

Affordable Housing Subsidies

The City has supported the development of affordable housing through financial allocations and in helping to secure project funding from public and private sources.

- In 2003, the City allocated \$540,000 for the development of the 18-unit Saratoga Manor project, which is comprised of 18 two- and three-bedroom units available for purchase by low-income families. Two non-profit organizations, Calistoga Affordable Housing (CAH) and Burbank Housing Development Corporation collaborated to construct the project. The City also committed to reducing development fees. The combined subsidy from the City was approximately \$30,000 per housing unit.
- In 2006 and 2007, the City assisted CAH in obtaining funding for two affordable housing projects. These efforts resulted in \$7.8 million of funding (including \$3.1 million from the HOME Program) for the Palisades Apartments in 2008.
- In 2007, the City provided an \$80,000 loan to CAH to fund the Lakewood I Multi-Family Rental Rehabilitation Project which includes eight deed-restricted very low-income units (including four deed-restricted farmworker units).
- In 2012, the City approved variances in support of a 48-unit rental farmworker project developed by Corporation for Better Housing. The City also assisted the developer with its state and federal funding applications.

These and other non-profit organizations can be important providers of affordable housing in the community, and the City will continue to work with them as it implements this Housing Element.

¹⁹ Development agreement affordable housing fees: Silver Rose project: \$496,914, Calistoga Hills: \$577,025

Public Funding Sources

There a number of programs potentially available to assist the City in increasing and improving its affordable housing stock.

- HOME program funds can be used to develop and support affordable rental housing and home ownership affordability. For Calistoga, these funds are made available on an annual competitive basis through the State's small cities program. Allowed activities include acquisition, rehabilitation, construction, and rental assistance. As mentioned above, HOME funds were used to support construction of the Palisades Apartments and will be used to rehabilitate owner-occupied housing in the community, beginning in 2014.
- The federal Section 8 Rental Assistance Program provides rental subsidies to very low-income families. A portion of the family's monthly rent is paid in the form of a subsidy directly to the landlord by the Housing Authority of the City of Napa (HACN). Participants pay approximately 30 percent of their adjusted gross income to the landlord for rent. HACN staff assure that Section 8-assisted housing is safe and of high quality by requiring owners to meet housing quality standards and local codes. Section 8 vouchers currently assist 20 households containing a total of 27 residents over the age of 18 within the 94515 zip code, which includes Calistoga. Fifteen of the vouchers are held by seniors. The same number of voucher holders was reported to be disabled and may be the same households. Fourteen of the voucher holders are female.
- Community Development Block Grant funds have been used by Calistoga for housing rehabilitation loans, infrastructure improvements, public facilities and public services. Proceeds from those activities are deposited into a revolving loan fund established from low- interest loans for rehabilitation and could be a resource for housing stock preservation.
- Under the Community Reinvestment Act, federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries annually evaluate the credit needs for public projects in communities where they operate.
- The Low-Income Housing Tax Credit Program provides federal and state tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years. The recently-constructed Calistoga Family Apartments project was the beneficiary of tax credits.
- Recently-approved Proposition 41, the Veterans Housing and Homeless Prevention Bond Act of 2014, authorized \$600 million of general bonds to provide multi-family housing for veterans and their families. To access funds in this program, the City would work with veterans organizations in addition to nonprofit housing developers.

New Housing Opportunities

Table H-32 and Figure H-3 identify housing units that are under construction or that have been approved and could be constructed during the planning period. Comparing the City's total regional housing need of 27 units for the planning period as shown in Table H-30 to Table H-32 demonstrates that this need can be readily accommodated. Furthermore, the 48-unit Calistoga Family Apartments project, which is under construction, will more than fulfill the City's total lower-income allocation of eight units, while the Silver Rose project, which will begin construction in the coming months, will exceed its Above-Moderate Income allocation of 15 units. The only short-fall would be one unit in the Moderate Income category.

TABLE H-32 APPROVED AND UNDER-CONSTRUCTION HOUSING

Project Name (map refer.)	Total Units	Income Group					Affordability Determination
		XL	VL	L	M	AM	
Silver Rose (A)	20					20	Anticipated sales prices
White Parcel Map (B)	3					3	Anticipated sales prices
Decker Parcel Map (C)	3					3	Anticipated sales prices
Brogan Parcel Map (D)	4					4	Anticipated sales prices
Vineyard Oaks (E)	15					15	Anticipated sales prices
Arroyo Parcel Map (F)	4					4	Anticipated sales prices
Centre Court (G)	3					3	Anticipated sales prices
Pestoni Subdivision (H)	6					6	Anticipated sales prices
Puerto Vallarta Apt. (I)	1				1		Anticipated rent
Calistoga Hills (J)	13					13	Anticipated sales prices
Coates Live-Work Unit (K)	1				1		Anticipated rent
Calistoga Family Apartments ¹	48	6	28	13	1		Funding rent restrictions
Totals	121	6	28	13	3	71	

¹ Project was approved with an additional 8 units that may be constructed in the future
Source: City of Calistoga

Development Site Inventory

In addition to the approved housing identified above, Table H-33 identifies 16 sites in Calistoga (illustrated in Figure H-4) that provide realistic development opportunities for the provision of housing to all income segments within the community.

Most of the properties in the inventory below are vacant; a few are underutilized (e.g., developed with one single-family residence) and could be developed with more-intense residential uses.

Therefore, in combination with the approved units identified in Table H-32, the City can readily accommodate its RHNA of 27 units for the planning period. It is important to note that identification of a site in this inventory does not restrict or require that it be developed exactly as described in the inventory. Likewise, sites that are not identified in the inventory are not precluded from developing with residential uses that would help fulfill the City's regional housing need. The purpose of preparing the site inventory and analysis is to comply with state law that requires the City to demonstrate it has adequate housing sites for meeting projected housing needs.

Potential Development Constraints

Sites identified for potential residential development in the city were analyzed to determine their relationship to public facilities and services and existing or potential physical constraints to development. Of the 16 identified sites, only one (Site 15) has significant constraints that may limit its development. The following sub-sections provide a general discussion of potential development constraints known to exist within the city.

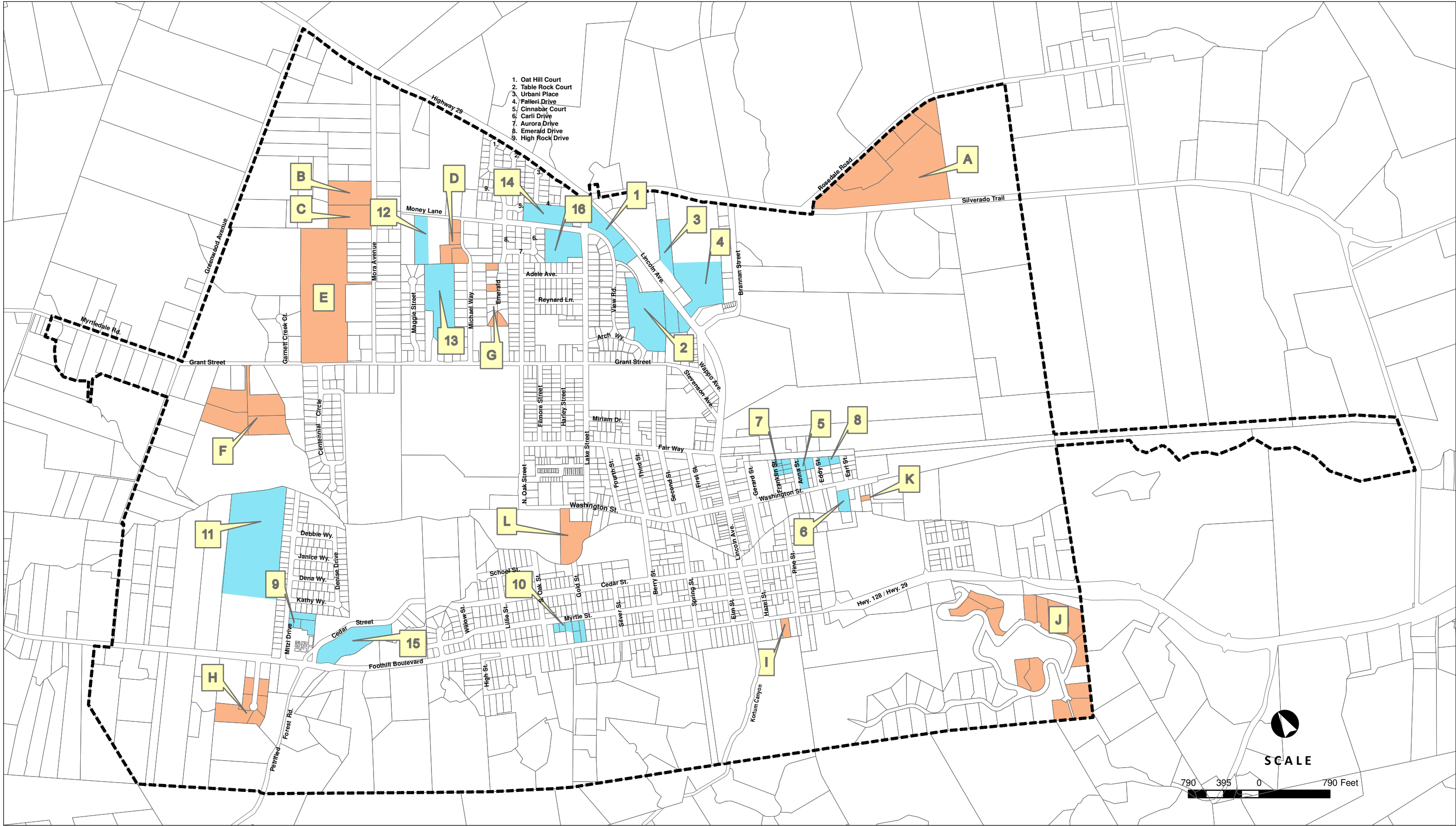
TABLE H-33 HOUSING OPPORTUNITY SITES

Site No.	Location and Assessor No(s).	General Plan Designation	Zoning	Density Range	Acres	Development Capacity ²⁰	Development Constraints and Opportunities
1	Lincoln Avenue 011-062-008, -009	Community Commercial	CC-DD	4 – 20 du/acre	2.91	35 units	• Vacant site • No known constraints • Parcels under same ownership
2a	Lincoln Avenue 011-072-020 (portion)	High Density Residential	R-3	10 – 20 du/acre	4.93	74 units	• Vacant site • No known constraints • Access required through adjoining commercially-zoned property
2b	Lincoln Avenue 011-072-020 (portion), 011-101-002 & -003	Community Commercial	CC-DD	4 – 20 du/acre	2.74	33 units	• Vacant site • No known constraints
3	Lincoln Avenue 011-050-044 (portion)	High Density Residential	R-3	10 – 20 du/acre	1.76	26 units	• Vacant site • Off-site storm drain improvements anticipated • Access required through adjoining commercially-zoned property
4	Lincoln Avenue 011-050-024 (portion)	Community Commercial	CC-DD	4 – 20 du/acre	5.14	62 units	• Vacant site • Off-site storm drain and sewer improvements anticipated • Appropriate for multi-family development
5	Anna/Eddy Streets 011-214-001, -002, -006	High Density Residential Community Commercial	R-3 CC-DD	10 – 20 du/acre 4 – 20 du/acre	0.84 0.23	12 units 3 units	• Vacant site • No known constraints • Proximate to downtown • Parcels under same ownership • 33 standby water & sewer allocations
6	611 Washington Street 011-260-027	High Density Residential	R-3	10 – 20 du/acre	0.74	11 units	• Vacant site • Proximate to downtown • Very small portion of site in 100-year floodplain

²⁰ Based on mid-point of density range

Site No.	Location and Assessor No(s).	General Plan Designation	Zoning	Density Range	Acres	Development Capacity ²⁰	Development Constraints and Opportunities
7	Anna/Franklin Streets 011-213-001/-004, -012/-014	Downtown Commercial	DD-DD	4 – 20 du/acre	0.79	10 units	• Vacant site • No known constraints • Proximate to downtown • Parcels under same ownership • 27 standby water & sewer allocations
8	Eddy/Earl Streets 011-215-001, -011	High Density Residential	R-3	10 – 20 du/acre	0.55	8 units	• Vacant site • No known constraints • Proximate to downtown
9	Mitzi Drive 011-422-021/-023, -031	Medium Density Residential	R-2	4 – 10 du/acre	1.35	9 units	• Vacant site • No known constraints • Parcels under same ownership
10	Myrtle/Foothill Blvd. 011-192-002 (ptn.), -003, -014, -015, -019, -020	Medium Density Residential	R-1	4 – 10 du/acre	0.93	6 units	• Vacant site • Downtown infill lots • No known constraints
11	011-400-014 (portion)	Rural Residential	R-1-PD	1 du/acre	16.43	16 units	• Vacant site • No obvious constraints
12	1857 Money Lane 011-010-052	Low Density Residential	R-1-10-PD	1 – 4 du/acre	1.94	4 units	• Existing single-family residence • No obvious constraints
13	2008 Grant 011-010-033	Medium Density Residential	R-1	4 – 10 du/acre	5.85	41 units	• Vacant site • Possible off-site storm and sewer improvements
14	Lake Street 011-526-004	Medium Density Residential	R-1-PD	4 – 10 du/acre	3.46	24 units	• Vacant site • Off-site sewer improvements anticipated
15	Cedar Street 011-410-019	Medium Density Residential	R-2	4 – 10 du/acre	4.25	30 units	• Vacant site • Major off-site sewer improvements anticipated • Multiple environmental constraints, including mature trees and creek setbacks
16	1873 Lake 011-523-009	Medium Density Residential	R-1	4 – 10 du/acre	3.20	22 units	• Existing single-family residence • No obvious constraints

Source: City of Calistoga



- City Limits
- Parcels
- Approved and/or Under Construction
- Potential Development Sites

FIGURE H-4

HOUSING OPPORTUNITY SITES

- Public Services

Nearly all of the identified sites are convenient to water and sewer lines. In 1998, the City purchased 500 acre feet per year of domestic water from the City of American Canyon's North Bay Aqueduct entitlement. In 2000, an additional 925 acre feet of water per year were purchased from Kern County. These purchases,

combined with the City's original North Bay Aqueduct entitlement and its Kimball Reservoir water supply is projected to provide an adequate water supply in Calistoga through the next 20 years. The City recently completed construction of a 1.5 million-gallon water tank on Mt. Washington to improve storage capacity and better manage municipal water supply during peak demand times. The City expanded its wastewater treatment plant in 2003. This expansion provides 20 to 30 years of development capacity based on the annual average growth rate between 2000 and 2009 of 0.30 percent.

- Flooding

Certain areas of Calistoga lie within the 100-year floodplain of the Napa River and are at risk of flooding. Residential areas known to be prone to flooding include areas around Silver Street, from Gold Street to Spring Street, between the river and Myrtle Street; a crescent-shaped area around Washington Street, starting southeast of Oak Street, rising up Lake Street and Fourth Street, and extending to Second Street; and the area from Pine Street southeast to the city limits, between the river and Foothill Boulevard. Policies and actions contained in the Safety Element will ensure that new development would not be exposed or vulnerable to risks associated with flooding.

Another part of Calistoga that could be subject to flooding is property downstream of the Kimball Reservoir. If the dam were to fail, inundation could occur in the northern part of the Planning Area as far south as Tubbs Lane. South of Tubbs Lane, dam failure would cause the Napa River to overflow its banks through the rest of the city. The risk of dam failure is small, so the impact of additional development within the dam inundation area is not considered to be a significant constraint.

- Special Status Species and Sensitive Natural Communities

Occurrences of several plant and animal species with special-status have been recorded or are suspected to exist within Calistoga. Most of these are associated with the forest, woodland, and grassland along the fringe of city limits and the outer Planning Area. A few species have been reported from the floor of the valley, generally associated with the aquatic habitat of the Napa River and the freshwater marsh in geyser-fed swales where disturbance has been limited. Figure OSC-1 in the Open Space and Conservation Element illustrates the location of sensitive species and communities known to exist within the City. Site No. 11 is located adjacent to a stretch of the Napa River that is known to provide habitat for a sensitive animal species. In addition, there are numerous mature trees on the property. Given these conditions, the amount of developable land area may be constrained. Development of a few of the sites will result in the loss of grassland and savannah; however they are not considered to be particularly sensitive resources and therefore their potential loss is not considered to be a constraint to development.

- Archaeological Resources

Archaeological resources known to exist within the city include remnants of Native American villages and campsites and other evidence of habitation. Prehistoric archaeological sites are generally located along seasonal and/or perennial watercourses, at or near vegetation ecotones, and at the base of foothills. There is a possibility that sites located in these areas may contain undiscovered archaeological and paleontological resources that could be impacted from development activities involving ground removal or disturbance.

Policies contained in the Community Identity Element require pre-development consultation with tribal representatives and will ensure respectful treatment of resources.

Zoning for a Variety of Housing Types

- Mixed Use Development

A mix of residential and commercial uses is allowed in both of the General Plan's primary commercial land use designations (i.e., Downtown Commercial and Community Commercial). Additionally, within these designations, residential development is excluded from the calculation of a project's maximum floor area ratio, which is an important incentive for such development.

- Multi-Family Units

One duplex or two one-family dwellings are permitted by right (i.e., without a use permit requirement) on a lot of at least 9,000 square feet in the R-2 Two-Family Residential District. Multi-family dwellings are allowed by right in the R-3 Multifamily/Office District. Multi-family housing is also permitted in the Downtown Commercial Zoning District above the ground floor, and in the Community Commercial Zoning District with a use permit.

- Second Dwelling Units

Second dwelling units are permitted through a non-discretionary administrative permit in all residential districts. The maximum lot coverage in the R-1 district may be increased from 30 percent to 37 percent with administrative approval to accommodate accessory structures. This provision is intended to facilitate construction of second units on smaller lots that may have been previously constrained by the 30 percent restriction.

- Licensed Care Facilities

The California Welfare and Institutions Code declares that mentally- and physically-disabled persons are entitled to live in normal residential surroundings, and that the use of property for the care of six or fewer disabled persons is a residential use for the purpose of zoning. A state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. No jurisdiction may impose stricter zoning or building and safety standards on these homes than is otherwise required for homes in the same district.

In accordance with state law, the Zoning Code permits licensed residential or community care facilities with six or fewer beds by right in the R-1, R-2 and R-3 residential zoning districts, and allows facilities serving more than six persons in these districts with a use permit.

- Mobile Homes

The Zoning Code allows manufactured, mobile and factory-built homes in any zoning district that allows single-family residential development. Manufactured, mobile and factory-built homes are subject to the same design standards that apply to conventional "stick built" homes.

- Farmworker Housing

The Zoning Code provides for a variety of housing types that would accommodate farmworker housing needs, including multi-family housing, manufactured housing, and second units. In addition, the Zoning

Code allows agricultural employee housing for six or fewer persons by-right in the R-1 (Single-Family) Zoning District.

- Emergency Shelters and Transitional and Supportive Housing

The Zoning Code allows emergency housing shelters and transitional and supportive housing without a use permit or other discretionary action in the Community Commercial Zoning District. Additionally, transitional and supportive housing are permitted uses in the R-1, R-2 and R-3 Residential Zoning Districts.

- Single-Family Attached Units

To address the need for housing that is affordable to moderate income households, the R-2 Zoning District allows the development of one duplex or two one-family dwellings per lot with only design review required.

- Single-Room Occupancy (SRO) Housing

Single-room occupancy residential units (SROs) are a form of affordable housing consisting of a single room, often between 150 and 350 square feet in size for lower-income individuals, homeless, seniors, and persons with disabilities. SROs can have private or shared cooking and sanitary facilities. Currently, SRO housing is not identified as a permitted or conditionally-permitted use in any zoning district. However, it could potentially be allowed in the R-3, DC or CC Zoning Districts subject to a “similar use” determination by the Planning Commission. Applicable General Plan land use densities for the subject zoning districts would limit the number of SRO units in a given project to a maximum of 20 units per acre, although these densities could be higher if rooms do not include cooking facilities and are therefore not considered dwelling units in the traditional sense.

F. Energy Conservation

New homes and residential additions are subject to the California Building Code, which includes stringent energy efficiency requirements. Larger landscaping projects are required to conform to the State’s water-efficiency landscape standards, which minimizes the amount of energy required for water transport and irrigation.

The City has not adopted any restrictions on the design or placement of photovoltaic energy systems on residential property in order to encourage their installation. The Calistoga Family Apartments project will include solar panels on carports and roofs that will generate 356kW of energy, enough to meet the complex’s entire electricity demand.

Opportunities for improving energy conservation in the design of residential development include ensuring the consistency of tentative tract maps with Section 66473.1 of the Subdivision Map Act, which requires the designs of subdivisions to provide for future passive or natural heating or cooling opportunities. The City also requires the planting of trees along streets and in parking lots to reduce heat island effects.

To encourage energy efficiency improvements to the city’s existing housing stock, the City has joined the CaliforniaFIRST and California Home Energy Renovation Opportunity (HERO) Programs that allow residential property owners to finance the installation of energy- and water-efficient improvements, and renewable energy systems. Both programs are Property-Assessed Clean Energy (PACE) Programs, which allows the property owners to pay the loans back as a line item on their property tax bill.

Additionally, the HOME grant that the City recently received for owner-occupied residential rehabilitation will require each of the rehabilitated homes to be upgraded to meet the current state energy code.

The City has initiated an extensive water conservation effort that will have the added benefit of reducing the energy used for water transport. The program offers rebates for residential toilet and washer replacement with water-efficient models and turf replacement with low-water use landscaping or artificial turf. Free residential water audits of both homes and landscaping are offered and kits containing water conservation devices, such as low-flow shower heads and faucet aerators, are distributed.

G. Constraints to the Development of Housing

Governmental Constraints

State law requires each Housing Element to include an analysis of potential and actual governmental constraints on the maintenance, improvement, or development of housing for all income levels and persons with disabilities.

Governmental regulations and exactions are designed to achieve desirable land use patterns, coordinate development with infrastructure expansion, finance capital improvements, equitably distribute the cost of public services, maintain the ambiance of existing neighborhoods, improve the urban environment, and preserve open space and unique ecosystems. However, they should be evaluated to determine whether they are excessive and represent an unnecessary constraint on the availability or affordability of housing being built, or contribute to the loss of existing affordable housing.

In its efforts to remove governmental constraints, Calistoga must also be guided by Government Code Section 65580(e), which notes that the City also has "...the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan...".

The most direct government affect on housing production is the regulation of land use through the General Plan and Zoning Code. Every municipality in the Bay Area limits the location of housing and the number of units that can be built on a property by designating and zoning land for different types of uses and by specifying the range of dwelling units allowed (the density) in each residential land use category. Development standards, such as minimum lot sizes and building setbacks also affect the type and cost of housing that may be developed.

Calistoga mitigates the effects of land use controls on housing production by:

- Providing a range of zoning categories and densities to allow for all types of housing.
- Permitting and encouraging mixed-use developments that combine housing with other uses.
- Providing incentives for affordable housing and second dwelling units, as well as single-family residences on existing residential lots of record.

Calistoga General Plan

Calistoga's General Plan includes a wide range of residential land use designations, including Rural Residential (1 unit/acre), Rural Residential-Hillside (0.5 units/acre), Low Density Residential (2 to 4 units/acre), Medium Density Residential (4 to 10 units/acre) and High Density Residential (10 to 20 units/acre). The Downtown Commercial and Community Commercial land use designations allow for mixed-use development, including residences within a density range of 4 to 20 units per acre. Minimum densities are required for most of the designations in order to maximize residential development on a limited supply of land and achieve a balance and variety of housing types. Consistent with state law, density bonuses may be approved for projects that include dedicated affordable housing and senior housing to exceed the maximum density otherwise allowed.

The maximum densities allowed for the High Density Residential land use designation are not an impediment to the development of affordable multi-family projects. The La Pradera Apartments project, whose 48 units are limited to occupancy by low-income households earning a maximum of 60 percent of the area median income, was constructed at a density of 10.5 units per acre. The Calistoga Family Apartments project, which targets very low- and extremely-low households, was approved at a density of 14.5 units per acre.

Zoning Code

Zoning Districts

The City regulates the type, location, and scale of development through its Zoning Code. The Code includes a wide range of residential zoning districts that allow a variety of housing types, including single-family, multi-family, second units, mobile homes, transitional and supportive housing, and residential care.

TABLE H-34 HOUSING TYPES ALLOWED BY ZONING DISTRICT

Zoning District	Types of Residential Uses Allowed
Rural Residential (RR)	One one-family dwelling per lot One second dwelling unit per lot ¹ Residential care, limited Residential care, general ²
Rural Residential - Hillside (RR-H)	One one-family dwelling per lot One second dwelling unit per lot ¹ Residential care, limited Residential care, general ²
One-Family Residential (R-1 & R-1-10)	One one-family dwelling per lot One second dwelling unit per lot ¹ Supportive housing Transitional housing Residential care, limited Residential care, general ²
Two-Family Residential (R-2)	One one-family dwelling per lot One second dwelling unit on a lot with a one-family dwelling ¹ One duplex or two one-family dwellings on a lot of at least 9,000 square feet Supportive housing Transitional housing Residential care, limited Residential care, general ²
Multi-Family/Office (R-3)	Multi-family dwellings One or more dwelling units accessory to a primary on-site office use ² Supportive housing Transitional housing Residential care, limited Residential care, general ² Convalescent and congregate care facilities ²

Mobile Home Park (MHP)	Residential mobile homes Permanent apartment units, for managers of the park
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¹ Second dwelling unit permit required

² Use permit required

Each district ensures that the type of residential development is consistent with and implements the City's General Plan land use designations. For example, the R-3 Zoning District implements the "High Density Residential" General Plan land use designation, which is intended for multi-family development, by allowing multi-family dwelling units as a permitted use (i.e., not subject to a use permit).

The Zoning Code currently requires approval of a "second dwelling unit permit" by the Planning and Building Director for second dwelling units (i.e., an independent living unit that is subordinate to the main dwelling on a lot), after providing written notice to property owners within 300 feet of the proposed unit. This additional step could constrain the development of second units by adding time to the review process.

Development Standards

Provisions in the Zoning Code specify minimum lot areas, lot widths, lot depths and setbacks; and maximum lot coverage and building heights. Additional development regulations specify parking requirements. Development standards applicable to residential development are summarized in Tables H-35 and H-36. These standards are typical of many California communities and contribute to the protection of the public health, safety and welfare, and the maintenance of the city's quality of life.

- Building height and lot coverage

The Zoning Code limits the height of residential buildings to a maximum height of 25 feet in residential zones and 30 feet in commercial zones. However, heights up to 30 feet in residential zones and 35 feet in commercial zones are allowed where a finding can be made that the taller building height would be more compatible with surrounding buildings due to their special historical, architectural or aesthetic interest, and that the taller building height does not encroach on the light or views of adjacent properties.

This provides more than enough height to accommodate two-story construction, but can make it difficult to construct a three-story building with sufficient height to accommodate a pitched roof on a parcel designated for high density and mixed-use development. Furthermore, the Zoning Code measures building height at the point that is half the distance between the ridge and eave on a gable roof, rather than to the highest point of the roof, thereby allowing additional height for sloped roofs.

Limits on lot coverage and building height have not been a constraint to the development of housing for any income groups, including affordable housing projects. All of the projects have been two-story, and the lot coverages for the Palisades Apartments and Calistoga Family Apartments were 26% and 15%, respectively.

- Setbacks

Setback requirements in the Zoning Code reflect the importance of maintaining adequate buffering between adjoining properties to avoid potential use conflicts. These setbacks are typical of similar communities and have not appeared to be an impediment to the development of housing. The commercial zoning districts do not require any setbacks unless located adjacent to or across the street from a parcel located in a residential zoning district.

TABLE H-35 RESIDENTIAL DEVELOPMENT STANDARDS

Development Standard	Zoning Districts						
	RR-H	RR	R-1	R-1-10	R-2	R-3	MHP
Minimum Lot Area	Varies ¹	20,000 – 80,000 square feet ²	6,000 sq. ft. (interior) 7,000 sq. ft. (corner)	10,000 sq. ft. (interior) 12,000 sq. ft. (corner)	9,000 sq. ft. (interior) 10,000 sq. ft. (corner)	9,000 sq. ft. (interior) 10,000 sq. ft. (corner)	3,500 sq. ft.
Minimum Lot Width	Varies ¹	100 feet	70 feet (corner) 60 feet (interior)	120 feet (corner) 100 feet (interior)	70 feet (corner) 60 feet (interior)	70 feet (corner) 60 feet (interior)	50 feet
Minimum Lot Depth	Varies ¹	200 feet	100 feet	100 feet	100 feet	120 feet	70 feet
Minimum Front Setback	Varies ¹	20 feet	20 feet	20 feet	20 feet	15 feet	10 feet
Minimum Side Setback	Varies ¹	15 feet (corner) 10 feet (interior)	5 – 20 feet ³	5 – 20 feet ³	5 – 20 feet ³	5 – 20 feet ³	5 – 10 feet
Minimum Rear Setback	Varies ¹	20 feet	20 feet	20 feet	20 feet	10 feet (one story) 15 feet (two story)	5 feet
Maximum Height	Varies ¹	25 feet	25 feet	25 feet	25 feet	25 feet	n/a
Maximum Lot Coverage	40%	30%	30% ⁴	30% ⁴	40%	40%	50%
Off-Street Parking ⁵	2 spaces per unit	2 spaces per unit	2 spaces per unit	2 spaces per unit	2 spaces per unit	2 spaces per unit	2 spaces per unit + 1 per 5 units
Usable Open Space						300 sq. ft. per unit	

¹ Determined on a case-by-case basis through a slope/density formula² Varies depending on access to city water and sewer³ Varies based on lot position and building height.⁴ Lot coverage may be increased up to 37% with administrative approval.⁵ One additional parking space is required for a second unit. Parking may be covered or uncovered.

TABLE H-36 RESIDENTIAL DEVELOPMENT STANDARDS – COMMERCIAL ZONING DISTRICTS

Development Standard	DC District	CC District
Minimum Lot Area	5,000 square feet	5,000 square feet
Minimum Lot Width	30 feet	50 feet
Minimum Lot Depth	None	None
Minimum Front Setback	0 feet / 20 feet ¹	10 feet / 20 feet ¹
Minimum Side Setback	0 feet / 5 feet ² (interior) 0 feet / 15 feet ² (street side)	0 feet / 5 feet ² (interior) 0 feet / 15 feet ² (street side)
Minimum Rear Setback	0 feet / 10 feet ³	10 feet / 10 feet ³
Maximum Height	30 feet / 25 feet ⁴	30 feet / 25 feet ⁴
Max. Lot Coverage	80 percent ⁵	60 percent ⁵
Max. Floor Area Ratio ⁶	2.0	0.8
Off-street Parking	Two spaces per unit	Two spaces per unit

¹ Front yard setback distance increases if site is located directly across the street from a residential zoning district

² Side yard setback distances increase if site is located directly across the street from a residential zoning district

³ Rear yard setback distance increases if site abuts or is adjacent to a residential zoning district

⁴ Maximum building height reduced when site abuts or adjoins a parcel in a residential zoning district

⁵ May be increased by use permit

⁶ Residential portion of mixed use development projects is excluded from floor area ratio calculation.

- **Parking**

The Code prescribes minimum parking requirements for residential uses to minimize potential off-site impacts from overflow parking. These have not proved to be an impediment to housing development. Furthermore, parking is not required to be covered, which differs from the covered parking requirement of most jurisdictions. Additionally, the shared use of parking facilities is allowed for mixed use-type projects, which can reduce the number of overall required parking spaces. However, the current parking standard of two spaces per senior housing unit may be excessive for some types of senior housing and should be revised to allow fewer parking spaces under appropriate conditions.

- **Second dwelling units**

Second dwelling units are an affordable and efficient means of increasing the housing stock. However, very few have been constructed in the City. There are a number of development standards included in Chapter 17.37 of the Zoning Code that could constrain their development. These requirements include, but are not limited to:

- Approval of a separate permit by the Planning and Building Director and notification of property owners within 300 feet
- Occupation by the property owner of either the primary dwelling or second dwelling unit
- Conformance with the rear yard setback requirements for a primary dwelling unit

- Screening of trash and recycling areas
- Prohibition of visually separating a second dwelling unit from the primary dwelling unit

The Zoning Code allows the establishment of planned development districts in which the development standards may be specifically tailored to the project that is proposed, allowing design flexibility. Both the Palisades Apartments and La Pradera Apartments affordable housing projects have their own planned development districts.

Definitions

SB 745, which took effect on January 1, 2014, generally amends Government Code Section 65582 to replace prior Health and Safety Code definitions of "supportive housing," "transitional housing" and "target population" with definitions now more specific to housing element law. Therefore, Zoning Code Chapter 17.04, Definitions, needs to be amended to revise the existing definitions for "supportive housing" and "transitional housing" and to add a definition for "target population."

The Code's definition of "family" also needs to be updated to reflect current case law.

Processing and Permit Procedures

The Zoning Code states the type of residential uses permitted within the City's residential and commercial zoning districts and specifies whether the use is permitted by right, or requires administrative review or approval of a use permit. Uses permitted by right are those that are allowed without discretionary review as long as the project complies with all development standards. Uses requiring administrative review are approved by the Planning and Building Director, which allows some flexibility on the part of the City to ensure basic health and safety, and general welfare concerns are met. Use permits are subject to approval by the Planning Commission. Many uses subject to a use permit also require design review, which is processed concurrently with the use permit application. Findings for use permit and design review approval include that the project is consistent with the General Plan, the use is compatible with surrounding uses, meets certain design objectives, and addresses basic public health, safety and general welfare concerns.

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Table H-37 identifies general processing timeframes for various planning permits. It should be noted that projects do not necessarily have to complete each step in the process (i.e., small-scale projects consistent with the General Plan and Zoning Code would not require an environmental impact report, General Plan amendment, rezone or variance). It should also be understood that multiple applications for a project are usually processed concurrently.

These processing times are comparable to those of other communities. The City has a consolidated and streamlined permitting process in order to expedite building and planning applications as much as possible. For example, most design review occurs at the administrative level and final maps are only considered at the City Council level. When a project requires rezoning or amendment of the General Plan, the City strongly encourages that those requests be processed concurrently.

TABLE H-37 GENERAL TIMEFRAMES FOR PERMIT PROCEDURES

Type of Approval	Processing Time¹	Review Body(ies)
Administrative Approval ²	3 weeks	Planning & Building Director
Use Permit	4-6 weeks	Planning Commission
Design Review	4-6 weeks	Planning Commission
Variance	2 months	Planning Commission
Parcel Map	3 months	Planning Commission
Subdivision Map	6 months	Planning Commission, City Council
Environmental Review⁴		
(Mitigated) Negative Declaration	2 to 4 months	Planning Commission
Environmental Impact Report	6 to 12 months	Planning Commission

¹ Assumes project is exempt from the California Environmental Quality Act (CEQA).

² Includes administrative permits and administrative Design Review.

⁴ Estimate of additional processing time required to prepare review required by CEQA.

- Design Review

Design review of proposed residential development is required in order to ensure conformance with the Calistoga General Plan, to promote high quality design and a harmonious relationship of buildings, to preserve the unique character and ambiance of Calistoga, to ensure compatibility of new development with existing development, and to promote the preservation of historic structures.

The Planning and Building Director is empowered to grant design review approval for one-family dwelling units in the RR, R-1/R-1-10 and R-2 Zoning Districts. The Planning Commission conducts design review for all other types of residential development applications

Potential applicants are encouraged to submit their preliminary plans for review by city department representatives at no cost to the applicant, and/or the Planning Commission, for a nominal fee. The applicants obtain feedback that can be readily incorporated into the final project design.

The design review process often results in an improved design that benefits both future project residents as well as neighbors. The Planning Commission includes an architect who can facilitate the non-design professional members' understanding of project designs.

In approving a design review application, the Director or Commission must find that the proposed design:

- Is in accord with the General Plan and any applicable planned development.
- Is in accord with all applicable provisions of the Zoning Code.
- Is consistent with any adopted design review guidelines to the extent possible
- Will not impair or interfere with the development, use or enjoyment of other property in the vicinity or the area

The design review approval process is typically completed within four to six weeks, which is considered very short when compared with other jurisdictions. Even the Calistoga Family Apartments project that required preparation of a mitigated negative declaration was recently approved within three months of the application's initial submittal.

The review of project site plans, elevation drawings and landscaping plans is guided by adopted Residential Design Guidelines, which help facilitate projects through the review process by eliminating ambiguity in design expectations. They also promote both variation in design and compatibility with the desirable qualities of existing development. Manufactured homes located outside of mobilehome parks are subject to the same design standards as conventionally-constructed housing.

The multi-family design guidelines are intended to encourage designs that maximize common space, blend with the surrounding community, limit views of parking facilities from public streets, provide architectural compatibility of accessory buildings, and direct on-site lighting on driveways and walkways and away from adjacent properties. All of these standards are compatible with the typical design of recently-constructed affordable housing projects. The Zoning Code and General Plan also provide guidelines for residential development that occurs in commercial areas and on hillsides in order to promote compatible design.

- **Building Permits**

Upon submittal of a complete set of plans for a typical single-family residence, plan check is conducted and a building permit is issued within approximately two to four weeks, and about four to six weeks for a typical multi-family plan check. The City sometimes contracts with a consultant for more complex plan checks in order to expedite their review; however, such plan checks are done on a time and materials basis to minimize the cost.

In summary, Calistoga's processing and permit procedures are reasonable and more expeditious compared to those in many other California communities. The permit process only increases in complexity and duration when the circumstances of individual projects warrant extra consideration on the part of staff and officials. This is especially true of the environmental review component of the process, yet the City of Calistoga has little flexibility to change this, since the California Environmental Quality Act specifies procedures that local jurisdictions must observe in reviewing the potential environmental impacts of development projects.

Growth Management

Growth has been a significant issue in Calistoga for nearly three decades. The City's Growth Management System was established as a regulatory mechanism for ensuring that population and employment growth is commensurate with the City's ability to provide essential public services and facilities. The System has been designed to facilitate and implement goals and policies contained in the Calistoga General Plan. Its primary objectives include:

- Prioritize projects with housing that is affordable to lower-income households.
- Promote infill development over new development at the edges of town.
- Reduce dependency on the automobile by providing a mix of housing types in areas located close to services, transit and City parks.
- Provide a balance of residential and non-residential growth to ensure the community's unique quality of life and economic well-being.

Consistent with the General Plan, the Growth Management System is based on an annual growth rate of 1.35 percent. Based on Calistoga's average household size, the 1.35% growth rate equates to approximately 28 new units annually. The City's Regional Fair Share Housing total allocation of 27 units for the 2015 - 2022 planning cycle is well within these limits.

The Growth Management System is implemented through an annual allocation process. Preference for residential allocations is generally given to projects that include one or more of the following:

- The majority of project units count towards fulfillment of the City's remaining regional housing need in the very low-, low and moderate-income housing categories
- Housing for moderate-income households
- Housing proposed as part of a mixed-use development project
- Housing proposed on vacant, underdeveloped or redeveloped land with necessary public infrastructure in place
- Housing for special need housing groups or populations.

Allocations are not required for second dwelling units or the construction of a single-family residence on an existing lot of record.

The City has a documented history of periodically reviewing and adjusting the Growth Management System program to ensure the process is as efficient and streamlined as possible, including adoption of Resolution 2009-103, which suspended the procedures requiring: (1) an annual determination of available resources by the City Council, (2) submittal of applications only during the annual enrollment period (applications for growth management allocations can now be submitted any time during the year), and (3) approval of requested allocations by the City Council (administrative authority to approve allocation requests has been delegated to the Planning and Building Director). This continued monitoring and adjustment of the Growth Management System program as needed in response to market conditions will ensure that the program does not impose a significant constraint to the production of housing.

There are still certain aspects of the program that could constrain the production of housing, such as the one-year time frame to complete the project once an allocation had been awarded. For affordable housing projects in particular, the one-year time frame may not be enough for securing funding commitments from multiple public and private funding sources and securing planning and building permits. The one-year time frame is also challenge for projects involving subdivision maps.

Another potential constraint is the absence of a provision that allows unused/expired allocations to be rolled over from one five-year cycle to the next. In the last year of a five-year cycle, there may not be a sufficient number of allocations available or remaining to award to a larger development project. Because allocations cannot be borrowed from the next five-year cycle, the allocation award would have to be delayed for a year.

Fees and Other Exactions

Development Impact Fees

The City recently updated its development impact fees that generate funding for capital facilities and equipment investments associated with the police, fire, cultural/recreation, City administration, and transportation functions. These one-time charges on new development are used to cover the cost of capital equipment and facilities that are required to serve new growth. The fees are typically collected upon issuance of a building permit, though in some cases on issuance of a certificate of occupancy or final inspection. While these fees may affect housing prices, the only alternatives would be their payment by existing Calistoga taxpayers or no further residential development, neither of which is feasible. The City Council elected to adopt fees below the maximum supportable level, in part to avoid deterring development in the community. They are similar to those of similar communities in the vicinity. The City's impact fees associated with domestic water service and wastewater treatment are generally higher than most other communities. The fees are based on the estimated reasonable costs of providing the services and the construction, reconstruction and maintenance of the related facilities, which were derived from a detailed analysis and projections

regarding the City's system costs, improvements and revenue needs. The connection charges for second dwelling units, which may be constructed on many lots with single-family residences and are limited in size to 750 square feet, are the same as those for single-family units and represent a significant deterrent to their development.

Processing and Permit Fees

Generally, the fees associated with processing planning and building permit applications are consistent with other communities.

Table H-38 summarizes development fees, including impact, processing and permit fees. Table H-39 identifies these fees as a percentage of development costs. For a typical 2,000-square foot detached home, development fees would be approximately 9.5% of total cost. For a 48-unit multi-family apartment building, development fees would be approximately 13.8% of total per unit cost. The per unit fee portion as a percentage of total cost for new single-family and multi-family development is within a range that is considered to be acceptable.

The City Council has the authority to reduce development fees for affordable housing developments. In 2003, the City subsidized the majority of exactions and permit processing fees for an 18-unit low-income ownership housing development (Saratoga Manor).

TABLE H-38 ESTIMATED RESIDENTIAL PROCESSING AND PERMIT FEES

Cost Category	Single-Family ³	Multi-Family ⁴
Planning Entitlements ¹	\$750	\$375
Development Impact Fees ²	\$59,120	\$51,094
• City Administrative	\$2,577	\$2,195
• Cultural/Recreational	\$5,949	\$5,068
• Excise Tax	\$125	\$125
• Fire	\$2,171	\$1,850
• Police	\$577	\$492
• Transportation	\$9,461	\$5,866
• Wastewater	\$23,126	\$21,990
• Water	\$15,134	\$13,508
Building Permit / Plan Review	\$6,450	\$1,980
Total Cost per Unit	\$65,570	\$53,074

¹ Includes processing of design review application

² Excludes School District development impact fees and reimbursement fees)

³ Based on a 2,000 square foot home having a valuation of \$332,640

⁴ Based on a 1,000 square foot apartment

TABLE H-39 DEVELOPMENT FEES AS PERCENTAGE OF DEVELOPMENT COSTS

	Single-Family ³	Multi-Family ⁴
Total estimated cost per unit ¹	\$686,500	\$385,354
Fee portion of cost per unit ²	\$65,570	\$53,074
Percentage of total development cost	9.5%	13.8%

¹ Includes land, design and construction, permits, fees and other costs

² From Table H-38

³ Based on 2,000 square foot home on a 7,200 square foot lot having a valuation of \$332,640

⁴ Based on four 1,000 square foot apartments on a 10,000 square foot lot

Inclusionary Housing Program

The cost of land and its relatively limited availability within the City create market conditions that make it difficult for the private sector to produce housing that is affordable to moderate- and lower-income households. In the interest of facilitating development of housing that is affordable at these income levels, the City requires certain residential projects to contribute to the production of affordable housing within the City.

Under the inclusionary housing requirement, residential development projects consisting of five or more units must restrict 20% of the units in the project at a cost affordable to moderate- or lower-income households. Alternatives to the 20% on-site inclusionary requirement, such as payment of in-lieu fees, dedication of land or other equivalent action that would provide a comparable or superior benefit to the on-site requirement, may be considered by the City Council.

Developers must enter into an agreement with the City that sets forth the provisions of affordability for the project before the issuance of a building permit or the approval of a final map if the project involves a division of land. Inclusionary housing requirements for residential (or commercial) development projects for which a development agreement has been entered into with the City are negotiated as a term of the development agreement.

Under the auspices of the inclusionary housing requirements, the City negotiated the dedication of land (now developed with the Palisades Apartments affordable housing project), construction of on-site housing units, and agreements that could result in the payment of several million dollars of in-lieu housing fees during the planning period. These fees are deposited into the City's Affordable Housing Fund and may be used to subsidize the development of affordable housing.

An update of the inclusionary housing requirement is necessary to limit its applicability to ownership projects in light of recent court decisions that have interpreted the limitation on rents charged for rental inclusionary unit as a form of rent control. The inclusionary housing requirement could be replaced with an in-lieu fee for smaller projects due to the substantial cost to the developer of selling a unit at a below-market price.

Codes and Enforcement

The City has adopted the California Building Standards Code. The City may adopt amendments to the State Code where local conditions warrant more-restrictive regulations. In the case of Calistoga, climatic, geographical and topographical conditions justify a more-restrictive Fire Code, such as the following requirements:

- Illuminated or reflective address numbers
- Brush clearance and fire-resistant roofing materials
- Automatic sprinkler systems for certain building additions, alterations, repairs and changes in occupancy

While code requirements might increase the cost of providing housing, they also provide an important safeguard for the local population.

The City enforces its codes on a "complaint basis." While the enforcement of building and housing codes could conceivably reduce the number of units and increase the cost of housing, code enforcement provides a public benefit in that it ensures that housing is safe and sanitary. This is especially important for low-income households who may not have the option of moving elsewhere if the housing they live in is not maintained.

On- and Off-Site Improvements

The Subdivision Ordinance requires a subdivider to provide the following infrastructure and improvements:

- paved streets
- concrete curbs and gutters
- street name and traffic control signs
- street trees
- sanitary sewage collection and pumping system
- water distribution and fire protection systems
- storm water drainage systems
- undergrounded utility lines
- fences and landscaping along the rear of lots backing onto streets or highways

Developers may also be required to provide off-site improvements necessary for the general health, safety and welfare. In some instances, off-site improvements may be reimbursed using impact fees that have been collected from other projects, or by establishing a reimbursement fund that subsequent developers in the area pay into.

The local street width standard is two travel lanes and two parking lanes. Sidewalks may be required along non-rural streets and highways. With sidewalks and easements, total right-of-way width is a minimum of 56 feet, although it is wider in some areas. This design is intended to adequately accommodate traffic, parking, pedestrians and drainage. These standards may be modified if warranted by individual circumstances, and therefore are not a constraint on development.

The extent to which these improvements are required varies according to the size, type and intensity of the proposed development. Moreover, these requirements are typical of those in similar communities, and necessary for the health and welfare of those living in the subdivision or to mitigate impacts on the surrounding community. Many of the requirements, such as those for street paving, street name signs, and traffic control signs, have little impact on housing construction since the street network is already completed in most areas of the city.

Constraints to Housing for the Disabled

This section provides an analysis of governmental constraints on the development, maintenance and improvement of housing for persons with disabilities. As described above, the City facilitates permit processing for all types of housing and retrofit efforts through its rapid processing times for most housing projects. In addition, most retrofit improvements for accessibility, such as installation of ramps, do not require design review, and are only subject to inspection for building permit approval in order to ensure safety compliance. To keep in conformance with State ADA requirements, the City adopts the California Building Standards Code every three years and amends local code provisions as needed. In addition, the City has established a Building Standards Advisory and Appeals Board to hear and decide on disabled access issues as they relate to building code provisions specific to unreasonable hardships.

As further described above, no specific limitations or restrictions are contained in the Zoning Code concerning special needs housing, as they are allowed by right in all residential zones. Additionally, the Code provides for the approval of requests for reasonable accommodation by the Planning and Building Director. A request for reasonable accommodation may be made by any disabled person when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. A

request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a disabled person equal opportunity to housing of their choice. If an applicant needs assistance in making the request, the Planning and Building Department endeavors to provide the assistance necessary to ensure that the process is available to the applicant.

Non-Governmental Constraints

Non-governmental constraints are those that are not created by a local government, but may be lessened through its actions.

Construction Costs

Housing prices are influenced partly by the types of construction materials used. Homes in Calistoga are generally of wood frame construction and finished with stucco or wood siding. This type of construction is the least-expensive conventional method (brick, stone and concrete block are more costly). Composition shingle and built-up roofs, which are found on a large share of the community's homes, are also the least expensive, followed by wood shingle, wood shake, concrete tile, metal tile and clay tile.

The cost of lumber and wood products accounts for approximately one-third of the costs of materials used to build a home. A typical 2,000-square foot home uses nearly 16,000 board feet of lumber and 6,000 square feet of structural panels, such as plywood, and every \$1 increase in the average wholesale price of 1,000 board feet of lumber increases the cost of a typical home about \$20²¹. The recent downturn in the housing construction industry reduced the average price for framing lumber in 2009 to \$222 per thousand board feet, compared to \$400+ in the late 1990s. However, prices rebounded to an average of \$384 in 2013. Similarly, structural panel composite prices have increased from \$259 per thousand square feet in 2009 to \$426 in 2013²².

Labor costs are the single biggest expense in a home's construction after land. Over the long term, direct construction costs (including materials and labor) have decreased as a proportion of total costs due to a dramatic drop in the number of person-hours required to construct a unit, and the use of less-skilled (and therefore, lower-paid) workers because of a greater use of pre-fabricated materials.

The City can minimize construction costs by not requiring more costly kinds of building materials on residences, such as clay tile roofs. However, there is little within the City's power to affect the cost of skilled labor and building materials.

Design Preferences

Housing costs are affected in part by a residence's design, including the number and type of amenities and size. There has been a dramatic change over the last 30 years in the size of housing units and the amenities provided to them, which has resulted in higher prices for housing. New single-family homes sold in 2007 had the following characteristics according to the U.S. Census:

- The average house had 2,521 square feet, 801 more square feet than in 1977.
- 38 percent of new homes had four or more bedrooms, almost double the rate of 20 years ago, despite the drop in average household size. The larger number of rooms was partly due to the rise of specialty rooms such as home offices, sunrooms, media rooms and exercise rooms.
- In homes with four or more bedrooms, over half (57 percent) had three bathrooms or more.

²¹ National Association of Home Builders

²² www.randomlengths.com; accessed 5/28/14

- 27 percent of new homes had three or more bathrooms, nearly triple the rate from 1987.
- 90 percent of new homes had air conditioning, compared to 36 percent in 1971.
- Nearly 20 percent of new homes had at least a three-car garage.
- Half of the new homes had at least one fireplace, compared to 36 percent in 1971.

Land Costs

Approximately 25 percent of housing costs are attributable to land costs in most real estate markets. A major component of this cost is land speculation. Land costs are also affected by such factors as zoning density, the availability of infrastructure, the existence or absence of environmental constraints and the relative amount of similar land available for development.

Land costs for single-family lots in Calistoga range between \$200,000 and \$400,000, depending on the size of the parcel and its location. A 7,400-square foot vacant lot zoned R-1, which is centrally located, flat and ready to build on, was recently listed at \$225,000. Vacant lots of approximately 14,000 square feet in the Brogan subdivision sold for \$350,000. All of these properties had City sewer and water services available, but the price of the lot did not include the connection charges.

In 2013, the Corporation for Better Housing, a non-profit developer, purchased 3.32 acres of property at a cost of \$2.5 million for the 48-unit Calistoga Family Apartments project, which equates to approximately \$52,000 per unit in land costs for high-density rental housing.

Financing Costs

Home Financing

Mortgage credit is difficult to obtain for most first-time buyers and the recent tightening of underwriting standards also hinders the ability of households at the low and middle tiers to move up.

Mortgage rates are currently at historic lows. Besides lowering monthly interest payments for buyers, low interest rates allow existing homeowners to refinance their homes, thereby lowering monthly housing costs and perhaps preserving their ownership status.

In the past, mortgages for homes above the half-million-dollar mark, commonly known as “jumbo loans,” were more difficult to obtain, even for well-qualified buyers. However, in federally-designated high-cost counties, which includes Napa County, conventional and FHA loan limits have been increased to \$625,500 to assist homebuyers. Furthermore, jumbo loans have become comparatively cheaper. Lenders are currently offering rates that are more than a quarter of a percentage point lower than those on the conforming loans backed by Fannie Mae and Freddie Mac, and are increasingly holding these jumbo loans on their books as a revenue enhancer. As the Federal Housing Finance Agency, which regulates Fannie and Freddie, seeks to boost the two agencies' reserves against losses from mortgage defaults, it has raised fees and other costs for borrowers. Since Fannie and Freddie don't back jumbo mortgages, those fees don't apply and therefore aren't passed on to borrowers.

The City of Calistoga assisted 27 low- and moderate-income first-time homebuyers in purchasing homes in the Palisades, Emerald Oaks and Silverado Place Subdivisions by providing each buyer with a “silent second” mortgage to close the gap between the appraised value of the homes and the price affordable to the particular household. A deed restriction was recorded on each property that required the City be provided with an option to purchase the home in the event of re-sale in order to try to keep the homes in the community's affordable housing inventory.

Many major financial institutions and mortgage lenders that finance housing have offices in nearby cities. Homes sales are occurring in all parts of the community, and there is no evidence of mortgage-deficient areas in the community for new construction or rehabilitation loans.

The ability to accumulate a down payment is a formidable barrier to many potential homebuyers. Low-income households find it difficult to make the transition from rental to ownership units because they cannot accumulate a down payment while renting. Similarly, very low-income households may be unable to obtain rental housing because they cannot accrue the necessary security deposits and first and last months' rents.

Construction Financing

Overall, construction financing usually represents a small portion of total housing costs. Financing costs for construction are affected partly by how early in the development process loans must be taken out and how long the loans must be carried. Project delays can increase total interest payments, as well as create greater financial risk for a project. Construction financing for higher-density in-fill projects is generally harder to obtain than for conventional single-family construction.

Community Acceptance of Residential Development

Public resistance to residential development proposals, especially affordable, multi-family and/or in-fill projects, can result in lengthy and expensive review processes as well as the loss of potential units. In general, Calistoga residents are accepting of development if such concerns as privacy impacts and additional traffic are addressed. During the recent review and approval process for the Calistoga Family Apartments project – consisting of 56 very low- and low-income apartments on an in-fill site, few neighbors expressed concerns about the project. This resulted in the unanimous approval of the project by the Planning Commission, with no loss of units or an appeal of their decision to the City Council.

H. Key Findings

The key findings of the above analysis are summarized below. Any issues should be addressed in the Housing Element's goals, policies and actions.

Population, Employment and Household Income Characteristics

1. Between 2000 and 2010, Calistoga saw an increase in the diversity of its population. The percentage of the city's population who categorize themselves as Hispanic grew from 38.4 percent in 2000 to 49.4 percent in 2010, while the share of non-Hispanic White decreased from 59.1 percent to 47.7 percent. This is especially significant considering that the latter category represented 73.7 percent of the population in 1990.
2. The median age in Calistoga increased from 38.1 years to 40 years between 2000 and 2010. This increase appears attributable to an increase in the proportion of the population between 55 and 65 years of age. Calistoga's median age is virtually the same as Napa County's as a whole, but nearly 5 years older than California's median of 35.2 years. The city's distribution is very similar to Napa County's, while it has a higher elderly share and lower youth share than the State's.
3. Although housing prices in Calistoga have declined in recent years, they are expensive when compared to the average income levels of local residents. Approximately 200 low-income households devote more than 30 percent of their income for shelter, which is considered overpayment, and 500 low-income households pay more than 50 percent of their income for housing.

4. Accommodations, spa services and food service businesses employ the most workers in Calistoga. The local school district is also a large employer.
5. Many local employees are members of very-low, low-income and moderate-income households, which include service workers in the restaurant, visitor accommodation and personal service industries; and entry-level teachers; firefighters and police officers.
6. Calistoga has the lowest median household income in the county (more than \$10,000 less than the next highest city) and the highest poverty rate. (However, it should be noted that the 2007-2011 survey data is based on relatively small sample sizes with high margins of error, and should be viewed as estimates rather than definitive numbers.)

Housing Stock Characteristics

7. While 70 housing units were added to the city's housing stock between 2000 and 2010, only one has been added since 2010.
8. Compared to the county's and state's housing unit type distributions, Calistoga has a substantially higher proportion of mobile homes, and a significantly lower share of multi-family units than the state.
9. According to a survey of housing conditions in 2010, only 4.5 percent of the community's conventionally-constructed units need some level of rehabilitation. The generally well-maintained condition of surveyed homes is also evidence of an interest in conserving the city's existing units in the face of limited housing development. There is also a growing recognition and appreciation for the historic qualities of the homes in many of Calistoga's older neighborhoods.
10. The purchase of local residences as vacation homes and the offering of other homes as vacation rentals reduce the housing stock available to those who wish to permanently reside in the community.
11. There has been no visible impact on local residential property conditions as a result of foreclosures. This could be attributed to the relatively few foreclosures that have occurred in the community, their dispersed locations and the continued maintenance of the properties by the lenders who assume ownership of these properties.
12. There are very few housing units – both homes and apartments – available for rent in the community.
13. A moderate-income family of four cannot afford the recent median \$505,000 sale price of a single-family home in Calistoga.
14. There are 172 affordable, deed-restricted housing units existing or under construction in the city, including single-family homes, townhomes and apartments, which represent approximately seven percent of its total housing inventory. Their affordability ranges from extremely low (≤ 30 percent of area median income) to moderate income (≤ 120 percent of area median income) and include units targeted to first-time homebuyers and farmworkers.
15. Calistoga's average household size in 2014 was estimated at 2.56 persons per household, which is less than the countywide average of 2.73 persons and significantly less than the statewide average of 2.95 persons. However, approximately 195 renter households are living in overcrowded or severely-overcrowded units.

Special Needs Housing

16. A large proportion of Calistoga residents are seniors. Nearly 19 percent of Calistoga's population was over 65 years of age in 2010, compared to 15 percent for Napa County as a whole and 11 percent for the State. Some elderly homeowners are not physically or financially able to maintain their homes. Seniors with low incomes have particular difficulty affording housing, especially in an area with high house prices and rents such as Calistoga. In 2000, more than 11 percent of persons over the age of 65 in Calistoga were below the poverty level.
17. Over half of Calistoga's senior homeowners live in mobile homes and there are limited opportunities for alternate housing in the community. A survey of the senior mobile home parks reported that 42 percent of the households were spending more than 30 percent of their income on housing expenses and 13 percent of these were spending more than one-half of their incomes on housing.
18. Approximately 45 percent of farmworkers living in Napa County who rent their housing have housing cost burdens of greater than 30 percent. Approximately 18 percent who rent their housing pay more than 50 percent of their income towards housing. Farmworkers living in market-rate housing are also likely to experience overcrowding.
19. Up to two homeless persons regularly reside in Calistoga. A 2014 countywide survey identified 73 chronically-homeless individuals; 42 of these were unsheltered. No chronically-homeless families were found.
20. There are an estimated 55 individuals with developmental disabilities in Calistoga. Persons with development disabilities are often faced with financial hardships when searching for stable, long-term and independent housing due to low income and limited financial assistance.

Projected Housing Needs

21. The Association of Bay Area Governments (ABAG) expects Calistoga's population to grow to 5,600 by 2040, an increase of less than 500 persons, and expects total jobs in Calistoga to increase by 420 by 2040. ABAG has determined that the city's "fair share" of regional housing for the planning period of 2015 through 2022 is 27 housing units.
22. Projections developed by the City anticipate as many as 754 additional residents within the next 20 years and as many as 1,300 additional jobs within the next 20 years, many of which will pay low-income wages. If this development occurs, up to 400 units could be needed, most of them at affordable prices and rents.

Housing Opportunities and Resources

23. There is a broad range of services available to assist the City and its residents with housing needs, including special needs groups. However, the City's down payment assistance program for low- and moderate-income households has had limited success and needs to be re-evaluated.
24. The City's Affordable Housing Fund is used to preserve and expand the stock of affordable housing through construction, acquisition, rehabilitation and provision of subsidies. Funds are generated primarily through the assessment of a fee on new employment-generating uses. The basis for this "linkage fee" is the fact that the development of new non-residential uses in the City generates a need for additional workers, many in lower-income categories. Development agreements negotiated for several large projects could generate more than one million dollars for the Affordable Housing Fund during the planning period if all of them are constructed. Additional contributions to the Affordable

Housing Fund are generated by fees paid in-lieu of constructing the affordable housing required by the City's inclusionary housing program.

25. Over the last 10 years, the City has assisted with the development of 98 affordable housing units.
26. There are a number of state and federal programs potentially available to assist the City in increasing and improving its affordable housing stock.
27. Seventy-three housing units have been approved and could be constructed during the planning period.
28. In addition to the approved housing units, 16 sites in Calistoga provide realistic development opportunities for the provision of housing to all income segments. Most of the sites are vacant and only one has significant constraints that may limit its development.
29. The Zoning Code allows for a wide range of housing types, including mixed use, multi-family, second dwelling units, licensed care facilities, mobile homes, farmworker housing, emergency housing shelters and transitional and supporting housing.

Energy Conservation

30. New homes and residential additions are subject to the California Building Code, which includes stringent energy efficiency requirements. Larger landscaping projects are required to conform to the State's water-efficiency landscape standards, which minimizes the amount of energy required for water transport and irrigation. The City has not adopted any restrictions on the design or placement of photovoltaic energy systems on residential property in order to encourage their installation.
31. The City has joined the CaliforniaFIRST and California Home Energy Renovation Opportunity (HERO) Programs that allow residential property owners to finance energy-efficient improvements and renewable energy systems. Additionally, the HOME grant that the City recently received for owner-occupied residential rehabilitation will require each of the rehabilitated homes to be upgraded to meet the current energy code.
32. The City has initiated an extensive water conservation effort that will have the added benefit of reducing the energy used for water transport.

Governmental Constraints

33. Calistoga's General Plan includes a wide range of residential land use designations and allows residential development at up to 20 units per acre, which has not proven to be an impediment to the construction of affordable housing. The Zoning Code includes a wide range of residential zoning districts that allow a variety of housing types, including single-family, multi-family, second units, mobile homes, transitional and supportive housing, and residential care.
34. The Zoning Code's development standards are typical of many California communities. However, the current parking standard of two spaces per senior housing unit may be excessive for some types of senior housing and should be revised to allow fewer parking spaces under appropriate conditions. Additionally, the review process, development standards and impact fees for second dwelling units constrain the development of this type of housing.
35. The City's processing times for project applications are comparable to those of other communities. The City has a consolidated and streamlined permitting process in order to expedite building and planning applications as much as possible.

36. The one-year time frame to complete a project once a Growth Management System allocation has been awarded may be insufficient for affordable housing projects and projects involving subdivision maps.
37. The Growth Management System does not allow unused/expired allocations to be rolled over from one five-year cycle to the next. In the last year of a five-year cycle, there may not be a sufficient number of allocations available or remaining to award to a larger development project. Because allocations cannot be borrowed from the next five-year cycle, the allocation award would have to be delayed for a year.
38. The City assesses one-time charges on new development to cover the cost of capital equipment and facilities that are required to serve new growth. While these fees may affect housing prices, the only alternatives would be their payment by existing Calistoga taxpayers or no further residential development, neither of which is feasible. The City is currently updating these fees.
39. There is a need to update the City's current inclusionary housing requirements to exclude their applicability to rental projects and to evaluate the feasibility of providing affordable housing within market-rate residential projects.

Non-Governmental Constraints

40. The size of homes and the number and types of amenities have increased over the last 30 years in response to consumer demands.
41. Mortgage credit is difficult to obtain for most first-time buyers and the recent tightening of underwriting standards also hinders the ability of households at the low and middle tiers to move up.
42. The ability to accumulate a down payment is a formidable barrier to many potential homebuyers. Low-income households find it difficult to make the transition from rental to ownership units because they cannot accumulate a down payment while renting. Similarly, very low-income households may be unable to obtain rental housing because they cannot accrue the necessary security deposits, and first and last months' rents.

I. Goals, Objectives, Policies and Actions

The following goals, objectives, policies and actions address the housing needs and issues discussed above.

Goal H-1 Maximize opportunities for the development of housing to accommodate anticipated growth and facilitate mobility within the ownership and rental housing markets.

Objective H-1.1 Ensure that an adequate amount of land is available for residential development for all economic segments of the community and to meet the city's regional share of housing needs.

Policies

- P1.1-1 Maintain a supply of residentially-designated land at appropriate densities that is adequate to accommodate Calistoga's share of the regional housing need and accommodate projected housing needs.

P1.1-2 Encourage the development of housing in combination with commercial uses.

P1.1-3 Encourage the development of housing where public services are available.

Actions

A1.1-1 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.

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, Planning Commission, City Council

A1.1-2 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.

Time Frame: Within one year of Housing Element certification

Responsible Entities: Planning and Building Department, Planning Commission, City Council

A1.1-3 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.

Time Frame: Ongoing; provided by CMC Section 19.02.070(A)(4)

Responsible Entities: City Council

A1.1-4 When awarding Growth Management System allocations, give preference to residential units that are proposed as part of a mixed-use development project.

Time Frame: Ongoing; provided by CMC Section 19.02.070(A)(3)

Responsible Entity: City Council

A1.1-5 Ensure that any amendments to the Housing Element or other General Plan elements maintain internal consistency within the General Plan as a whole.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department, Planning Commission, City Council

Objective H-1.2 Make effective use of residential development sites.

Policies

P1.2-1 Make the best use of available housing sites when they are developed.

P1.2-2 Promote the development of second dwelling units on lots with single-family residences.

P1.2-3 Accommodate alternative kinds of housing (e.g., shared housing, clustered housing, co-housing, cottage-style housing, and non-profit housing co-operatives) in areas designated for medium- and high-density residential development and commercial uses.

Actions

- A1.2-1 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.

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, Planning Commission, City Council

- A1.2-2 Consider amendments to the Zoning Code's regulations for second residential units, such as deleting the requirement that the owner of a property with both a primary and second dwelling unit occupy one of them, and the reduction of development impact fees.

Time Frame: Within one year of Housing Element certification

Responsible Entity: Planning and Building Department, Planning Commission, City Council

- A1.2-3 Exempt second dwelling units from the Growth Management System allocation requirement.

Time Frame: Ongoing; provided by CMC Section 19.02.050(A)

Responsible Entity: Planning and Building Department

- A1.2-4 Allow alternative housing arrangements through the approval of property rezonings to a Planned Development District.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department, Planning Commission, City Council

Objective H-1.3 Provide public services and facilities needed for the development of housing.

Policy

- P1.3-1 Ensure that new development does not outpace Calistoga's ability to provide services to meet the existing and future needs of its residents.

Actions

- A1.3-1 Update the Capital Improvement Program to ensure that sewer, water, and street improvements facilitate residential development.

Time Frame: Annually

Responsible Entity: Public Works Department

- A1.3-2 Provide periodic reports to the City Council on the available water supply and wastewater treatment capacity, and awarded and available Growth Management System allocations.

Time Frame: Ongoing; provided by CMC Chapter 13.16

Responsible Entity: Planning & Building Department

- A1.3-3 Assess impact fees on development projects to support adequate sewer, water and transportation services, and parks and cultural facilities.

Time Frame: Ongoing

Responsible Entity: Planning & Building Department

A1.3-4 Periodically review and update development-related impact fees to ensure that fees are commensurate with the cost to the City for providing required infrastructure.

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, City Council

A1.3-5 Consider using the Affordable Housing Fund to subsidize all or part of the water and wastewater connection fees for affordable housing projects.

Time Frame: Ongoing

Responsible Entities: City Council

Goal H-2 Promote housing that meets the needs of extremely low-, low- and moderate-income households, particularly those who work in Calistoga.

Objective H-2.1 Encourage the development of affordable housing.

Policy

P2.1-1 Provide incentives for the development of affordable housing.

Actions

A2.1-1 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.

Time Frame: Within one year of Housing Element certification

Responsible Entity: Planning and Building Department

A2.1-2 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.

Time Frame: Ongoing; provided by CMC Section 19.02.070(A)(1)

Responsible Entity: City Council

A2.1-3 Maintain the City's Affordable Housing Fund as a source of funding for affordable housing to extremely low-, low- and moderate-income households.

Time Frame: Ongoing

Responsible Entity: City Council

A2.1-4 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.

Time Frame: Ongoing. Within two years of Housing Element certification, pursue the purchase of property for the construction of affordable and/or special-needs housing.

Responsible Entity: City Council

- A2.1-5 Use loan repayments from the 1980s CDBG residential rehabilitation program to fund programs and projects that benefit extremely low-, low- and moderate-income households.

Time Frame: Ongoing. Funds from this account are used annually to support contract services with the City of Napa Housing Authority (grant applications and program administration), Napa Valley Community Action (homeless services), Napa Valley Fair Housing and Rebuilding Calistoga.

Responsible Entity: City Council

Objective H-2.2 Pursue state and federal funding assistance appropriate to Calistoga's needs for affordable housing.

Policy

- P2.2-1 Use state and federal funding assistance, to the extent these subsidies are available and appropriate to Calistoga, to assist people in need of affordable housing and developers interested in constructing affordable housing.

Actions

- A2.2-1 Use local funding to leverage funding available from federal, state, county and private funding sources for affordable housing and housing for special needs groups.

Time Frame: Ongoing. Meet with the Housing Authority of the City of Napa at least annually to review upcoming funding application notices, identify feasible programs and determine how the Affordable Housing Fund and Community Development Fund can be leveraged to maximize the likelihood of success in obtaining funding awards. Assist the HACN in applying for suitable funding.

Responsible Entity: Planning and Building Department.

- A2.2-2 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.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

Objective H-2.3 Address the impacts of nonresidential development and market-rate residential development on the demand for, and the development of, affordable housing.

Policy

- P2.3-1 Offset the impact of new nonresidential development and market-rate residential development on the need for, and the provision of, housing affordable to extremely low-, low- and moderate-income households.

Actions

- A2.3-1 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.

Time Frame: Within one year of Housing Element certification

Responsible Entity: Planning and Building Department

- A2.3-2 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.

Time Frame: Ongoing; provided by CMC Section 17.08.020(B)

Responsible Entity: Planning and Building Department

Goal H-3 Maintain the City's housing stock and protect the affordability of affordable units.

Objective H-3.1 Minimize the loss of existing housing units.

Policies

- P3.1-1 Discourage the loss of housing by new development, expansion of development and conversion to non-residential uses.
- P3.1-2 Regulate the conversion of mobile home parks to other uses.
- P3.1-3 Prohibit vacation rentals to maximize housing available to long-term occupants.

Actions

- A3.1-1 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 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.

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, City Council

- A3.1-2 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.

Time Frame: Within two years of Housing Element certification

Responsible Entities: Planning and Building Department, City Council

- A3.1-3 Continue to actively enforce the Zoning Code's prohibition of vacation rentals (i.e., the renting of homes for fewer than 30 days).

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, Police Department

Objective H-3.2 Minimize the conversion of affordable units to market-rate units.

Policies

- P3.2-1 Monitor affordable housing projects to ensure their continued occupancy by appropriate individuals and households.
- P3.2-2 Control rent increases on mobile home park spaces.

Actions

- A3.2-1 Monitor deed-restricted affordable housing projects to ensure compliance with affordability requirements and restrictions.

Time Frame: Ongoing. Monitoring reports verifying rents and household incomes completed by Housing Authority of the City of Napa annually.

Responsible Entities: Planning and Building Department, Housing Authority of the City of Napa

- A3.2-2 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.

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, City Council

Goal H-4 Address the housing needs of special-needs population groups, including seniors, farmworkers, the disabled, large families and female-headed households.

Objective H-4.1 Promote housing for special-needs population groups.

Policies

- P4.1-1 Provide incentives to projects providing housing for special-needs population groups.
- P4.1-2 Provide information on local services that assist special-needs population groups.
- P4.1-3 Collaborate with Napa County and non-profit organizations to promote housing for special-needs population groups.
- P4.1-4 Improve disabled accessibility to existing residences and promote universal design in new residences.
- P4.1-5 Encourage larger residential development projects to provide a range of unit sizes.
- P4.1-6 Provide information on housing resources to special-needs population groups.

Actions

- A4.1-1 When awarding Growth Management System allocations, give preference to the construction of housing that will assist one or more special-needs groups.

Time Frame: Ongoing; provided by CMC Section 19.02.070(A)(5)

Responsible Entity: City Council

- A4.1-2 Approve residential density bonuses and incentives consistent with the provisions of State law for senior housing projects.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department, Planning Commission

- A4.1-3 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.

Time Frame: Ongoing. The City approved 56 units of farmworker housing units in 2013, 48 of which are under construction and will be completed in 2015. Continue to provide annual funding to the Napa County Housing Authority to support the three farmworker housing centers, including the Calistoga Center.

Responsible Entity: Planning and Building Department

- A4.1-4 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.

Time Frame: Ongoing. The City provides annual funding to Community Action Napa Valley to support homeless services.

Responsible Entities: Planning and Building Department, City Council

- A4.1-5 Provide information about the 211 phone system, which provides assistance to persons in need of emergency shelter.

Time Frame: Ongoing. The City provides this information at city offices and on its web site.

Responsible Entities: Planning and Building Department, Police Department

- A4.1-6 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.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

- A4.1-7 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.

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, Planning Commission

- A4.1-8 Amend the Rural Residential and Rural Residential-Hillside Zoning Districts to allow supportive and transitional housing as permitted uses.

Time Frame: Within one year of Housing Element certification

Responsible Entities: Planning and Building Department, Planning Commission, City Council

- A4.1-9 Encourage developers of affordable housing projects to designate a share of the units for the disabled, including developmentally-disabled persons.

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, Planning Commission, City Council

Objective H-4.2 Financially support housing for special-needs population groups.

Policy

- P4.2-1 Provide local funding to support housing for special-needs population groups.

Actions

A4.2-1 Maintain the City's Affordable Housing Fund as a source of funding for housing for special-needs population groups.

Time Frame: Ongoing

Responsible Entity: City Council

A4.2-2 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.

Time Frame: Ongoing

Responsible Entity: City Council

A4.2-3 Use loan repayments from the CDBG account to fund programs and projects that benefit special-needs population groups.

Time Frame: Ongoing. Funds from this account are used annually to support contract services with the City of Napa Housing Authority (grant applications and program administration), Napa Valley Community Action (homeless services), and Rebuilding Calistoga.

Responsible Entity: City Council

Objective H-4.3 Pursue state and federal funding assistance appropriate to Calistoga's needs for special-needs housing.

Policy

P4.3-1 Use state and federal funding assistance, to the extent these subsidies are available and appropriate to Calistoga, to assist special-needs population groups in need of affordable housing and developers interested in constructing such housing.

Actions

A4.3-1 Use local funding to leverage funding available from federal, state, county and private funding sources for special needs groups.

Time Frame: Ongoing.

Responsible Entity: Planning and Building Department.

A4.3-2 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.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

Objective H-4.4 Provide disabled access to housing.

Policy

P4.4-1 Maximum accessibility by the disabled to housing units.

Actions

A4.4-1 Enforce State requirements for accessibility and adaptability in remodeled and new housing projects.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

A4.4-2 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.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

A4.4-3 Seek grants to retrofit existing housing to provide disabled accessibility.

The current HOME Owner-Occupied Rehabilitation Program provides funding for such retrofits.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

A4.4-4 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.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

Goal H-5 Maintain and enhance the physical condition and aesthetic qualities of existing residential neighborhoods.

Objective H-5.1 Preserve and improve the quality of existing housing.

Policies

P5.1-1 Enforce health and safety codes and abate unsafe living conditions, giving property owners ample opportunities to correct deficiencies within a reasonable time frame.

P5.1-2 Encourage homeowners to maintain their property in a safe condition.

P5.1-3 Make use of governmental programs targeted at the rehabilitation of housing for lower-income households.

Actions

A5.1-1 Offer technical assistance to aid homeowners in maintaining, upgrading and improving their property.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

A5.1-2 Provide funding and cooperate with volunteer groups such as Rebuilding Calistoga to help lower-income households maintain and upgrade their property.

The HOME Owner-Occupied Rehabilitation Program provides funding for such maintenance and upgrades.

Time Frame: Ongoing. Annual funding is provided to Rebuilding Calistoga.

Responsible Entity: Planning and Building Department, City Council

- A5.1-3 Seek to correct health and safety issues identified during routine building permitting and inspection activities.

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, Fire Department

- A5.1-4 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.

Time Frame: Within three years of Housing Element certification

Responsible Entities: Planning and Building Department, Police Department

- A5.1-5 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.

Time Frame: Ongoing. The City inspects one mobile home park annually and all multi-family housing is inspected annually.

Responsible Entities: Planning and Building Department, Fire Department

Objective H-5.2 Encourage private investment in older residential neighborhoods and the private rehabilitation of housing.

Policy

- P5.2-1 Support the maintenance and revitalization of Calistoga's older residential neighborhoods.

Actions

- A5.2-1 Maintain streets, sidewalks and other municipal systems in older residential neighborhoods in good repair.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

- A5.2-2 Allow the application of the State's Historic Building Code to qualified homes in order to provide flexibility in rehabilitation and modification efforts.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

- A5.2-3 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.

Time Frame: Ongoing. Information is provided on the City's web site and to property owners of historic properties who apply for building permits.

Responsible Entity: Planning and Building Department

Objective H-5.3 Ensure new housing development complements Calistoga’s rural small-town community identity and incorporates quality design.

Policies

P5.3-1 Encourage good design that incorporates and/or respects neighborhood and community characteristics.

P5.3-2 Encourage larger residential subdivisions to provide a range of lot sizes and designs.

Actions

A5.3-1 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.

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, Planning Commission

A5.3-2 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.

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, Planning Commission

Goal H-6 Remove governmental constraints to the maintenance, improvement and development of housing, where feasible.

Objective H-6.1 Streamline the City’s permit review process, simplify regulations, and minimize fees to promote the provision and maintenance of housing.

Policies

P6.1-1 Maintain development and permitting procedures that are efficient and do not constrain the production of housing.

P6.1-2 Reduce parking requirements for residential uses that share commercial parking, where appropriate.

P6.1-3 Ensure that parking requirements for senior housing are the minimum necessary to provide adequate parking.

P6.1-4 Minimize constraints on housing development related to the Growth Management System.

Actions

A6.1-1 Allow use of the Historic Building Code to facilitate the rehabilitation of historic residences.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

A6.1-2 Fast-track the processing of applications and entitlements for projects that meet General Plan policies and City regulations, with particular attention paid to projects providing affordable housing.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

- A6.1-3 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.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department.

- A6.1-4 Amend the Zoning Code to allow reduced parking for senior housing.

Time Frame: Within three years of Housing Element certification

Responsible Entity: Planning and Building Department, Planning Commission, City Council

- A6.1-5 Amend the Growth Management System to allow for longer time extensions under appropriate circumstances and when certain performance standards have been met.

Time Frame: Within two years of Housing Element certification

Responsible Party: Planning and Building Department, Planning Commission, City Council

- A6.1-6. Amend the Growth Management System to allow the rollover of unused allocations between five-year housing cycles.

Time Frame: Within two years of Housing Element certification.

Responsible Party: Planning and Building Department.

- A6.1-7. 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."

Time Frame: Within one year of Housing Element certification.

Responsible Party: Planning and Building Department.

Goal H-7 *Prevent housing discrimination on the basis of race, color, sex, religion, age, ancestry, marital status, children or disability*

- Objective H-7.1 Provide housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, disability or color.**

Policies

- P7.1-1 Support fair and equal housing opportunities for all Calistogans and discourage discriminatory housing practices.
- P7.1-2 Support organizations that provide equal housing services to Calistoga residents.

Actions

- A7.1-1 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.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

- A7.1-2 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.

Time Frame: Ongoing. The City provides annual funding to both of these groups.

Responsible Entities: Planning and Building Department, City Council

- A7.1-3 Include a Fair Housing Marketing Plan as part of housing opportunities created through the City's affordable housing programs.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

- A7.1-4 Continue to implement fair housing practices in affordable housing programs, such as the HOME residential rehabilitation program.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

Goal H-8 Reduce energy use and greenhouse gas production in existing and new residential development.

Objective H-8.1 Reduce energy demand in new and existing housing through conservation and efficiency.

Policies

- P8.1-1 Promote the use of energy conservation features in the design of new and remodeled residential structures.
- P8.1-2 Encourage sustainable design and construction practices in new residential development projects.

Actions

- A8.1-1 Publicize the availability of weatherization and energy-efficiency programs for existing residences that are offered by utility companies and other organizations.

Time Frame: Ongoing. Information about the HERO and CalFirst loan programs is posted on the City's web site.

Responsible Entity: Planning and Building Department

- A8.1-2 Ensure efficient water use for irrigation by adopting the State's standards for water-efficient landscape design.

Time Frame: Within one year of Housing Element certification

Responsible Entity: Planning and Building Department, City Council

- A8.1-3 Fund energy conservation improvements through local rehabilitation programs to assist lower-income households in lowering energy expenses.

Time Frame: Ongoing. The current HOME rehabilitation program includes funding for energy-efficiency improvements.

Responsible Entity: Planning and Building Department, City Council

Quantified Objectives

The following quantified objectives are based on the Housing Element's identification of existing and projected housing needs, potential housing development sites and financial resources, and the Element's analysis of constraints to the development and maintenance of housing. This information has been used to establish reasonable estimates of what these programs and policies can accomplish.

The tables below estimate the number of units that could be constructed, rehabilitated and conserved/preserved during the planning period (i.e., February 1, 2015 through January 31, 2023). The quantified objectives do not represent a ceiling, but rather set a goal for the City to achieve, based on needs, resources and constraints.

Construction Objectives

The quantified objectives for housing construction are based on the approved and under-construction housing units shown in Table H-32, modified to reflect what is likely to be constructed during the planning period. The 80 potential units greatly exceed the City's share of regional housing needs for the period (i.e., 27) and nearly two-thirds of the anticipated units would be affordable to low- and moderate-income households. It should also be noted that 48 of the units are targeted to the farmworker special needs group.

TABLE H-40 QUANTIFIED OBJECTIVES FOR HOUSING, 2015 – 2022

Target Income Group	No. of Units	Share of Total
Extremely Low ($\leq 30\%$ of AMI ¹)	6	8%
Very Low (31 - 50% of AMI)	28	35%
Low (51 - 80% of AMI)	13	16%
Moderate (81 - 120% of AMI)	4	5%
Above Moderate ($\geq 120\%$ of AMI)	29	36%
Total	80	100%

¹ Area median income established by HUD on an annual basis

Rehabilitated Housing Objectives

The rehabilitated housing objectives are the number of units that may be rehabilitated during the planning period. They are based on the HOME owner-occupied rehabilitation program described in the Financial Resources section.

TABLE H-41 REHABILITATED HOUSING OBJECTIVES

HOME Rehabilitation Program	20 Units
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Special Housing Needs Objectives

The special housing needs objectives are the number of units that will be provided for special needs groups. They are based on the Calistoga Family Apartments project that is under construction.

TABLE H-42 SPECIAL HOUSING NEEDS OBJECTIVES

	Units by Special Needs Group			
	Disabled accessible ¹	Disabled adaptable ²	Farmworker household	Hearing impaired ³
Calistoga Family Apartments	3	22	48	1

¹ Incorporates the principles of Universal Design

² Entry to first floor is disabled-accessible, and an accessible path of travel is provided within unit

³ Designed with special lighting and equipment such as paging devices from the entryway to the rooms, vibrating alarm systems, computer teletype technology, strobe lighting to alert residents to smoke or fire

Conserved Affordable Housing Objectives

The conserved affordable housing objectives are the number of units whose affordability will be preserved during the planning period through deed restrictions and the City's mobile home park rent stabilization ordinance.

TABLE H-43 CONSERVED AFFORDABLE HOUSING OBJECTIVES

	No. and Target Income Groups
Housing with long-term affordability restrictions ¹	173 low- and moderate income units
Mobile home park rent stabilization ordinance	556 low- and moderate income units

¹ Table H-20

7 INFRASTRUCTURE ELEMENT

The Infrastructure Element provides information and policy guidance related to community infrastructure available in Calistoga and its Planning Area.

State law does not require an Element covering these topics, however it does require the Land Use Element to include “the proposed general distribution and general location and extent of the uses of the land for...solid and liquid waste disposal facilities...”¹ and it requires the Circulation Element to include information on “the general location and extent of existing and proposed...public utilities and facilities.”² These components are included in this Element, which covers the following topics:

- Water Facilities and Service
- Wastewater Collection and Treatment
- Water Reclamation
- Stormwater Collection

Where a project is proposed and is accompanied by a development agreement providing significant benefit to the City, the timing of both the buildout of the project and the City’s provision of utilities thereto shall be established.

I. WATER FACILITIES AND SERVICE

A. Background Information

The City of Calistoga’s water system has grown from a small municipal reservoir in Feige Canyon in the first half of the century to include a municipal reservoir in Kimball Canyon, drinking water production from wells in Feige Canyon and the construction of the 12.3-mile North Bay Aqueduct (NBA) connection to the City of Napa’s water system. The latter development, completed in 1984, represents the most recent major water facilities upgrade in the City. Since the Feige wells are currently inactive, all public water in Calistoga is currently provided by the Kimball Reservoir and NBA sources.

Water Facilities Plan

The City contracted with Summit Engineering, Inc. in February 1999 to prepare a Water Facilities Plan. Partial impetus for this plan came from the State Department of Health Services (DHS) requirement that the City develop a plan and schedule to address Calistoga’s water supply deficit. The Water Facilities Plan was developed to provide water sufficient for growth projections contained in the 1990 General Plan, which was then in force and which projected a population at build out of 8,025 residents.

Published in May 2000, the Final Water Facilities Plan provides an exhaustive look at water facilities and supply for Calistoga. It identifies improvements necessary to continue to provide adequate, dependable

¹ Government Code Section 65302(a).

² Government Code Section 65302(b).

and safe drinking water. Most information in this section of this Infrastructure Element is taken from the Final Water Facilities Plan.

Water Service Area

The City provides water service to approximately 1,960 accounts within the city limits and a few properties just outside. Most properties in the unincorporated part of the Planning Area rely on their own wells. The general extent of existing water service is shown in Figure I-1.

Approximately four percent of the water accounts are connections outside of the city limits, primarily along Petrified Forest Road and on Route 128 northwest of the City. Residential users represent 90 percent of the water accounts but only 60 percent of water consumption. Commercial accounts consume one-quarter of the water while representing only 8 percent of all water accounts. Industrial and public/institutional uses consume 11 percent and 3 percent of the water, respectively, while each represents only 4 percent of the water accounts.

The Equivalent Dwelling Unit (EDU) provides a convenient method to compare water usage among different accounts equally. This is accomplished by converting commercial, industrial and other non-residential consumption amounts into a figure representing the number of dwellings that would consume an equivalent amount of water. On this basis, the current 1,960 accounts are equal to 2,485 EDUs, where each EDU is equivalent to the average water demand of Calistoga households, i.e., 272 gallons per day. The EDU is used for facility planning to convert industrial and commercial water demand into the comparable residential need.

Existing Water Storage Facilities

The City of Calistoga historically derived its water supply from three different sources: Kimball Reservoir, the NBA, and wells located at Feige Canyon. The Feige Canyon wells are currently inactive. More information about these facilities can be found in the Infrastructure and Service Analysis Working Paper published as an existing conditions report in preparation of the 2003 General Plan.

Calistoga's water system is driven by the water level in the one-million gallon Feige water tank. The City typically sets the Kimball Reservoir in the lead position until the Kimball Reservoir storage level drops to between 20 and 30 million gallons, at which point the NBA source is set in the lead position. This alteration system is known as a "lead-lag" arrangement.

Calistoga has a current annual entitlement to 1,000 acre-feet of State Water project supply, received via the North Bay Aqueduct pipeline as a subcontractor to the Napa County Flood Control and Water Conservation District. The City has entitlement to an additional 925 acre-feet of State Water Project water to ensure that it can receive 1,000 acre-feet during periods of restriction. The structure of the contracts includes a "build-up" schedule that allows for an additional 25 acre-feet of water each year until the maximum annual water entitlement is reached. In 2000, the City completed an agreement to purchase 925 acre-feet of State Water Project entitlements from the Kern County Water Agency.

The City maintains finished water storage facilities at Feige Canyon. Typically, storage capacity should satisfy peak-day demand, meet fire-reserve needs and serve as emergency reserve in case of disruption of supply or transmission. In addition, the 25,000 gallon High Street tank is filled from the City system to serve a limited number of properties in that part of Calistoga.



FIGURE I-1

WATER SYSTEM

The one-million gallon Feige Tank is the City's primary storage facility for treated water. The 25,000 gallon High Street tank was overhauled in 1994 and is currently operating without any problems. The City currently lacks the water storage capacity needed to provide adequate operating storage, fire-reserves storage and emergency reserves for its existing water system. The current storage deficit is 0.859 million gallons, and is projected to increase under build out conditions of the 2003 General Plan.

The City is currently in the process of developing preliminary engineering and environmental review of a new 1.5 million gallon water tank on the east side of town, which would hydraulically balance the system and solve the current storage deficit. A third storage tank will still be needed to serve build out.

Water Transmission and Distribution System

The City maintains approximately 134,000 lineal feet of potable water distribution piping made up of a number of materials, including cast iron, ductile iron, spiral-wound steel, asbestos cement and plastic, varying in diameter from two to twelve inches. In addition to the City-owned NBA, two transmission mains connect the Kimball and Feige supplies with the Feige storage tank.

Water Supply and Demand

Water supply and demand was calculated in the Water Facilities Plan for 2015 and 2032, and not for the General Plan horizon year of 2020. Therefore, information in this section refers to 2015 and 2032.

For water supply planning purposes, it is necessary to identify the quantity of water that can be reliably obtained from each source. The quantity of water available from an individual water supply source will vary over a given period depending on numerous factors, such as hydrologic conditions like rainfall, regulatory limitations and contractual agreements with water contractors.

A public water supply is required by State law to have capacity to "adequately, dependably and safely" meet the maximum demands of the system. This capacity is known as the firm yield. The DHS has accepted the "90 percent reliability yield estimate" as the firm yield value to be used in determining future source development needs for Calistoga. This approach uses historical production results over an extended period of time to identify the yield that can be expected to occur 90 percent of the time. The Water Facilities Plan considered below-normal water yield to be equivalent to the firm yield and to the 90 percent reliability yield value.

Table I-1 compares current and projected water demand and yield with available resources for three water-years. It includes all approved water entitlements (including that obtained from the Kern County Water Agency in 2000) and assumes that the Kimball Reservoir will be dredged for maintenance and equipped with an inflatable dam by 2005.

The City's two active supply sources, Kimball Reservoir and the NBA, provided a total of 606 acre-feet of below-normal-year yield in 2000 and 627 acre-feet in 2002. This will increase annually by 25 acre-feet (normal year), which represents a below-normal-year flow of 13 acre-feet, through 2019. The 925 acre-feet of Kern County Water Agency water entitlements provides an additional 480 acre-feet of below-normal-year-yield, for a current (2002) below-normal-year yield of 926 acre-feet and a below-normal-year yield in 2015 of 1,078 acre-feet.

As shown in Table I-1, the City currently has a water supply surplus of 509 acre-feet in a normal year, and a water surplus of 4 acre-feet in a below-normal water yield year. Below-normal-year demand under

2002 and 2015 conditions is calculated at 922 acre-feet and 1,072 acre-feet, respectively. As the table shows, except in dry years, the City will have adequate water supplies past the General Plan buildout year of 2020. Since the table assumes an annual growth rate of 1.5 percent, and the General Plan Update assumes a 1.35 percent growth rate, the demand would actually be less under the Update. These water use projections are based on long-term average per capita water usage and population growth, assuming that the ratio of residential and commercial/industrial development stays the same. Any deviation from the current land use balance may result in water demands that were not anticipated in the Water Facilities Plan.

TABLE I-1 PROJECTED WATER SUPPLY

	2002			2015			2032		
	Demand	Supply	Surplus (Deficit)	Demand	Supply	Surplus (Deficit)	Demand	Supply	Surplus (Deficit)
Normal Year	1,025	1,534	509	1,191	1,748	557	1,517	2,379	862
Below Normal Year (90%)	922	926	4	1,072	1,078	6	1,365	1,385	20
Dry Year (99%)	776	268	(508)	899	286	(613)	1,144	343	(801)

Includes the recently completed KCWA purchase agreement and Kimball Reservoir improvements.

Values in parenthesis indicate a water supply deficit.

Future year data obtained from a revised Table 4-18 of the Water Facilities Plan, which assumes an annual growth rate of 1.5%, somewhat more than what is permitted by the 2003 General Plan.

Capital Improvements

The Water Facilities Plan presents a series of upgrades with a total cost of \$13.11 million. Approximately two-thirds of this amount is associated with the capital cost of facilities upgrades necessary to address current water system deficiencies, while the remainder is needed to serve future growth.

These capital improvements will also generate additional operational costs. Planned upgrades include:

- Pipeline replacement, including replacement and realignment of the Kimball and Feige transmission mains.
- Kimball Water Treatment Plant improvements.
- Installation of an inflatable dam on the Kimball Reservoir spillway and maintenance dredging of the reservoir.
- Pump Station reconfiguration.
- Construction of a new water storage tank and repair of the Feige Tank.
- Feige wells restoration.

These improvements, in conjunction with the KCWA entitlement purchase in 2001, are anticipated to be sufficient to satisfy projected buildout water demands.

Water Reuse and Conservation Measures

Historically, Calistoga's water conservation program has been limited to toilet and showerhead replacement and a leak detection and repair program. The Water Facilities Plan recommends water conservation programs to help address the City's current and buildout needs during the most extreme dry year occurrences.

The City recently adopted the California Urban Water Conservation Council's Memorandum of Understanding (MOU) Regarding Urban Water Conservation in California as a requirement of the City's application for State Revolving Fund financing for the Wastewater Treatment Plant Upgrade Project. This document contains a series of comprehensive and potential conservation Best Management Practices (BMPs), and outlines potential water savings from application of these conservation measures. The City developed a draft water conservation plan, which was completed in June 2002, in conformance with the MOU.

Savings of 10 to 15 percent of water use for a single-family home can result from the installation of ultra low flow fixtures such as toilets, showerheads and faucets. Data obtained in a study sponsored by the American Water Works Association indicates that inside water use can be reduced by 32 percent by installing water efficient fixtures and appliances readily available to the average resident. Installation of water efficient landscaping, including the use of drought-tolerant native plants and xeriscaping, has also been shown to significantly reduce water consumption, with water-efficient landscaping requiring up to 30 percent less water than standard landscaping.

B. Key Findings

1. The existing water system is generally well designed and operated. The City has two current sources of supply which adequately meet water demands in the normal year and below-normal year situations. Decisions made in the past which established these sources of supply were well-founded and will allow the City to effectively meet water planning needs in the future.
2. Calistoga's needs during the most extreme dry year occurrences can be addressed by full use of the recent entitlement purchase coupled with annual banking of unused State Water Project water, existing water conservation measures and future upgrades to the Feige wells for intermittent use.
3. Construction of a third storage tank in addition to the new 1.5-million gallon tank on the northeast side of the Napa River will be needed to address water storage deficits that would occur under projected City buildout.

C. Goals, Objectives, Policies and Actions

Goal I-1 Provide adequate supplies of water, appropriate for the intended purpose, and available to all types of users.

Objective I-1.1 Plan, manage and develop the public water conveyance and distribution systems in logical, timely and appropriate manner.

Policies

- P1.1-1 The City shall base water capacity and supply plans and projections on the “below normal year” but will also look for ways to decrease the impacts of a “dry year.”
- P1.1-2 The City shall not extend water infrastructure to new areas until existing infrastructure is brought to adequate standards or unless such extensions contribute to infrastructure improvements.
- P1.1-3 Potable water should generally be available to the City’s residents and businesses.
- P1.1-4 Properties which utilize an on-site well where treated water is generally available may connect to the City’s water system provided that there are sufficient resources. Where resources are limited, priority for treated water should be given to vacant parcels and existing developed parcels proposing an expansion of use.

Actions

- A1.1-1 Create an urban service area map showing the current and three-year projected extent of land that can be served by water lines and capacity.
- A1.1-2 Ensure the urban service area map is updated annually or more frequently if needed.
- A1.1-3 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.
- A1.1-4 Identify and budget for additional operation costs in light of the Water Supply Capital Improvements Plan.
- A1.1-5 Conduct a study of the feasibility of expanding the use of municipal wells as part of the public water supply.

Objective I-1.2 Maintain water storage, conveyance and treatment infrastructure in good condition.

Actions

- A1.2-1 Implement the capital improvement recommendations contained in the Water Facilities Plan, including those related to:
- Maintenance and monitoring of local water sources such as the Feige Canyon wells
 - Increasing capacity of distribution lines from the NBA.

- Monitor the extent and occurrence of corrosion in the NBA pipeline
- Creation of additional storage capacity
- Modification of pump facilities
- Repairs to distribution lines and transmission mains
- Development of new water sources
- Prepare a multi-year scheduling of water infrastructure work

Objective I-1.3 Encourage coordination between land use planning and water facilities and service.

Policies

- P1.3-1 The approval of new development shall be conditional on the availability of sufficient water for the project.
- P1.3-2 The City shall ensure a fair and equitable distribution of costs for water service expansion.
- P1.3-3 Structures with plumbing that are located within city limits shall connect to the water system, unless topography, distance from the public water system, or other factors indicate a need for an exemption.
- P1.3-4 Extension of water service beyond the current service area shall be prohibited.
- P1.3-5 Needed water supply and pressure for fire suppression shall be maintained.
- P1.3-6 Users of the cold water aquifer shall meet all City and governmental requirements.
- P1.3-7 If and when 95 percent of the capacity of existing water storage, supply and/or distribution systems has been reached, further development in Calistoga will be prohibited until the City has provided sufficient new capacity to accommodate new development.

Objective I-1.4 Promote water conservation.

Policies

- P1.4-1 Voluntary reductions by existing users in per capita water use shall be encouraged.
- P1.4-2 Water conservation shall be a required component of the Water Supply Plan. This element of the Plan shall quantify the targeted minimum reduction in water use for each user category. No new water purchase by the City shall be pursued until these minimum conservation targets have been achieved.
- P1.4-3 Projects using the City's cold water aquifer shall be required to use reclaimed wastewater for landscaping.
- P1.4-4 The City shall adopt a series of Best Management Practices for water conservation measures that will be mandatory in new development and strongly encouraged in existing development, to achieve the 32 percent reduction in water use consistent with the American Water Works Association study.

Actions

A1.4-1 Develop and provide incentives for existing and future customers to reduce water consumption.

A1.4-2 Develop and institute a City-sponsored program of mandatory water conservation measures for new development. A policy should also be developed for existing developments that is based on a voluntary program with compelling incentives to achieve specific targets for water conservation. Examples include:

- Ultra-low flush toilets
- Plumbing retrofits
- Leak detection
- Efficiency standards for water-using appliances and irrigation devices, and industrial and commercial processes
- Graywater use
- Swimming pool and spa conservation measures such as covers to reduce evaporation
- Xeric landscape design standards

II. WASTEWATER COLLECTION AND TREATMENT

A. Background Information

Information on the existing wastewater system is somewhat difficult to assemble, due to the fact that the City has no wastewater master plan. Therefore, the identification of current and future deficiencies contained here was based primarily on discussions with Department of Public Works staff and spatial analysis of the existing system layout by Summit Engineering staff. New information will be available when the City prepares a wastewater system master plan, which is currently budgeted for 2002.

Wastewater Collection System

The network of pipes through which wastewater flows from homes and businesses is known as the sanitary sewer system or wastewater collection system. The pipes that directly connect indoor plumbing systems to the public wastewater collection system is known as either the sewer service or the lateral connection; the latter term is used in this chapter.

Service Area

The City of Calistoga operates a wastewater collection system that currently serves about half the area within the city limits, in the areas shown in Figure I-2. The other parts of Calistoga, and the rest of the Planning Area, use private septic systems to dispose of their wastewater.

Private septic systems have the potential to generate problems due to failure and discharge of contaminants into the environment. The City's Municipal Code requires all structures with plumbing which are on properties within two hundred feet of a wastewater sewer to connect to the public system. This measure has not always been enforced, however.



- City Limits
- Existing Line No Change
- - - - - Existing Line Needing Replacement for Current Conditions
- Existing Line Needing Replacement for Future Conditions

- New Line Needed for Future Conditions
- ◻◻◻◻ Percolation Pond
- ◻◻◻◻ Wastewater Treatment Plant

- ◻◻◻◻ Effluent Storage Ponds

FIGURE I-2

SANITARY SEWER SYSTEM

Existing Wastewater Collection Facilities

Calistoga's wastewater collection system consists of pipes made up of a variety of materials, including concrete, clay, polyvinyl chloride (PVC), and asbestos cement. Pipes range in diameter from 4 to 18 inches. Figure I-2 shows the layout of the wastewater collection system. Many components of the system require improvement.

Installed in the mid-1960s, the 18-inch clay trunk line that runs along Washington Street to the wastewater treatment plant appears to be severely undersized. A significant portion of its alignment is partially above ground, where it is subject to the elements and to damage from surface activities.

It is reported to have minor cracks along its length. Improvements are also needed in several other parts of the wastewater network.

Wastewater Quality

The wastewater collection system is affected by the character and quality of the flows discharged to the sewer. The variety of non-domestic facilities within the City, particularly spas and other customers using mud and geothermal resources, as well as the large number of restaurants, present significant challenges to the operation and maintenance of the wastewater collection and treatment system. Title 13 of the Municipal Code requires a permit for any discharge other than domestic sewage. However, Calistoga currently has few resources available to monitor and enforce the provisions of these permits.

The Municipal Code also requires that grease, oil and sand traps or interceptors be provided for restaurants, carwashes, breweries, mud baths and bottling plants. Most establishments are reported to have interceptors; however, there is no inspection program in place to ensure that these facilities are adequately maintained and functional.

Installation of grease traps or interceptors at commercial establishments in the downtown would be problematic due to the lack of available space along the Lincoln Avenue frontage. Mud traps and the implementation of best management practices would help reduce sediment problems, but requiring them may not be enforceable. The City has therefore requested that private pretreatment facilities retain wastewater for an interval of time to permit solids to settle and to allow oil and grease to separate.

Wastewater Treatment

The City of Calistoga owns, operates and maintains an advanced wastewater treatment plant near Dunaweal Lane. As required by State law, it is regulated by the San Francisco Regional Water Quality Control Board.

Calistoga's wastewater treatment system uses anaerobic digestion to break down the primary sludge and aerobic digestion to process secondary (algae) sludge. Treated effluent is disposed of in two ways. When the Napa River has sufficient water flow -- generally from September 30 to May 15 -- the Water Quality Board allows discharge to the river. Pond and turf reclamation facilities are used during the rest of the year. The sludge is placed in sludge drying beds until the liquids are removed, and then delivered to a landfill.

Existing and Projected Treatment Demands. The wastewater treatment plant currently has a capacity of 0.70 million gallons per day (mgd), although flows reach 0.69 mgd. The 1997 Wastewater Treatment Plant Master Plan and its subsequent amendment reported a current average dry weather flow (ADWF)

of 0.67 mgd between May and October. Actual flow measurements observed in 1999 equaled this value. The Master Plan predicted that new development would increase ADWF to 1.0 mgd by 2020 and 1.16 mgd by 2032. Since the Master Plan was based on the projections of the 1990 General Plan, i.e., a 1.5 percent annual growth, under development projections of the 2003 General Plan, ADWF would probably be somewhat less than this projection.

Flows in the wastewater collection system increase during wet weather. This is due to seasonal inflow/infiltration (I/I). The peak wet weather flow is estimated to be 4.0 mgd. It is possible that flows have reached as much as 7.5 mgd; however reliable measurement beyond 5.9 mgd is not currently possible.

Wastewater Treatment Expansion Plans. Construction is currently underway for a major upgrade to the entire wastewater treatment system, including the plant and the reclamation system. Completion is planned for 2003. In addition to capacity increases that are necessary to meet the needs of new development projected in the 2003 General Plan, these upgrades are needed to meet Water Quality Board health requirements, provide reliable treatment and comply with National Pollutant Discharge Elimination System requirements and Waste Discharge Requirements. The Wastewater Treatment Plant Upgrade Project is designed to accommodate 0.84 million mgd, which was the flow projected for 2012, assuming a 1.5 percent growth rate and water conservation actions. Again, since the current projected growth rate is 1.35 percent, the Upgrade Project may meet capacity needs for a few years beyond 2012.

Expansion work will address the following:

- Meet future waste load levels
- Improve treatment results
- Attain current State disinfection standards
- Meet DHS water quality standards and treatment
- Ensure sufficient reclamation storage capacity to prevent the discharge of treated wastewater into the Napa River during the summer.



Calistoga's Wastewater Treatment Pond

Other Wastewater Issues

There are several variables that must be accounted for to predict the actual amount and type of effluent that will have to be processed by Calistoga's wastewater treatment system; only some of these variables are known at this time. Factors include:

- **User types.** The wastewater treatment planning assumes the same mix of different types of users as the current situation. Given that much of Calistoga's economy is based on water (spas, spring water production facilities, etc.), it is possible that over the design life of the upgrade project, the wastewater treatment plant may have to deal with different amounts and types of inflow, especially if less housing development and more visitor accommodation is constructed than had been previously predicted.

- **New waste discharge requirements.** The City was issued a new waste discharge permit in November 2000. A number of new discharge requirements have been added to the permit as well as some interim limits on some constituents. The City will also be required to submit a pollution prevention plan in 2002 to help minimize or reduce pollution to the State's waters.
- **Success of water conservation measures.** The upgrade is projected to be sufficient until 2020 in part due to the successful implementation of water saving measures by the Calistoga population based on the water conservation plan currently being developed. Since these measures have not yet been enacted, the exact reduction in inflow cannot be guaranteed: projected savings may not all occur.

B. Key Findings

1. Although a complete wastewater collection system analysis has not been done, a broad range of improvements to collection systems has already been identified by City consultants and staff.
2. The need for expanded capacity is based on best estimates. However, adjustments may have to be made during the design-life of the expansion projects, especially if environmental regulations are modified.
3. Inadequate pretreatment of wastewater by restaurants, spas and other producers of non-domestic sewage increases the sediment and biochemical oxygen demand (BOD). Enforcement of existing sewer ordinance requirements would reduce these impacts.

C. Goals, Objectives, Policies and Actions

Goal I-2 Collect, treat and dispose of wastewater in ways that are safe, sanitary and environmentally acceptable

Objective I-2.1 Plan, manage and develop wastewater conveyance, treatment and disposal systems in a logical, timely and appropriate manner.

Policies

- P1.2-1 The City shall not extend wastewater infrastructure to new areas until existing wastewater infrastructure is brought to adequate standards or unless such extensions contribute to city-wide wastewater infrastructure improvements or correct septic problems.
- P1.2-2 Municipal sewer treatment should generally be available to the City's residents and businesses.

Actions

- A1.2-1 Create an urban service area map showing the current and three-year projected extent of land that can be served by wastewater lines and capacity.
- A1.2-2 Ensure the urban service area map is updated annually or as needed.

A1.2-3 Prepare a wastewater master plan to identify current deficiencies, quantify needs based on development patterns established in the 2003 General Plan, enumerate necessary improvements and establish priorities. Issues to cover include:

- Comprehensive analysis of the overall collection system
- Evaluation of feasibility of alternative rehabilitation techniques
- Infiltration and inflow analysis
- Assessment of modifications to the system needed for changes in user type (i.e., groundwater dischargers vs. conventional households)
- Changing State or federal pollution control and discharge requirements
- Success of water conservation measures
- Determining the appropriate mechanism for providing water and wastewater within the city limits
- Evaluating benefits associated with the expanded use of graywater/reclaimed water
- Identifying the number of failed or failing septic systems and evaluating the associated environmental and health risks

Objective I-2.2 Maintain wastewater infrastructure in good condition.

Actions

- A2.2-1 Conduct a study of the possibility of abandoning the existing wastewater trunk line and replacing it with a new trunk line with earthquake-resistant support where needed and sized to accommodate anticipated future flows.
- A2.2-2 Conduct a study to evaluate the feasibility of improving sewer line accessibility by relocating public sewer mains within the mobile home park south of Brannan Street.
- A2.2-3 Conduct a study to assess the costs and benefits of phasing out of clay and concrete pipe and replacing it with either ductile iron or plastic pipe, or the use of other means to reduce the seasonal Inflow/Infiltration problem.

Objective I-2.3 Promote coordination between land use planning and wastewater treatment and conveyance.

Policies

- P2.3-1 Extension of sewer service beyond the current service area shall be prohibited.
- P2.3-2 The approval of new development shall be conditioned on the availability of sufficient capacity in the wastewater treatment system to serve the project.
- P2.3-3 The City shall ensure a fair and equitable distribution of costs for sewer service expansion.
- P2.3-4 Structures with plumbing that are located within city limits shall connect to the public wastewater collection system, unless topography, distance from the public water system or other factors indicate a need for an exemption.

P2.3-5 If and when wastewater flows to the Wastewater Treatment Plant reach 95 percent of the plant's design capacity of 0.84 mgd, development in Calistoga will be halted until the City provides additional treatment capacity sufficient to accommodate new development.

Action

A2.3-1 Enforce the City code requiring all properties with plumbing, located within 200 feet of a wastewater sewer, to connect to the public sewer system.

Objective I-2.4 Enforce City wastewater regulations.

Policies

P2.4-1 Restaurants and others that discharge grease into the wastewater treatment system shall be required to reduce impacts through individual or collective pretreatment facilities that retain wastewater long enough to permit solids to settle and oil and grease to separate.

P2.4-2 Regulations related to the discharge of mud and silt into the wastewater treatment system shall be enforced.

Objective I-2.5 Promote innovation in the treatment of wastewater.

Actions

A2.5-1 Conduct a study to investigate the feasibility of employing ecological wastewater treatment systems such as constructed wetlands and "living machines" as part of Calistoga's wastewater treatment and disposal system in any future upgrade projects.

A2.5-2 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.

A2.5-3 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.

III. WATER RECLAMATION

A. Background Information

An integral part of Calistoga's wastewater treatment system is water reclamation, which is used when weather conditions permit. The purpose of water reclamation is primarily to reduce the amount of water discharged into the Napa River. Conservation of potable water is a secondary consideration.

Water Reclamation System

The Regional Water Quality Control Board requires a 10-to-1 dilution for discharge into the Napa River and prohibits the discharge of treated wastewater from May 15 to September 30 or longer during dry years. Reclaimed water produced by the wastewater treatment plant is disinfected tertiary water which could be used for a variety of irrigation, storage and cooling uses. However, the boron concentration in the reclaimed water (approximately 2.8 mg/L), which results from geothermal water being discharged

into the sanitary sewer system, effectively limits its use to boron-tolerant crops like turf grasses. Removal of boron is possible through pre-treatment.

As part of the overall wastewater effluent management system, the City currently irrigates 14 sites with treated effluent. Table I-2 details the names and sizes of current irrigation sites. The locations of the sites and the reclamation water pipe system are shown in Figure I-3. The existing reclaimed system comprises approximately 15,000 feet of 4- to 8-inch water lines. The total irrigation area is approximately 132 acres, either City-owned, contracted, or otherwise controlled on a long-term basis for effluent irrigation. In addition to the existing effluent irrigation sites, Calistoga operates 4 evaporation ponds totaling 2.7 acres, one 10-million-gallon storage pond and two leased storage ponds totaling 8 million gallons.

TABLE I-2 EFFLUENT IRRIGATION SITES

	Site/Description	Irrigation Use	Acres
1.	City Irrigation Fields	pasture	8.5
2.	Fox Parcel	pasture	14.0
3.	Little League Athletic Field	turf grass	0.5
4.	Calistoga High School Athletic Field	turf grass; landscaping	8.0
5.	Napa County Fairgrounds, Golf Course, Grounds	turf grass; landscaping	40.0
6.	Elementary School	turf grass	2.5
7.	Maxfield Property	pasture	22.0
8.	Calistoga Mineral Water	turf grass	1.0
9.	Brannan Apartments	turf grass; landscaping	1.5
10.	Church	turf grass	0.2
11.	Cottages	landscaping	0.5
12.	Roman Spa	turf grass; landscaping	0.5
13.	Stevenson Manor	turf grass; landscaping	0.5
14.	Logvy Property	turf grass; landscaping	3.0
Total			91.0

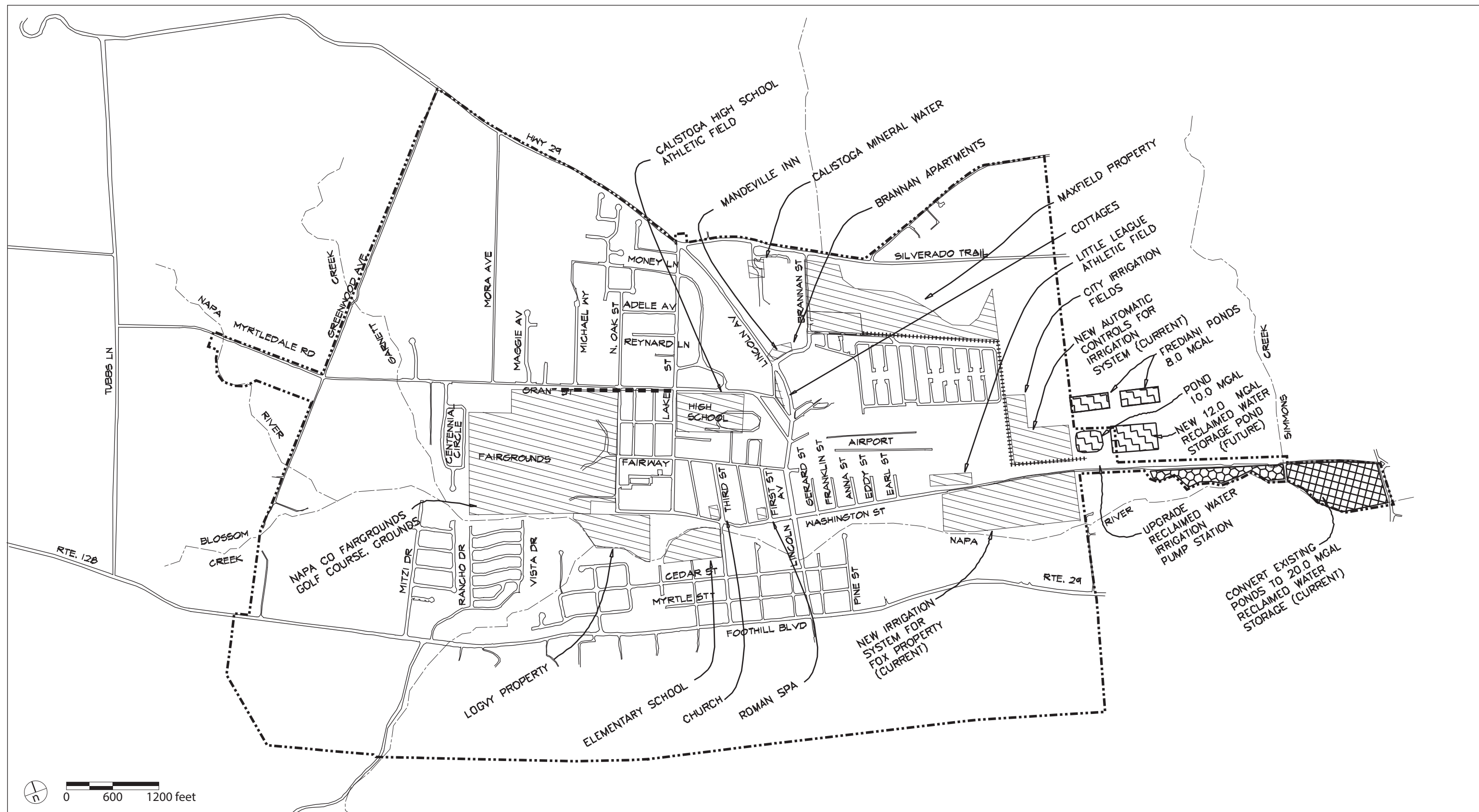


FIGURE I-3

RECLAIMED WATER SYSTEM

B. Goals, Objectives, Policies and Actions

Goal I-3 Develop and maintain the City's reclaimed water system as a means to conserve water and minimize the need for discharges to the Napa River.

Objective I-3.1 Plan, manage and develop the water reclamation system in a logical, timely and appropriate manner.

Actions

A3.1-1 Conduct an expansion study for the reclaimed water system that explores the need for additional storage capacity and/or reclamation area in light of the development patterns established in the 2003 General Plan. This study should evaluate and compare the feasibility, costs and benefits of the following alternatives to discharging water into the Napa River:

- Obtain additional land for effluent irrigation.
- Create additional storage volume.

A3.1-2 Provide additional irrigation storage capacity in the existing facultative aerated lagoons.

Objective I-3.2 Maintain water reclamation infrastructure in good condition.

Actions

A3.2-1 Reduce system pressure losses by replacing pipe along Grant Street.

A3.2-2 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.

Objective I-3.3 Encourage coordination between land use planning and water reclamation.

Policies

P3.3-1 The approval of large new development projects shall be conditional on the use of reclaimed water for irrigation unless the subject project is unable to use reclaimed water with high boron concentrations.

P3.3-2 The use of graywater for public and private landscaping irrigation shall be encouraged.

P3.3-3 The City shall ensure a fair and equitable distribution of costs for reclaimed water service expansion.

Actions

A3.3-1 Conduct a health and safety study and develop regulations, if appropriate, that address the following issues:

- Boron concentrations in waterways.
- Boron concentrations in reclaimed water and its effect on plant-life.
- Geothermal waters and their chemical constituency.

- Water reuse alternatives.

A3.3-2 Conduct a study to identify additional graywater reclamation areas within the city limits.

IV. STORMWATER COLLECTION

A. Background Information

Existing Stormwater System

As shown in Figure I-4 the existing storm drainage system consists of pipes and ditches serving a portion of the developed areas of the City. Piping, ranging in diameter from 6 to 54 inches, is undersized in many locations. Shallow drainage ditches comprise approximately 50 percent of the current drainage network.

Items of Concern

The capacity of the existing storm drain piping is exceeded regularly during average precipitation events at several locations. This causes localized flooding. In areas without drainage piping, rain causes sheet flows to the river and creeks, which also results in localized flooding. A formal analysis of the storm drainage system has been conducted for several sections of the City. Figure I-4 shows the area for which detailed analysis is required, and the locations of proposed improvements.

Many of the existing storm drainage problems appear to be the result of the fact that land development occurred incrementally; as impervious surfaces increased, more water was directed to the storm drainage system. The low amount of naturally-occurring ground slope is also a contributing factor.

The portion of the City between Foothill Boulevard and the Napa River experiences severe flooding due to under-sized storm drains and a lack of continuity between pipes. The southeast quadrant of the City currently has only one run of storm drainage piping serving a small area. No problems with seasonal flooding have been reported in this quadrant. However, future developments in this area would require expansion of the storm drain system.

Deficiencies in the storm drainage system also exist in the northeast quadrant of the City, an area containing a watershed of approximately 966 acres. Several natural tributaries of the Napa River intersect in this area, some of which drain into public and privately-owned drainage ditches and culverts that are at or over their existing capacities, resulting in periodic localized flooding and erosion during large storm events.

In recognition of the lack of adequate infrastructure to address large storm events, and to provide for future expansion of uses within the this area without exacerbating existing deficiencies, the City has set aside funds in the FY 2002-03 budget to study this issue. This project is intended to provide for a hydrologic survey of the ditches and storm drain systems serving the northeast quadrant of the City. This study will identify deficiencies and make recommendations for future improvements. The City will receive a grant from the Flood Assessment District to offset partial costs of preparing this study.



FIGURE I-4

STORM DRAINAGE SYSTEM

NOTE: All new storm water drainage lines discharging into the Napa River would be designed to comply with EPA Phase II stormwater regulations.

Recommended Improvements

As enumerated above, deficiencies in the existing stormwater collection system are causing problems under current conditions. Other components of the existing storm drainage system require upgrading to satisfy future conditions.

A key principle that could be established is “no net increase” in peak storm drainage runoff from development. Many jurisdictions, including Napa County, have adopted such a requirement of new development.



New infrastructure

The no net increase principle would have significant impacts on flooding of the Napa River and on water quality because runoff from developed surfaces tends to be more rapid than runoff from natural, pervious surfaces. Also, runoff from building roofs, parking lots and roads contains impurities that pollute the watershed. Methods for obtaining no net increase in runoff from a development include detaining storm drainage onsite and reducing flow velocity.

B. Key Findings

1. Although a complete stormwater collection system analysis has not been done, a broad range of improvements to stormwater collection systems has already been identified by City consultants and staff.
2. The need for stormwater collection facilities can be minimized through appropriate planning and design that allows for on-site percolation and minimizes runoff.

C. Goals, Objectives, Policies and Actions

Goal I-4 Collect, store and dispose of stormwater in ways that are safe, sanitary and environmentally acceptable.

Objective I-4.1 Plan, manage and develop the City’s stormwater collection system in a logical, timely and appropriate manner.

Actions

- P4.1-1 Complete master planning of the storm drainage system throughout the City in order to accurately evaluate the storm drainage flows and comprehend improvement requirements.
- P4.1-2 Conduct a study to adjust storm drainage system requirements in light of development patterns and stormwater runoff measures established in the 2003 General Plan.

Objective I-4.2 Maintain storm water collection infrastructure in good condition.Actions

A4.2-1 Make capital improvements related to:

- 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.

A4.2-2 Undertake further study to determine the optimal replacement of undersized pipes and the installation of new pipes between Foothill Boulevard and the Napa River.

A4.2-3 Select and implement a method to eliminate flooding on the dirt road providing access to the reclaimed water storage pond, such as:

- Construction of a single span bridge over the culvert.
- Extension of the ditch from the mobile home park directly through the City's irrigation field to the Napa River and installation of a single span bridge or culvert along the south side of the Gliderport property.

Objective I-4.3 Encourage coordination between land use planning, site design and stormwater water control.Policies

P4.3-1 The approval of new development shall be conditional on the extension of necessary stormwater infrastructure, particularly in the following areas:

- Along Grant Street and near the fairgrounds, where new storm drain pipes are needed.
- Near the intersection of Foothill Boulevard and Petrified Forest Road, where replacement of the 12-inch Caltrans culvert is needed.
- In the northeast along with the southeast area of the City, where additional storm drainage piping is needed.

P4.3-2 In order to reduce flooding of the Napa River and significantly improve water quality, new development shall not be allowed to result in a net increase in peak storm drainage.

P4.3-3 New development shall be required to incorporate appropriate measures to minimize the impacts of stormwater runoff on the Napa River, as specified in EPA Phase II Storm Water Best Management Practices regulations.

P4.3-4 The City shall ensure a fair and equitable distribution of costs for stormwater system upgrades and expansion.

P4.3-5 Natural drainage courses shall be treated as wetland resources and as drainage facilities.

P4.3-6 Existing property owners shall be encouraged to reduce stormwater runoff by modifying their properties by reducing impermeable surfaces.

Actions

A4.3-1 Revise the Subdivision Ordinance and other Municipal Codes to reduce the creation of impermeable surfaces in new development. Examples of strategies to reach this goal might include:

- Ensuring separation of new driveways from the storm drain system (requiring sheet flow to terminate on turf or groundcover).
- Modifying minor and local street design standards to reduce road and sidewalk width requirements, and to eliminate curb-gutter requirements.
- Requiring the use of vegetative swales (biofilters).
- Requiring detention/infiltration basins.

8 PUBLIC SERVICES ELEMENT

I. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES *(updated January 2014)*

This section addresses urban fire issues. Wildland fires are addressed in the Public Safety Element.

A. Background Information

Fire Services

Fire services are primarily provided in Calistoga by the City of Calistoga Fire Department, which maintains a station at 1113 Washington Street. The 6,400-square foot single-story structure, originally constructed in 1969, was seismically-retrofitted and modernized in 2006.

The Fire Department is currently equipped with the following modern apparatus:

- Two Type 1 engines with a pump capacity in excess of 1000 gallons per minute (gpm)
- One Type 2 water tender that can also be used as a Type 2 engine
- One Type 3 engine for use in wildland fires
- One patrol truck
- Two support vehicles.



The fire station at 1113 Washington Street

The Fire Department has one full-time fire chief and three full-time firefighters. The Department also has up to 15 part-time firefighters; however, not all are available at any given time. Response time from the station during the day is approximately one minute. During the evening, the response time is usually within three minutes.

The City has 202 fire hydrants, which deliver between 500 and 1,000 gpm. Water storage capacity is adequate for fire protection purposes. The City recently completed construction of a 1.5-million gallon water tank, which has greatly increased the residual pressures throughout the city.

The Fire Department receives approximately three calls per day. Of all calls received by the Fire Department, approximately 6 percent are for fire service, 76 percent for emergency medical service, and 18 percent for other reasons, including hazardous condition calls such as downed power lines, service calls for accidental lock-outs and false alarms. A significant amount of the medical service calls are due to the large number of elderly people living in Calistoga. Tourists account for approximately 10 percent of the calls.

The City assesses a fee on new development to fund capital improvements and equipment needed to offset public safety impacts.

The Calistoga Police Department routes local 911 calls for fire service to the California Department of Forestry and Fire Protection (Cal Fire) dispatch center. Outside of the city limits, 911 calls for all emergency

services are routed by the Napa County Sheriff's Department. Cell phone calls for 911 service are answered by the California Highway Patrol (CHP) Golden Gate office, which routes all non-traffic-related calls to the appropriate jurisdiction. For Calistoga and the Planning Area, this would be either the Calistoga Police Department or the Napa County Sheriff.

Fire Code

The City has adopted the following regulations in addition to those mandated by the State in order to further promote fire safety:

- New and existing buildings shall have approved illuminated or reflective address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- All buildings and winery caves shall have approved radio coverage for emergency responders within the building or winery cave based upon the existing coverage levels of public safety communication systems of the jurisdiction, at the exterior of the building.
- If deemed necessary by the Fire Code Official, additions to existing residential and non-residential buildings that increase the square footage by 50% of the existing gross floor area and/or results in the building exceeding 3,600 square feet shall be installed with an automatic fire sprinkler system throughout.
- If deemed necessary by the Fire Code Official, repairs to existing buildings that have sustained damage of more than 50% of the floor area or more than 50% of the value of the building shall meet the requirements for a new building.
- A change in use or occupancy of an existing building that results in a more hazardous use or occupancy shall meet the automatic fire sprinkler requirements for a new building.

Fire Protection in the Unincorporated Planning Area

In accordance with California law (Government Code Section 65300), cities are also required to look beyond their borders when considering issues which in a city's judgment bear relation to its planning.

The Napa County Fire Department (NCFD) is the fire authority for the unincorporated portions of the Planning Area (see Figure INTRO-2 for the boundaries). NCFD contracts with Cal Fire for fire protection services, which staffs the fire stations. Cal Fire operates a fire station 3.6 miles south of Calistoga's city limits on Highway 29. As a State-funded fire authority, Cal Fire also has the responsibility for wildfire protection in the designated State Responsibility Areas.

Fire protection within the unincorporated Planning Area is rated 6 for properties located within 1,000 feet from a fire hydrant and rated 9 for properties located further than 1,000 feet from a hydrant. The ISO ratings cannot be reduced in the unincorporated Planning Area since it is not possible at this time to provide an uninterrupted water supply of at least 250 gpm to all properties located further than 1,000 feet from a hydrant.

Fire Safety Issues

The Insurance Service Office (ISO) provides a Public Protection Classification for fire protection, with Class 1 representing the best public protection and Class 10 representing no recognized protection. In California, approximately 62 percent of communities maintain an ISO rating of 5 or better. Fire protection within the Calistoga city limits has an ISO rating of 5 for properties located within 1,000 feet of a fire hydrant and 9 for

properties located further than 1,000 feet from a fire hydrant. However, the City's Fire Department has the ability to provide uninterrupted water supply in excess of 250 gpm to all properties located further than 1,000 feet from a hydrant. The ISO has given the city credit for the Fire Department's ability to provide uninterrupted water supply at 250 gpm for those few circumstances within the city limits where a hydrant is located further than 1,000 feet from a property, as provided in Section 611(F) of the ISO's Fire Suppression Rates Schedule. For these reasons, the ISO ratings for the city limits are considered to be adequate.

The fire station's location is not optimal, since route options to and from the station are limited. Increased traffic congestion on Washington Street and Lincoln Avenue in the future may further impede emergency response. Furthermore, a few parcels along Myrtdale Road in the far northern part of the City are more than 1.5 miles from the station; the ISO recommends a distance of 1.5 miles or less. Despite these issues, there are significant benefits to its present downtown location, including ample parking for personnel and good community visibility, which increases awareness of fire prevention.

It has been suggested that Calistoga needs an additional road across the Napa River to improve fire protection access. The construction of a new "southern crossing" of the Napa River from Washington Street to Foothill Boulevard would provide another route for emergency vehicles, but is not essential for maintenance of adequate fire protection unless considerable development were to occur on the south side of the city.

Wildfires are a significant hazard in some parts of the City and much of the Planning Area. While parts of the City located on the valley floor are considered at low risk from wildfires, heavily vegetated hillside areas such as those found at the edges of the city and Planning Area are considered at greater risk. The Public Safety Element describes and maps wildfire hazard in greater detail, and contains goals, objectives, policies and actions to protect life and property from these risks.

The downtown has a large number of old buildings built in close proximity to each other. Both the age of these buildings and their proximity to each other present a fire hazard. However, the City has adopted a more-restrictive fire sprinkler ordinance than required by state law, as described above, to address this issue over time. The Fire Department also inspects multi-family residential projects, and commercial and industrial business on an annual basis. The latter is also inspected upon change of occupancy.

Emergency Medical Services

Medical emergency treatment, including basic and advanced life support, and transport is provided by American Medical Response. The Calistoga Fire Department also provides basic life support.

Mutual Aid

Cal Fire, NCFD and the Calistoga Fire Department maintain a mutual aid agreement for emergencies, including wildfires, structure fires and traffic incidents. The Fire Department also has formal and informal mutual aid agreements with a number of local fire protection agencies, including the Cities of St. Helena and Napa, the American Canyon Fire Protection District, and the Knights Valley and Mountain Fire Departments. These agreements are expected to continue.

B. Key Findings

1. Fire protection and emergency medical service provision within the city limits is adequate.
2. The City has adopted regulations that exceed the State's in order to maximize fire safety.

3. While the present location of the fire station is not optimal because of somewhat limited accessibility and increasing levels of traffic downtown, the present location is beneficial because it raises the profile of the Fire Department and increases awareness of fire prevention in Calistoga. Therefore, there is no need to plan for a new fire station at this time.
4. Current water storage capacities are adequate for fire protection reserves and fire flows.
5. An additional north-south circulation route in Calistoga would provide benefit from a public safety perspective, but is not essential to maintenance of adequate fire protection in the City unless development in the south part of Calistoga were to significantly increase.
6. The downtown is densely developed and has many older commercial buildings. The provision of fire sprinklers would enhance their safety.
7. The Fire Department inspects multi-family residential projects, and commercial and industrial business on an annual basis. The latter are also inspected upon change of occupancy.
8. Wildfire is a significant hazard in some portions of the City and Planning Area. These hazards are discussed further, and goals, objectives, policies and actions to address them can be found in the Public Safety Element.

C. Goal, Objectives, Policies and Actions

Goal SER-1 Minimize loss of life and property from fires and medical emergencies.
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Objective SER-1.1 Plan for the ongoing maintenance and development of fire protection services.

Policies

- P1. The City shall maintain a water system that provides adequate water pressure for fire protection.
- P2. The City shall work with Napa County to maintain contracts for fire protection outside of the city limits within the Planning Area.

Actions

- A1. The Fire and Public Works Departments shall work together to address the effects of planned water system improvements on fire flows.
- A2. Maintain mutual aid agreements with appropriate agencies.

Objective SER-1.2 Promote coordination between land use planning and fire protection.

Policies

- P1. The City shall review notifications from the County of development projects within the unincorporated part of the Planning Area that could require fire protection services from the City.
- P2. New development projects shall pay a fair and equitable amount to offset the costs for expanded fire services they require.

Actions

- 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.
- A2. Advise the County of fire protection requirements for development projects within the unincorporated part of the Planning Area.
- A3. Monitor traffic conditions and development in Calistoga to determine if the location of the fire station needs to be changed.

Objective SER-1.3 Maintain and enforce fire protection codes.

Policies

- P1. Ensure that City fire safety codes provide an adequate level of fire protection.
- P2. Promote fire safety in commercial and industrial buildings.

Actions

- A1. Update City fire safety codes as necessary.
- A2. Maintain a regular program of fire inspections for commercial and industrial buildings and require building owners to address identified deficiencies.
- A3. Ensure through the building permit review that required fire sprinklers are installed.

II. LAW ENFORCEMENT

A. Background Information

The City of Calistoga Police Department provides police services in Calistoga. Law enforcement within the part of the Planning Area located outside of city limits is provided by the Napa County Sheriff's office located in Napa. The Sheriff serves a population of 55,000 in the communities of Yountville, American Canyon and the unincorporated areas of the county.

The current ratio of police officers per thousand population in the City is 2.2, which exceeds standard industry ratios. It should be noted that during peak summer tourist season, up to 10,000 visitors a day may be in the City in addition to the resident population. Although police services are adequate to meet the needs of this large non-resident population, consideration of the impact of tourist visitors on police services needs to be considered in future assessment of law enforcement needs. The Police Department operates out of its headquarters at 1235 Washington Street and has eleven sworn officers including one chief, one lieutenant, two sergeants, six patrol officers and one investigator. The Department also has thirteen non-sworn positions, including four full-time and two part-time dispatchers, five parking enforcement officers, a juvenile division officer and a policing technician. The emergency services coordinator is also under the direction of the Police Department.

The Police Department considers police service in the City to be adequate according to industry standard ratios. Response time within city limits is approximately two minutes. Although the Police Department is not responsible for responding to incidents outside of city limits, police officers do go into the Planning Area,

thus placing an increased burden on police services within the City. Response times are approximately five minutes outside the city limits, depending on location. The City of Calistoga also maintains mutual aid agreements with all area law enforcement entities within Napa County.

The most frequently reported crime in Calistoga is theft; burglary and assault the next most common offenses. There were a total of 136 felony crimes, and 661 misdemeanor crimes reported in Calistoga in 2000. Total reported crime in 2000 was almost identical to the previous year (799 crimes) and approximately 13 percent lower than in 1998 (908 crimes). All felony offenders are taken to the Napa County Department of Corrections jail for detention, while misdemeanor offenders are held in a temporary holding facility at the City Police Department.

While crime rates and types of crime in Calistoga reflect that of a small, rural community, this may change as the City grows to reflect more “urban” types of crime like gangs and drugs. The Police Department has, in recent years, begun to increase its focus on these types of crime. According to the Police Chief, there has been some increase in gang and drug-related arrests in Calistoga over the past five years; some of that increase is attributable to the additional attention paid to this type of crime, as well as an actual increase in its incidence. Monitoring of trends in criminal activity in the City should continue so that police services and programs can be tailored to meet the population’s changing needs.

B. Key Findings

1. Police service within the city limits and Planning Area is adequate. No changes to service appear to be needed given current resident population and tourist visitor levels.
2. The current ratio of 2.2 officers per thousand population is adequate. This ratio should be maintained for the projected build out population. Consideration of the large number of non-resident visitors that create additional demands on police services needs to be given determining the need for additional police officers.
3. The City’s Police Department regularly responds to calls outside the city limits. It might be appropriate to seek reimbursement from the County for these calls.
4. Crime rates and types may change to reflect more “urban” crime problems such as gangs and drugs. Trends in criminal activity should continue to be monitored so that police services can appropriately and adequately address crime in the City.

C. Goals, Objectives, Policies and Actions

Goal SER-2	Maintain a safe environment in Calistoga through enforcement of the law.
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Objective SER-2.1 **Plan for ongoing management and development of law enforcement services.**

Actions

- A1. Coordination with the County Sheriff’s office should be expanded.
- A2. The City should continue to increase efficiency in the City Police Department.

- A3. New funding mechanisms, such as County/City sharing of funds for law enforcement in the Planning Area, should be explored.

Objective SER-2.2 Promote coordination between land use planning and law enforcement.

Policies

- P1. Major land use development proposals shall be reviewed for site design criteria and other law enforcement concerns.
- P2. The City shall request notification from the County of development projects within the unincorporated part of the Planning Area that could call for law enforcement services from the City.
- P3. New developments shall pay a fair and equitable amount to offset police service expansion that they require.

Objective SER-2.3 Maintain and improve law enforcement services to keep up with Calistoga's changing population.

Policy

- P1. Maintain adequate police staffing, performance levels and facilities to serve Calistoga's existing population as well as any future growth.

Actions

- A1. Information on crime prevention should be disseminated to the community.
- 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.

III. SOLID WASTE

A. Background Information

The City of Calistoga contracts with Upper Valley Disposal Service, a private company, for solid waste disposal. Solid waste is taken to the Cloverflat Landfill located on Silverado Trail east of Calistoga. This facility has been accepting solid waste from Calistoga since 1963. No solid waste or hazardous waste facilities are located within the Calistoga Planning Area.

The Cloverflat Landfill receives a total of approximately 38,000 tons of municipal solid wastes per year, consisting of residential wastes, debris-box material, commercial and industrial wastes and plant debris. Approximately 30 percent of this amount comes from the area north of the landfill, which includes the City of Calistoga and its Planning Area.

At the end of 1999, the landfill contained approximately 796,000 tons of refuse fill. The total capacity of the landfill is approximately 2.6 million tons, leaving a remaining capacity of approximately 1.8 million tons. This capacity is not expected to be reached until 2032.

Upper Valley Disposal Service also provides recycling services. Various types of recyclable materials collected at the curbside are separated at the landfill. Materials such as green waste, lumber, and concrete are reused in order to help preserve landfill capacity. These materials are recycled into compost, wood chips and road materials. Other materials such as paper and cans are recycled for consumer use.

The area served by Upper Valley Waste Management, which includes Calistoga, St. Helena, Yountville and unincorporated parts of Napa County north of Yountville, currently meets the State-mandated goal of diverting at least 50 percent of solid waste to recycling because of the high proportion of recycling done in wine-making. Approximately half of the recycled material in the area is contributed by the wine industry, which generates recyclable grape pumice as a by-product of the wine-making process. Since such a large proportion of total recycling tonnage can be attributed to the vineyards, the majority of which are located in outside city limits, it is likely that a much smaller percentage of domestic and commercial solid waste is actually being recycled in Calistoga. Upper Valley Disposal Services has identified local businesses and the fairground, which generates a large amount of recyclable glass and aluminum, as targets for efforts to encourage additional recycling.

The City of Calistoga maintains representation on the Board of Directors of the Upper Valley Waste Management Agency. The Agency regulates solid waste disposal, and periodically updates its recycling program. Revisions currently underway incorporate efforts to expand waste diversion efforts, including single-stream residential and commercial recycling collection, expanded public education programs to encourage recycling, and a cathode ray tube disposal program at Cloverflat Landfill.

There are several options for disposal of hazardous waste in Calistoga. Twice a year the landfill holds a countywide hazardous materials waste disposal program and will accept materials such as batteries and paint for recycling. There are also hazardous materials pickups at the County Fairgrounds at least twice a year.

B. Key Findings

1. The Cloverflat Landfill adequately serves Calistoga at present and has capacity through 2032.
2. The area served by Upper Valley Waste Management, which includes the City and its Planning Area, currently meets the State-mandated goal of diverting 50 percent of solid waste to recycling. However, a large proportion of the recycled material is grape pumice, generated as a by-product of the wine industry. Recycling programs in Calistoga and programs to encourage use of recycled materials could be expanded.

C. Goals, Objectives, Policies and Actions

Goal SER-3	Collect, store, transport, recycle and dispose of solid waste in ways that are safe, sanitary and environmentally acceptable.
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Objective SER-3.1 **Promote the recovery of recyclable materials and energy from solid waste generated within Calistoga.**

Policies

- P1. The City will seek to meet or exceed State requirements with regard to waste diversion and recycling.

- P2. The City shall support continuing efforts by the wine industry to recycle grape pumice and implement other environmentally-sensitive practices.
- P3. Calistoga's businesses shall be encouraged to expand their recycling efforts and to reduce packaging.

Actions

- A1. Implement source reduction and recycling programs to minimize waste at the point of manufacture or use.
- A2. Seek ways to incorporate on-site storage facilities for recycled materials as buildings are improved, altered or expanded.
- A3. Work with the Fair Board to expand recycling of glass and aluminum at the fairgrounds.
- A4. The City will study the transfer system for trash collection, including its impact on adjacent uses and the possible creation of transfer zones.

Objective SER-3.2 Reduce the amount of solid waste that must be recycled or disposed.

Actions

- A1. Encourage community-wide rummage sales and joint garage sales.
- A2. Explore the possibility of collaborating with the schools to allow Calistogans to drop off used materials that can be used in art projects and other educational activities.
- A3. Encourage the use of post-consumer recycled paper and other recycled materials in all City operations.

IV. SCHOOLS

A. Background Information

The City of Calistoga is served by the Calistoga Joint Unified School District. The District operates three main facilities: Calistoga Elementary School (grades K-6), Calistoga Junior/Senior High School (grades 7-12) and Palisades High Continuation School for students between the ages of 16 and 18. As shown in Figure SER-1, the District serves the City of Calistoga and the Planning Area as well as the upper northwest corner of Napa County, southern Lake County and parts of eastern Sonoma County.

The District enrollment in October 2001 was 935 students, which breaks down by school as shown in Table SER-1. Historically, school enrollments have increased at a rate of three to four percent annually since 1990, and this trend is expected to continue. Table SER-1 also shows projected enrollment through 2004, and adjusted capacity at each school facility in Calistoga.¹ These figures show that capacity at the Junior/Senior High School would be adequate through 2004, but projected enrollment at the Elementary School is projected to exceed capacity by the same date.

¹ Adjusted capacity reflects the number of students a facility can be expected to accommodate based on the amount of instructional space available after allowance for special needs and kindergarten students.

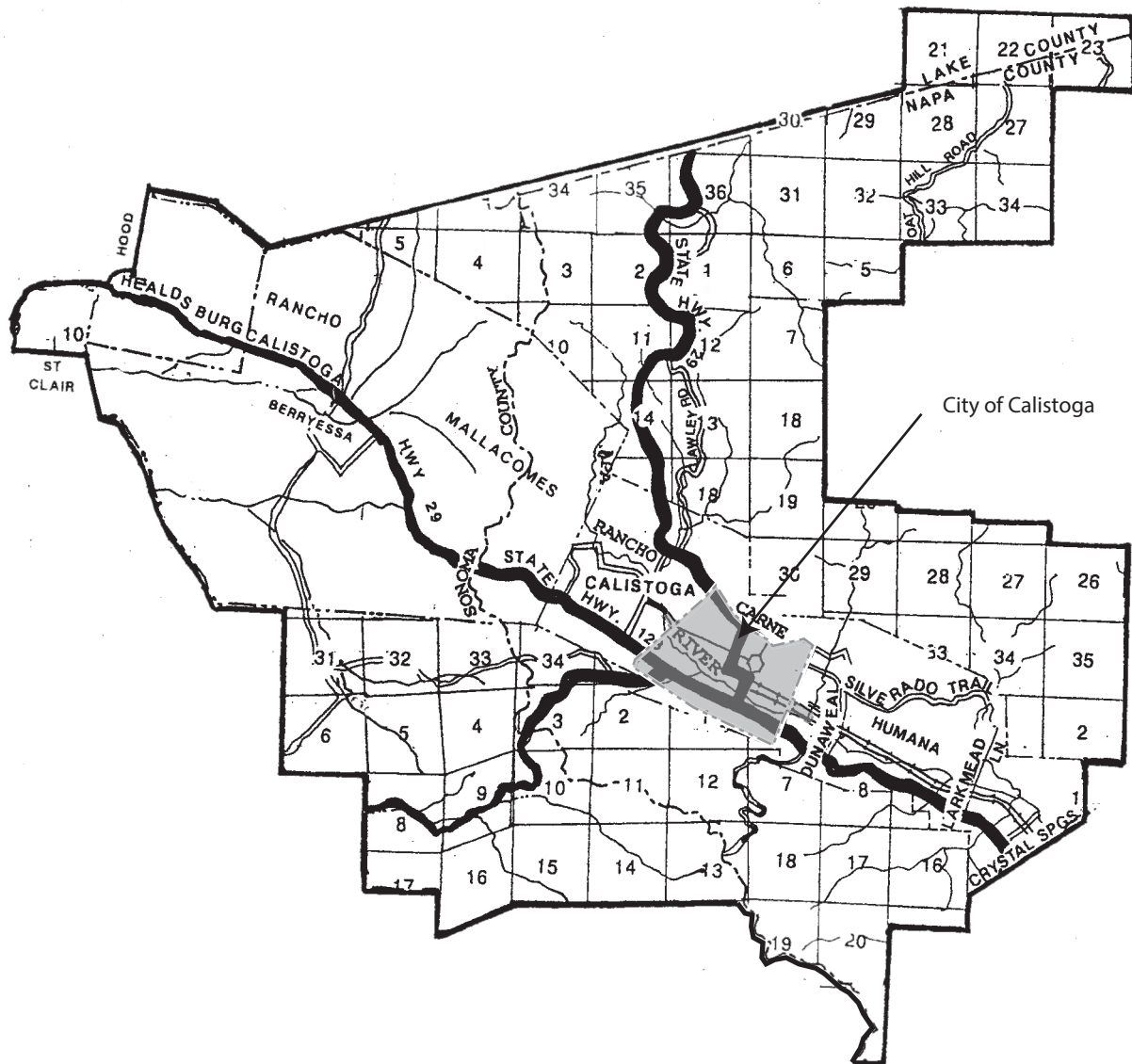


FIGURE SER-1

CALISTOGA JOINT UNIFIED SCHOOL DISTRICT BOUNDARIES

TABLE SER-1 School Enrollment and Capacity

School Facility	2001-2002 Enrollment	2004	Adjusted Capacity	Difference
		Projected Enrollment		
Calistoga Elementary School	521	836	689	-147
Calistoga Junior/Senior High School	406	399	621	222
Grades 7-8	137	129	162	33
Grades 9-12	269	270	459	189
Palisades High Continuation School	8	n.a.	n.a.	n.a.

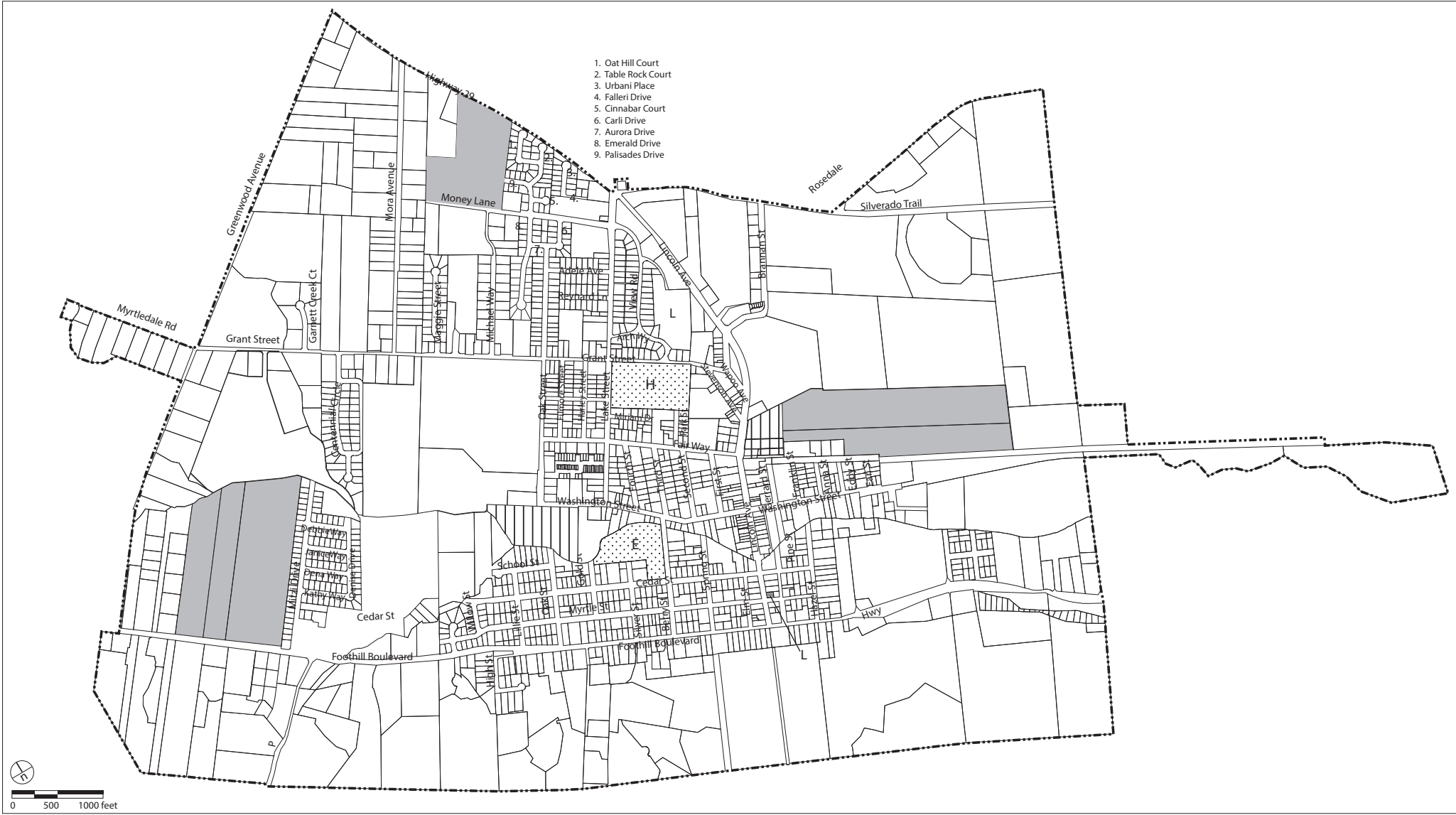
Although the figures suggest that capacity at the Junior/Senior High School will be adequate, it is important to note that State loading standards do not accurately reflect actual capacity of classrooms in Calistoga schools. In order to provide a sufficiently broad curriculum in this small school, most classes consist of significantly fewer than 27 students. According to the Superintendent, the present facilities will be at capacity by 2004 if current growth rates continue. Thus capacity is a serious problem for the Calistoga Joint Unified School District at both the elementary and junior high/senior high levels. It is likely that new facilities will be needed to accommodate future growth, since the small size of present school sites limits the possibility of adding additional classrooms at existing locations. Identification of a new school site of sufficient size to accommodate needed school facilities, as well as additional residential or mixed-use development, is an important priority.

Potential sites for additional school facilities are identified in Figure SER-2. Each is over 20 acres in size, which is large enough for a school site as well as additional residential or mixed use development. Therefore, these sites could be dedicated to the School District or sold at a reduced rate at the time of a proposed subdivision.

In order to help pay for new schools, the Calistoga Joint Unified School District collects \$2.14 per square foot from residential development to compensate for growth impacts and \$0.34 per square foot from commercial development, which is the maximum amount allowed by State law.² These fees only account for 30 to 45 percent of the actual cost of providing for additional students.

The City's ability to plan for school facilities is limited to some degree by State law. School districts are not required to follow local General Plans, and State legislation limits the ability of local governments to condition the approval of new development on the availability of school facilities. However, school districts are required to present potential school sites to the Planning Commission, and local zoning requires a Conditional Use Permit for a school facility. While classroom facilities are exempt from local zoning regulations, and issuance of a building permit is exempt from local control, some local control is maintained; for example, through application of local codes concerning access, grading and flood control.

² John Mauro, Calistoga Unified School District, October 30, 2002.



- Potential School Sites
- Potential Library Site
- Existing Elementary School
- Existing Library Site
- Existing High School
- City Limit Line

FIGURE SER-2

POTENTIAL SCHOOL AND LIBRARY SITES



Calistoga High School

B. Key Findings

1. School facilities for the City and Planning Area are currently adequate. However, capacity limits both at the elementary and junior high/senior high school levels are expected to be reached by 2004.
2. The small size of Calistoga's existing school sites limits the possibility of new classroom construction on existing sites, so a new site is needed. An ideal site would be at least 10 acres in size and centrally located in Calistoga.

C. Goals, Objectives, Policies and Actions

Goal SER-4	Provide education facilities sufficient to meet the demands of existing and new development.
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Objective SER-4.1 **Develop new school facilities to serve Calistoga's current and future population.**

Policies

- P1. To the extent allowed by State law, the City shall ensure that school facilities to serve new development are available concurrently with need.
- P2. The City will collaborate with the Calistoga Joint Unified School District to ensure the provision of educational facilities sufficient for the existing and anticipated K-12 population.
- P3. The City will assist the School District in the provision of a site for a new school that meets all or most of the following requirements:
 - Adequate size.
 - Proximity to existing residentially developed areas.

- Proximity to existing elementary school and high school sites.
 - Affordability. The City will give preference to subdivision and development plans for any site whose owner offers dedication of an adequate site for a new school for the School District.
- P4. The City will not approve a development project on any of the indicated school sites in Figure SER-2 without first ensuring that adequate school sites will be available in the City.

Actions

- A1. Work with the School District to develop a process that can provide timely information about new development and its impact on school capacity.
- A2. Support efforts to expand State funding of the public school system as long as it is not to the detriment of municipal funding.

Objective SER-4.2 Expand the use of school sites.

Policy

- P1. The City shall support the School District's efforts to maintain a Family Center that provides accessible and affordable resources related to the social, physical and mental health of families.

Action

- A1. Explore the joint use of recreational facilities provided by the City and the School District, e.g., after-school access to schoolyards.

V. LIBRARIES

A. Background Information

The library system is governed by the Napa County Board of Supervisors. In addition to the City of Calistoga and its Planning Area, the Napa City-County Library system serves American Canyon, the City of Napa, the Town of Yountville and all unincorporated parts of Napa County. The Napa City-County Library system is, in turn, part of a consortium that includes other cities in Napa and Solano Counties and two junior colleges. Consequently, Calistogans have access to over 500,000 items through the entire library consortium. Almost all funds for the operations and maintenance of the Calistoga Library are provided by the County; the City pays for one day of service each week and provides janitorial service to the library building. The City owns the land occupied by the library, and leases it at the nominal sum of \$1 per year.

The existing City library was constructed in 1924 to serve 500 people. Its collection includes approximately 17,500 titles. Currently, almost half of Calistoga residents hold library cards, so there is a discrepancy between the size of the facility and the population it currently serves. The Logvy Community Park Master Plan, adopted by the City in 2000, contains a new library site. However, this Master Plan has been in a state of flux and there may not be sufficient room on the site to accommodate all desired uses, including the library. Some possible alternative library sites are shown in Figure SER-2. A recent funding application to the State for a new library facility was not successful, so the most likely alternate funding sources will be local.

B. Key Findings

1. Calistoga's current library is inadequate to serve the City and the Planning Area. A new library on a new site is needed. Previous plans called for a new library on the Logvy site, but this may not be possible due to site constraints there.
2. Recent efforts to receive State funding for the construction of a new library facility in Calistoga, which would have provided up to 66 percent of construction costs, were unsuccessful.

C. Goals, Objectives, Policies and Actions

Goal SER-5 Provide sufficient library service to meet the information, cultural and educational needs of the population of Calistoga.
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Objective SER-5.1 Continue City support of the Calistoga Public Library.

Actions

- A1. Maintain or expand City funding of library operations as the City budget allows.
- A2. Continue to provide a City representative on the Library Commission.

Objective SER-5.2 Develop a modern library for Calistoga.

Policies

- P1. The City shall encourage Calistogans to participate in efforts to raise funds for library expansion.

Actions

- A1. Study the possibilities to finance the construction of a new library building on the Logvy Site or on some other site. Possible library sites are shown in Figure SER-2.
- A2. Coordinate with other municipalities' efforts to seek increases in State and federal funding for library construction.

9 OPEN SPACE AND CONSERVATION ELEMENT

The purpose of the Open Space and Conservation Element is to ensure the comprehensive and long-range preservation and management of open space land for the protection of natural resources, for economic uses, for outdoor recreation and as a scenic resource. The Open Space and Conservation Element seeks to maintain Calistoga's rural, small-town setting by preserving open space and natural resources.

Calistoga's open space and natural resources are central to many of the City's most important qualities. Agricultural open space lends a rural feeling to the City while all types of open space allow for scenic vistas. Open space provides opportunities for community recreation, and habitat for an abundance of plant and animal species, some of which are found nowhere else on earth. The goals, objectives, policies and actions of the Open Space and Conservation Element will preserve the health and well-being of Calistoga's population, both human and non-human, and will allow Calistoga to continue to be defined as a community rich in natural and open space resources.

Open space, including agricultural land, represents the largest category of land use within the Planning Area, covering over 80 percent of all land outside of city limits. Within city limits, 39 percent of property is currently undeveloped open space agriculture.

State law requires all General Plans to include an Open Space Element and a Conservation Element. The Open Space Element is concerned with the management of open space resources within the Planning Area. The Conservation Element is concerned with the conservation of natural resources, including plants and animal wildlife, rivers, lakes, and watersheds, forests, soils and minerals. Since the air is a natural resource, issues related to air quality are also addressed in this Element.

Natural resources are concentrated in open space lands.

Since most natural resources are located in open space land, the Calistoga General Plan combines these two elements into one. Combining the State-mandated Open Space and Conservation Elements avoids redundancy by allowing the similar and often overlapping aspects of these two elements to be explored in a single place in the General Plan.

A. Background Information

This section provides information about biological resources, agricultural lands and soils, open space and parks and scenic resources present in the Calistoga Planning Area.

Open space is any parcel or area of land and water that is essentially unimproved. Government Code Section 65560 describes four categories of open space: Open Space for the Preservation of Natural Resources, Open Space for the Managed Production of Resources, Open Space for Outdoor Recreation, and Open Space for Public Health and Safety. Information in this Open Space and Conservation is organized according to these categories. The types of open space that are included in these categories are described below in Table OSC-1, along with examples of each taken from Calistoga.

TABLE OSC-1 GOVERNMENT CODE OPEN SPACE CLASSIFICATIONS

Category	Examples in Calistoga
Open Space for the Preservation of Natural Resources	
Plant and animal habitat areas	• <i>Napa River and its riverbanks</i> • <i>Geothermal marshlands</i>
Rivers, streams, lakes and their banks	
Watershed lands	
Areas required for ecologic and other scientific study purposes	
Open Space Used for the Managed Production of Resources	
Agricultural lands	• <i>Vineyards</i> • <i>Olive groves</i> • <i>Mineral water springs</i> • <i>Orchards</i>
Rangelands	
Forest and timber lands	
Mineral resource production areas	
Open Space for Outdoor Recreation and Scenic Resources	
Areas of outstanding scenic, historic and cultural value*	• <i>Pioneer Park</i> • <i>Logvy Community Park</i> • <i>Mount Washington</i> • <i>Scenic Corridors and Hillsides</i>
Parks and other areas used for recreation	
Scenic corridors and trails	
Links between different open space areas	
Open Space for Public Health and Safety**	
Areas requiring special management or regulation because of risks presented by natural hazards such as earthquakes or flooding	• <i>Napa River 100-Year floodway</i> • <i>Steep Hillsides</i>

* Areas of historic and cultural value in Calistoga are not discussed in this element, but are included in the Community Identity Element.

**This category of open space is not discussed in this element; it is covered in the Public Safety Element.

Not all aspects dictated by State law are discussed in this element, because they are included elsewhere within the General Plan. For example, open space for public health and safety is discussed in the Public Safety Element, and areas important for the preservation of historic and cultural resources are identified in the Community Identity Element.

Open Space for Natural Resources

This section of the Open Space and Conservation Element focuses on Calistoga's biological resources, including special-status species and communities that are found within the Planning Area.

The Calistoga Planning Area supports a diversity of biological resources. The mild climate and rural location, as well as the presence of the Napa River, create an ideal setting for many types of habitat including forest, grasslands and wetlands. These habitats provide food, protection and movement corridors for a wide variety of species, including a number of special-status plants and animals. Consequently, in addition to the enjoyment that human beings get from walking through and viewing these open spaces, the General Plan contains policy language related to preserving open space for other species.

Important habitat components for wildlife preservation include movement corridors, nesting, breeding and foraging sites, and spawning grounds.

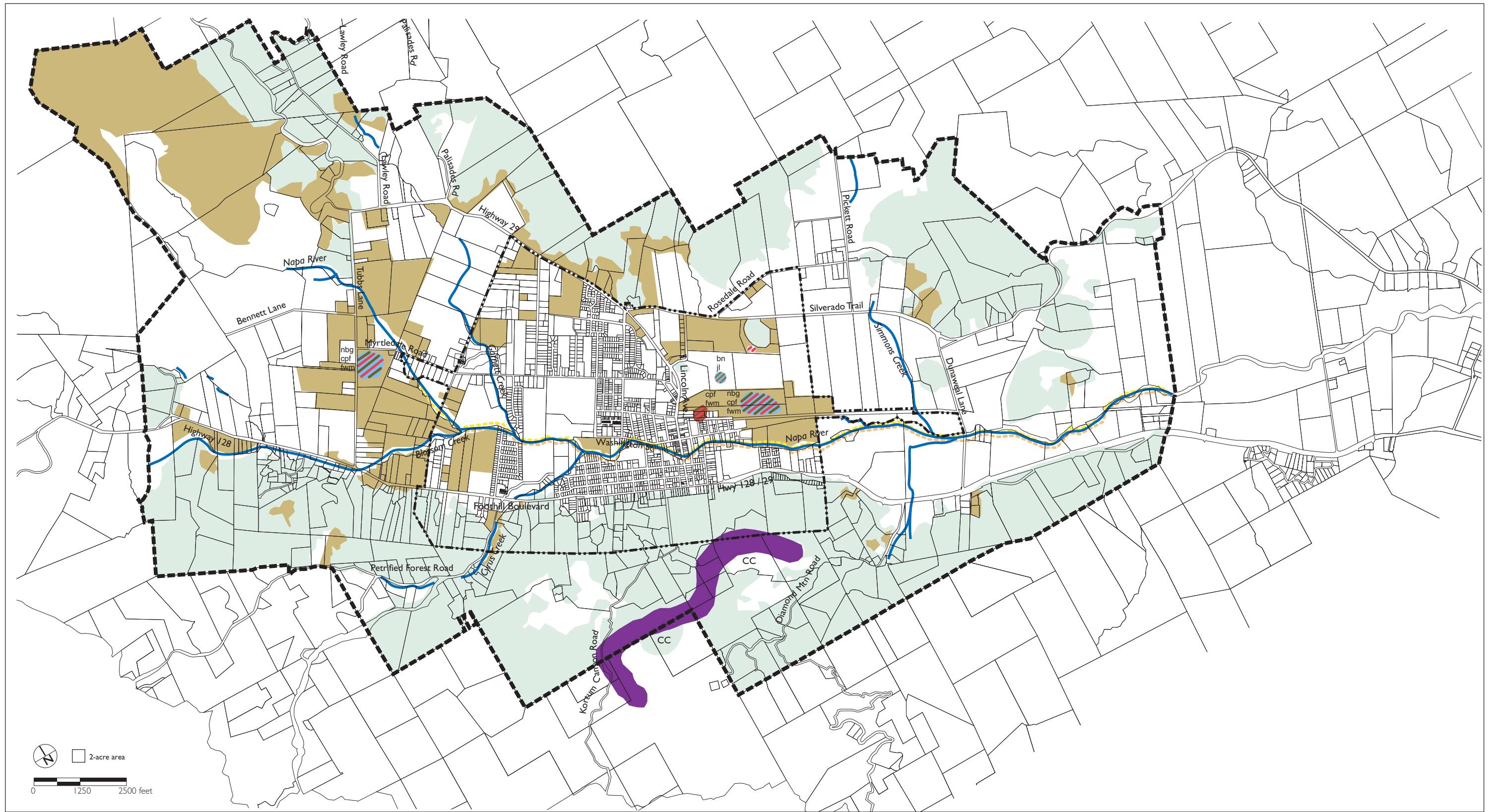
The biological resources in the Planning Area can be divided into those that are very significant and those that are moderately significant. "Very Significant" refers to resources that are unique to Calistoga, and/or are of special concern because of their rarity or declining numbers. "Moderately significant" refers to resources that lend biological diversity to the area and should be preserved, but which also exist in abundance elsewhere in the region. Biological resources are mapped in Figure OSC-1.

Natural Communities

Calistoga and its Planning Area contain several diverse plant and animal communities, which are described below. Several of these communities have been given a high priority ranking by the California Natural Diversity Database (CNDDB) due to rarity and threats; all of them are important to the diversity of the Planning Area.

Riparian Corridors. The Napa River and its tributary drainages form a complex biological resource of significance not only to Calistoga but to the region as a whole. This river system supports well-developed woodland and scrub vegetation, which in turn provides habitat for a diversity of terrestrial wildlife species. The perennial and seasonal flows provide an important source of surface water for terrestrial species, as well as essential aquatic habitat for fish, amphibians, reptiles and invertebrates, including several special-status species, such as the California freshwater shrimp and the Northwestern pond turtle. Water quality is an important contributor to the health of riparian ecosystems. Pesticide runoff from agricultural lands can be a significant source of water pollution in rural areas like Calistoga, and efforts should be made to minimize the use of pesticides in agricultural activities.

The Resource Conservation District of Napa County provides a useful series of guidelines for agriculturalists that address ways to reduce pollutants from agricultural lands.



Very Significant Resources

- | | | |
|--------------------------------|------------------------------|---|
| Riparian | California Freshwater Shrimp | Calistoga Ceanothus (cc) |
| Freshwater Marsh (fwm) | Western Pond Turtle | Baker's Navarretia (bn) and Jepson's Linanthus (jl) |
| Calistoga Popcorn Flower (cpf) | | |
| Napa Blue Grass (nbg) | | |

Moderately Significant Resources

- | | |
|--------------------------------|------------------------|
| Grassland/Savannah | Planning Area Boundary |
| Woodland, Forest and Chaparral | City Limit Line |

FIGURE OSC-1

BIOLOGICAL RESOURCES IN THE PLANNING AREA

CITY OF CALISTOGA
2003 GENERAL PLAN

Note: Biotic resources shown on this map are based on the California Natural Diversity Database only. It is very likely that additional resources exist on other sites.



Napa River

Riparian vegetation occurs along the Napa River and other drainages across the valley floor ranges from dense forest to a sparse cover of shrubs and scattered native trees. Riparian cover along the Napa River is particularly well developed, in some places forming a continuous canopy of trees and vines over the river.

Riparian corridors constitute a very significant resource, both because of the habitats they support

Wildlife movement corridors are critical for the maintenance of healthy and diverse fish and wildlife populations.

and because they serve as important movement corridors for wildlife on the valley floor. They are designated as high priority by the CNDDDB. Therefore this General Plan seeks to maintain and improve water and habitat in these corridors.

Wetlands. Wetlands in the Planning Area constitute a very significant resource and consist of creeks and drainages, scattered ponds and freshwater marsh associated with drainages and areas of geothermal activity.

Freshwater marshes associated with geothermal areas are particularly distinctive to Calistoga and are known to support populations of special-status plant species. Unusual hydrologic conditions generated by the upwelling of warm underground springs along with mineral deposition by geothermal waters combine to create a unique environment in which only certain types of plants can survive. Special-status plant species associated with these marsh areas include the Calistoga popcorn flower and Napa blue grass, both of which are designated as State and federal endangered species. Geothermal marshes are designated as high priority by the CNDDDB. One of the most important areas for of geothermal marshlands is the gliderport. It is critical that the wetland resources found there be protected as part of any future development.

Figure OSC-1 also shows the location of freshwater marsh and riparian wetlands mapped as part of the National Wetlands Inventory but does not include wetland habitat on undeveloped parcels, the extent of which would need to be confirmed through more detailed survey. It also does not include wetlands found in association with the City's network of drainage ditches and channels. These types of shallow drainage ditches compromise approximately 50 percent of the current drainage network in Calistoga, and thus contribute significantly to the City's wetland resource base.

Any proposed modifications to wetlands and other waters are subject to the provisions of Section 401 of the Clean Water Act and Sections 1601-1606 of the CDFG Code, which entails review by the California Department of Fish and Game (CDFG) and US Army Corps of Engineers (Corps).

Rock Outcrops. Rock outcrops occur in the grassland and woodlands in the eastern fringe of the Planning Area, and provide a unique habitat for certain wildlife. These landforms provide perches for raptors and other birds, and sunning locations for reptiles. Crevices provide abundant hiding places for numerous lizards, snakes, and possibly bats. Larger cavities may be used as shelter and denning locations by mammalian predators such as bobcat, coyote, and mountain lion. Rock outcrops are a very significant resource. They are not mapped in Figure OSC-1 due to their isolated location.

Grasslands and Savannah. Non-native grasslands occupy most of the vacant parcels and lower elevations in the eastern portion of the Planning Area, composed of introduced grasses and broadleaf weedy species which quickly recolonize disturbed areas. In Calistoga, as throughout California, intensive grazing, dryland farming, and other disturbance have eliminated most of the native grasslands that once formed the area's historic rangelands. Native species that remain in local grasslands tend to be common perennials, such as California poppy (*Eschscholzia californica*), lupine (*Lupinus sp.*), and wild hyacinth (*Dichelostemma pulchellum*). A number of special-status plant species are known from grasslands of the Calistoga vicinity, such as Jepson's linanthus (*Linanthus jepsonii*), Clara Hunt's milk-vetch (*Astragalus clarianus*), and Napa blue grass (*Poa napensis*).

Areas of native grassland are designated high-priority by the CNDDB. Although none have been mapped in the Planning Area, remnant stands of native grasslands most likely still occur in some locations in the Planning Area.

Grasslands support a variety of mammals, birds, and reptiles. Grassland cover provides foraging, nesting, and denning opportunities for resident species such as western fence lizard, northern alligator lizard, gopher snake, western meadowlark, goldfinch, ring-necked pheasant, red-winged blackbird, California ground squirrel, California vole, Bottae pocket gopher, black-tailed jackrabbit, and occasionally black-tailed deer. These rodent, bird and reptile populations offer foraging opportunities for avian predators such as white-tailed kite, northern harrier, American kestrel, red-tailed hawk, golden eagle, barn owl, and great horned owl, and mammalian predators such as gray fox, long-tailed weasel, bobcat, and mountain lion. Foraging activity of these predatory species is generally limited to the undeveloped fringes of the Planning Area where habitat fragmentation has not occurred and human activity is limited.

Woodland, Forest and Chaparral. The fringe of the Napa Valley floor is bordered by open savanna, woodland, and forest habitat, with chaparral on steeper, south-facing slopes in the upper elevations. Trees in the savanna are dominated by valley oak (*Quercus lobata*) and coast live oak (*Quercus agrifolia*). The understory layer is generally poorly developed or composed of non-native grassland species in the open savanna and oak woodland, but becomes considerably denser in areas with mixed-evergreen forest. The trees and dense understory of the woodland, forest, and chaparral habitat provide important cover for wildlife, and the complex vertical distribution of canopy and understory vegetation provides for a great diversity of wildlife.

Woodland, forest and chaparral is a moderately significant resource. Woodland areas dominated by Valley oak are designated high priority by the CNDDB, though none have been mapped in the Planning Area. Because of the high economic value of viticulture, forest and chaparral habitats in the Planning Area are threatened by conversion to vineyards. Policies contained both in this General Plan and in the regulations of Napa County seek to recognize this threat and seek ways to more effectively balance the need to protect both agriculture and this resource area.

State law provides no environmental protection for non-commercial forests and woodlands. Local regulation therefore provides the best opportunity for preservation of oak woodland areas.

Special-Status Species

Special-status species include those listed as threatened or endangered by the State or federal governments, candidates for listing, species of special concern to the California Department of Fish and Game, and plants listed by the California Native Plant Society. Several special-status plant and animal species have been recorded or are suspected to occur in the Calistoga Planning Area. Most of these are associated with the forest, woodland, and grassland along the fringe of the Planning Area. A few species have also been reported on the valley floor and are generally associated with the aquatic habitat of the Napa River or the freshwater marshes in geyser-fed swales where disturbance has been limited. The locations of known occurrences of special-status species are shown in Figure OSC-1.

While a variety of special-status species are known or suspected to occur in particular locations within the Planning Area, there is also the possibility that previously unidentified or undetected species could exist at other sites in Calistoga. Site-specific studies are necessary to conclusively determine whether special-status species, sensitive natural communities and wetland resources occur on previously unsurveyed properties that may be affected by future development. Policies and actions in this Open Space and Conservation Element include requirements to complete surveys on previously undeveloped properties proposed for development so that sensitive species and communities can be identified and protected where necessary, thus ensuring the continued richness and diversity of Calistoga's natural resources.

Plant Species. Several special-status plant species have been reported in the Planning Area. Based on recorded geographic range and preferred habitat, numerous other species may potentially occur in the Calistoga vicinity. Many are considered rare (List 1B) by the California Native Plant Society (CNPS). A few have legal protective status under the Endangered Species Acts, including the State and federally-endangered Calistoga popcorn flower (*Plagiobothrys strictus*) and Napa blue grass (*Poa napensis*). Both of these plants are associated with the freshwater marsh habitat supported by geothermal runoff on the valley floor. Other special-status plants include Jepson's linanthus (*Linanthus jepsonii*), and Bakers Navarretia (*Navarretia leucocephala* ssp. *bakeri*), both of which are found on the valley floor in freshwater seep areas, and Calistoga ceanothus (*Ceanothus divergens*), which is found in upland areas at the southern fringe of the Planning Area.

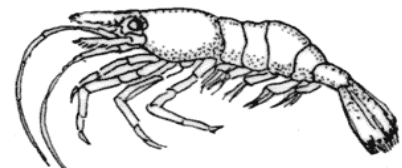
Animal Species. Table OSC-2 provides information on the name, status, preferred habitat, and reported occurrences of special-status animal species known or considered to have the highest potential for occurrence in the Planning Area. Of the species listed in the table, only a few have actually been reported in the Planning Area by the CNDDB.



Calistoga Popcorn Flower



Napa Blue Grass



California Freshwater Shrimp

TABLE OSC-2 SPECIAL STATUS SPECIES IN THE PLANNING AREA

Species	Status		Preferred Habitat Type
	Federal	State	
INVERTEBRATES			
California freshwater shrimp	FT	SE	Perennial streams with pools and undercut banks
AMPHIBIANS/REPTILES			
California tiger salamander	F-CAND	CSC	Vernal pools, ponds, streams and adjacent grassland
Foothill yellow-legged frog	FSC	CSC	Perennial streams with cobbles
Northwestern pond turtle	FSC	CSC	Ponds, rivers, and streams
Western spadefoot toad	FSC	CSC	Grasslands with temporary pools
BIRDS			
Burrowing owl		CSC	Grassland, agricultural fields
California horned lark	FSC	CSC	Sparse grassland
California yellow warbler	FSC	CSC	Riparian scrub
Cooper's hawk		CSC	Riparian, grassland
Golden eagle		CSC,CP	Grassland, open savannah
Loggerhead shrike	FSC	CSC	Grassland with shrubs
Northern harrier		CP	Forest and woodland
Northern spotted owl	FT	CSC	Grassland, agricultural fields
Peregrine falcon	FE	SE, CP	Grassland, open savannah
Prairie falcon		CSC	Grassland, open savannah
Sharp-shinned hawk		CSC	Riparian and grassland
White-tailed kite		CP	Grassland, agricultural fields
MAMMALS			
American badger		CSC	Grassland, agricultural fields
California mastiff bat		CSC	Roosts in buildings and cliffs
Pallid bat		CSC	Roosts in buildings, caves, and crevices
Townsend's big-eared bat	FSC	CSC	Roosts in caves, mines, and buildings
FE	Federally listed as <i>endangered</i> under the Federal Endangered Species Act.		
FT	Federally listed as <i>threatened</i> under the Federal Endangered Species Act.		
SE	State-listed as <i>endangered</i> under California Endangered Species Act.		
ST	State-listed as <i>threatened</i> under California Endangered Species Act.		
F-CAND	A candidate for Federal listing. USFWS has sufficient biological information to support listing endangered or threatened.		
FSC	A Species of Concern. Species once considered a candidate but now believed to widespread or abundant for listing. Status may change if additional information on vulnerability warrants listing.		
CP	California fully protected species; individual may not be possessed or taken at any time.		
CSC	Considered a species of special concern by the CDFG; taxa have no formal legal protection but nest sites and communal roosts are generally recognized as significant biotic features.		

These include the federally-threatened northern spotted owl (*Strix occidentalis caurina*) which is known from old growth forest and woodland areas in the southwestern part of the Planning Area. Northwestern pond turtle (*Clemmys marmorata marmorata*) a species of special concern to the California Department of Fish and Game, and the State and federally-endangered California freshwater shrimp (*Syncaris pacifica*) are known to occur in the Napa River corridor through Calistoga.



Northern Spotted Owl

Several other species considered sensitive by the U.S. Fish and Wildlife Service and/or the California Department of Fish and Game, but not mapped in the inventory by the CNDDDB, are known in the Planning Area. These include many of the species of birds shown in Table OSC-2, including golden eagle (*Aquila chrysaetos*), peregrine falcon (*Falco peregrinus anatum*), Cooper's hawk (*Accipiter cooperi*), northern harrier (*Circus cyaneus*), white-tailed kite (*Elanus caeruleus*), prairie falcon (*Falco mexicanus*). Most of these avian predators inhabit the fringes of grassland and savannah areas where they forage on small mammals, birds and reptiles. Mammalian, invertebrate and amphibian species considered as Species of Concern by the California Department of Fish and Game are also known from the Planning Area including American badger (*Taxidea taxus*), California mastiff bat (*Eumops perotis californicus*), Pallid bat (*Antrouzeus pallidus*) and Townsends' big-eared bat (*Plecotus townsendii*). Both the California tiger salamander (*Ambystoma californiense*) and Western spadefoot toad (*Spea hammondi*) are associated with aquatic pool habitats within grassland areas found on the valley floor.

Biodiversity. Beyond protecting the individual types of habitat and species described above, this General Plan also seeks to protect biodiversity. Biodiversity is a term that refers to the variety of life in all its forms, levels and combinations. It includes ecosystem diversity, species diversity, and genetic diversity. The health of each of these individual elements is inseparable from that of the others. The General Plan is a comprehensive planning document for the Calistoga Planning Area, which encompasses a wide range of habitats and ecosystems. It thus provides an important opportunity to focus on wider biological communities and the relationships between them, rather than simply considering the protection of individual species and habitat types.

Open Space for Managed Production of Resources

This section discusses existing conditions and issues associated with open space for the managed production of resources. In Calistoga, such resource production occurs primarily through agriculture, mineral water and volcanic ash extraction. Because geothermal mineral resources are so strongly related to the City's unique character, discussion of them is found in a separate Geothermal Element. Other types of resource production lands, such as commercial forests, do not occur in Calistoga or its Planning Area, so they are not addressed in this Element.

Agriculture, especially viticulture, is a major activity within un-incorporated portions of the Planning Area. Currently, approximately 3,500 acres are under intensive agricultural cultivation within the Planning Area, including 268 acres in the City. Vineyards, organic crops, fruit, vegetables and orchards are the main types of agriculture.



Agricultural open space adds to Calistoga's scenic beauty

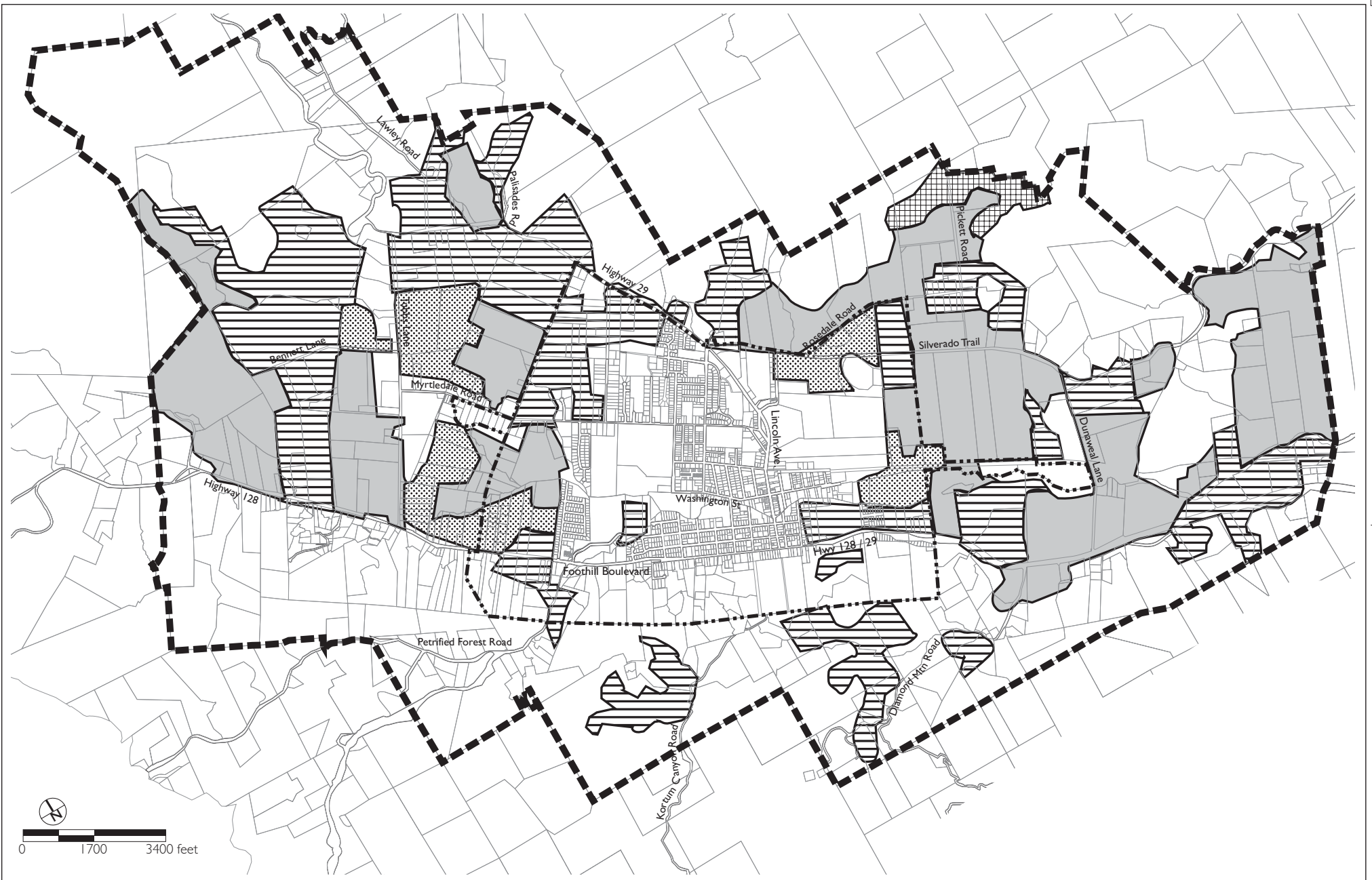
The high level of agricultural productivity in the area is attributable in large part to the area's fertile soils. The soils found within and around Calistoga range from Bale loam to the Forward-Kidd complex. The most prevalent soil type is Bale loam, which covers a substantial part of the area within the City limits. Although much of this area is already developed, these soils are suitable for the cultivation of vineyards.

The California Department of Conservation provides a system of classification for agricultural lands that

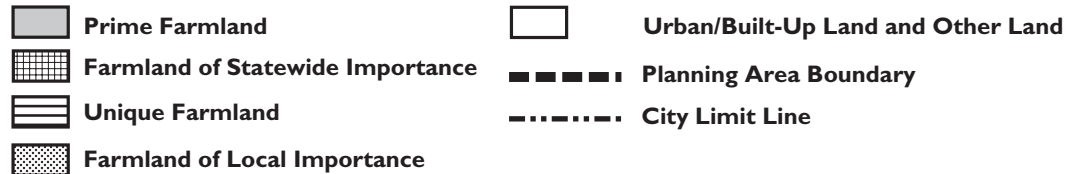
designates farmland as Prime, Unique or of Local or Statewide importance, known as the Important Farmland Inventory (IFI). These designations are based on various criteria that contribute to the suitability of the land for farming, including soil moisture, temperature, pH, erodibility and rock fragmentation. Each farmland designation is described further in Table OSC-3. Figure OSC-2 shows the location of important agricultural lands mapped by the IFI in the Calistoga Planning Area.

TABLE OSC-3 DEFINITIONS OF FARMLAND QUALITY TERMS

Name	Description
Prime Farmland	Land which has the best combination of physical and chemical characteristics for the production of crops. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods. Prime Farmland must have been used for the production of irrigated crops within the last three years
Farmland of Statewide Importance	Land other than Prime Farmland which has a good combination of physical and chemical characteristics for the production of crops. It must have been used for the production of irrigated crops within the last three years.
Unique Farmland	Land which does not meet the criteria for Prime Farmland or Farmland of Statewide Importance that is currently used for the production of specific high economic value crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high quality or high yields of a specific crop when treated and managed according to current farming methods. Examples of such crops may include oranges, olives, avocados, rice, grapes, and cut flowers.
Farmland of Local Importance	Land other than Prime Farmland, Farmland of Statewide Importance, or Unique Farmland that is either currently producing crops or that has the capability of production. This land may be important to the local economy due to its productivity.



Source: California Department of Conservation, Farmland Mapping and Monitoring Program, 1998
 Farmland areas shown are based on more coarsely-scaled topographic maps, not parcel maps, and are therefore approximate



IMPORTANT FARMLAND WITHIN THE CALISTOGA CITY LIMITS AND PLANNING AREA

FIGURE OSC-2

Almost all agricultural land within the unincorporated part of the Planning Area is protected by the County agricultural preserve designation. Measure J, passed by Napa County voters in 1990, requires County-wide voter approval of any proposed conversion of lands zoned as Agricultural Resource or Agricultural, Watershed and Open Space to non-agricultural uses. The exception is comprised of the quadrant of land southeast of the city limits at Highway 29, (an area of approximately 75 acres) which is designated by the County as rural residential (i.e., one dwelling unit per ten acres).

Measure J was a 1990 citizens' initiative which prevents the redesignation of parcels classified as Agricultural Resource or Agriculture, Watershed and Open Space unless a majority votes in favor of allowing higher densities.

Napa County has placed an agricultural preservation designation on all prime agricultural land in the unincorporated part of the Planning Area. Unlike Napa County, the City of Calistoga does not define areas within the City for exclusive agricultural use. The City's Rural Residential Zoning Designation permits agricultural uses, and maintains large minimum lot sizes, designed to keep these areas predominantly agricultural. However, under certain conditions, this designation permits subdivision of lots into parcel sizes that reflect suburban, rather than rural residential densities. This has resulted in the conversion of some agricultural land within the city limits to non-agricultural uses. The Land Use Element of this General Plan contains policies that seek to limit the excessive subdivision of these parcels.

While the Rural Residential land use designation does seek to maintain large minimum lot sizes, conducive to the preservation of agricultural open space uses, this designation currently allows subdivision of RR lots to parcel sizes as small as 20,000 square feet where City water and wastewater is provided.

The coexistence of agriculture and urban uses in Calistoga can lead to land use conflicts between agriculturalists and residential neighbors. Such problems are often caused by inadequate information and education for residential property owners about the inherent problems associated with proximity to agricultural operations. An example of this is the creation of noise impacts to residential neighbors from operation of wind turbines to avoid frost damage to grape crops. These issues are addressed in this General Plan through actions suggesting adoption of a Right to Farm Ordinance that establishes a series of "Good Neighbor" policies to minimize potential conflicts between agriculture and its neighbors.

Open Space for Outdoor Recreation and Scenic Resources

This section of the Open Space and Conservation Element includes discussion of open space lands that serve as recreational and scenic resources.

Open space that provides recreational opportunities and scenic resources in Calistoga and the Planning Area is important to Calistogans for several key reasons. Calistoga's parks and recreational sites provide opportunities for relaxation and exercise, and a venue for community and family events, particularly during hot summer months. The City's vistas and scenic corridors are

Under State law, the Open Space Element must include a section on the provision of open space for outdoor recreation, including parks and other recreational resources. Open space for the preservation of scenic resources is also included under this category.

also highly valued by its residents, identifying Calistoga's unique setting amongst the fields and orchards of Napa Valley edged by hills and dramatic ridgelines.

Parks and Recreation

Existing Facilities. Parkland and other recreational opportunities are key elements for the quality of life of Calistoga residents. Table OSC-4 lists existing recreational facilities available in Calistoga, including both those owned by the City and others. The locations of recreational resources in the Planning Area are shown in Figure OSC-3. Within the city limits Calistoga residents are able to enjoy a range of recreational resources, including larger City parks such as Pioneer and Heather Oak Park, as well as the facilities at the Monhoff Center which include racquetball and tennis courts.

Table OSC-4 includes the Logvy Community Park, which is currently being developed for recreational activities. The Logvy Community Park is a 9.5-acre parcel bordered by Washington Street and the County Fairgrounds to the north, and the Napa River to the south. The parcel was acquired by the City in 1998. A Master Plan was prepared for its use as a recreational center for Calistoga, including playing fields, a swimming pool, a purpose-built community recreation building, and a Napa River walk. At present, none of the major facilities have been constructed.

The community has expressed a strong desire for the provision of additional recreational facilities in the City. Temporary ballfields were put in place on the Logvy site in 2001, and these are receiving substantial use by the community. It is possible that these fields will remain in place for the long term; however, their current location is considered by the City to be temporary. A new swimming pool has been identified by the community as the highest priority for a recreational facility in Calistoga. A Calistoga Community Pool Preliminary Feasibility Study was completed by the City in 2002 to consider where a pool might be located without disturbing the interim playing fields. This General Plan includes policies and actions to work towards the siting and development of new recreational facilities, and an action to implement the development of a new swimming pool for the City.

An additional important recreational resource in Calistoga is the Napa River. The river is a central feature of the City, providing a swath of green space within the urban area and a unique environment for passive enjoyment. Despite the River's centrality and value to Calistoga, there are few points along its length in the City that are publicly accessible. Enhancing access to the river would greatly enhance the recreational opportunities associated with the River, increase its value as a visitor attraction, and take advantage of this unique community asset. Under this General Plan, the City will explore ways in which access and recreational opportunities along the Napa River can be improved.

Other recreational resources in the Planning Area include the Oat Hill Mine Trail, a popular mountain bike and hiking trail that begins at Silverado Trail near Lake Street and follows the alignment of a road that once served the local quicksilver mine. In late 2000, the Land Trust of Napa County acquired 530 acres of land in the Palisades, just east of the Planning Area. The Oat Hill Mine Trail, which is part of this acquisition, now provides access to the Palisades Trail, and to Robert Louis Stevenson State Park, an important regional open space resource. Due to the trail's increasing popularity there is now a need to provide organized parking and restroom facilities at the trailhead.

TABLE OSC-4 PARKS AND RECREATIONAL FACILITIES IN CALISTOGA

Name	Principal Facilities	Area
<i>City-Owned Recreational Facilities</i>		
Fireman's Park	passive recreation	0.13 acres
Heather Oak Park	Playground	1.64 acres
Little League Field	baseball field	0.72 acres
Logvy Community Park	currently being developed	9.53 acres
Monhoff Center	Tennis, racquetball, billiards	0.25 acres
Myrtle Street pocket park	passive recreation	0.12 acres
Pioneer Park	passive recreation, tot-lot	1.80 acres
<i>Total City-Owned Public Acreage</i>		<i>14.19 acres</i>
<i>Other Recreational Facilities*</i>		
Napa County Fairgrounds	camping, golf, public events	70.02 acres
Calistoga Elementary School	ball field, multipurpose auditorium	1.25 acres
Calistoga High School	softball, track & field, gymnasium	4.65 acres
<i>Total Other Public Acreage</i>		<i>75.92 acres</i>
Total Recreational Acreage		90.11 acres

* These recreational resources, which are not City-owned, are not included in the calculation of available park space in Calistoga, as defined by State law

In addition to these facilities, Calistoga residents have access to fee-based private recreational opportunities within the Planning Area, including the Napa County Fairgrounds, bicycle tours and rentals, natural hot springs and the Old Faithful Geyser, and about a dozen vineyards and wineries. Robert Louis Stevenson State Park and Bothe-Napa Valley State Park, located just outside of the Planning Area, offer picnicking, hiking, swimming, camping and horse-back riding. The school district provides multi-purpose softball and playing fields, a track and field area and a gymnasium.

Although the Quimby Act requires new development to provide new parks for those residents, cities cannot require developers to rectify past deficiencies in the amount of park facilities provided for the City's population.

Parkland Ratios. Under the State's Quimby Act, cities with an existing high ratio of park space to inhabitants can require new development to provide up to 5 acres per thousand persons that would live in the development. However, cities with a lower current ratio can only require the provision of up to three acres of park space per thousand population. The calculation of a City's park space to population ratio is based on a comparison of the population count of the last federal census to the amount of city-owned parkland. In the 2000 census Calistoga's population was 5,190, and city-owned park space amounted to 14.19 acres. Based on these calculations, Calistoga has a ratio of 2.73 acres of park space per thousand inhabitants. Thus the maximum provision of park space that the City can require of new development under the Quimby Act is only 3 acres per thousand. If the City were to improve this ratio by acquiring more recreational land in Calistoga, the higher requirement for new development could be instituted.

Although the calculations above may seem to suggest that Calistoga has a relatively low ratio of park space to population, it is important to note that this amount does not include the approximately 70-acre Napa County Fairgrounds and school recreational facilities, both of which provide important recreational facilities for Calistoga residents. If these spaces are included in the calculations, Calistoga has 17.36 acres of recreational open space per 1,000 residents. Despite this, the application of a standard that increased the provision of city-owned parks to a minimum five acres per thousand would set a measurable goal for provision of new park facilities in Calistoga, and would, more importantly, allow a similar ratio to be required of all new development. This General Plan contains policies that seek to implement this standard.

Several potential sites for new parks in Calistoga have been identified by the CAC and the Planning Department. These sites, which are shown in Figure OSC-3, include a 22.5 acre parcel located south of the gliderport at the eastern edge of the City, a site within the gliderport property itself, and an approximately 6.3-acre parcel located in the northwest part of the City, near the intersection of Money Lane and Michael Way.

Scenic Resources

Calistoga's vistas and scenic corridors are a valued local asset for the community. Views of and from the City serve to situate the community in its local environment and landscape, and comprise an important element for Calistogans' sense of place.

Most of Calistoga's scenic vistas and corridors are associated with the open space and natural resources of the Planning Area. Such areas include the Napa River corridor, views of the rural and undeveloped lands surrounding the City, and Calistoga's hillside areas. Views of the surrounding countryside,

ridgelines and hilltops are an important contributor to the quality of life and community identity of the City.

Many of the scenic resources valued by Calistogans are located outside the city limits or even beyond the Planning Area boundary. These resources are generally protected by County development policy or through public ownership. This General Plan seeks to regulate development within the city limits that might block or impede scenic views. It also encourages the development of a more visually harmonious cityscape through, for example, regulation of rooflines and roofing materials and building clustering. Scenic resources in the Planning Area include:

- Views of the Palisade and Western Ranch from downstream
- Open space associated with the Gliderport
- Rural lands along Silverado Trail, including views of Mt. Washington
- Views of Mount Lincoln from upper Lincoln Street
- Mora Avenue, Greenwood Avenue and upper Grant Street corridors
- Corridor through Pioneer Cemetery to the open space of the Herrero property across Highway 128
- Corridor alongside the Bounsall property and adjacent agricultural parcels
- Canopy of trees along Cedar Street
- Highway 128 North of Petrified Forest Road

Calistoga does regulate some types of development that can affect scenic resources. Most notable is the Hillside Development Ordinance, which considers the visual impact that development along the ridgelines surrounding the City will have on views from the Valley floor. However, no regulations are in place that specifically protect public or private views. The Napa County General Plan identifies several policies for preserving and providing “visual access to the natural beauty” of the County. In particular it identifies the proliferation of telecommunications antennas, which are usually sited on hilltops and ridge lines, as a major threat to local scenic resources. No similar regulations are in place in Calistoga.

Scenic Corridors. Calistoga possesses a number of scenic corridors, most of which are associated with the City’s major thoroughfares and the primary routes that connect Calistoga with the wider region. As the paths of transition between more rural surrounds and the urban area of the City itself, the gateways or “entry corridors” to Calistoga are also located along these routes.

Scenic corridors in the Calistoga area are shown in Figure OSC-4. They include:

- Silverado Trail and Highway 29, up-valley of Silverado Trail
- Highway 128/29 up- and down-valley of Lincoln Avenue
- Tubbs Lane
- Lincoln Avenue
- Foothill Boulevard
- Petrified Forest Road

Important entry corridors to the City and policies to protect their scenic qualities and character are described both in the Land Use Element and the Community Identity Element.

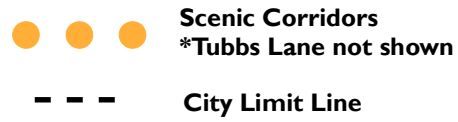
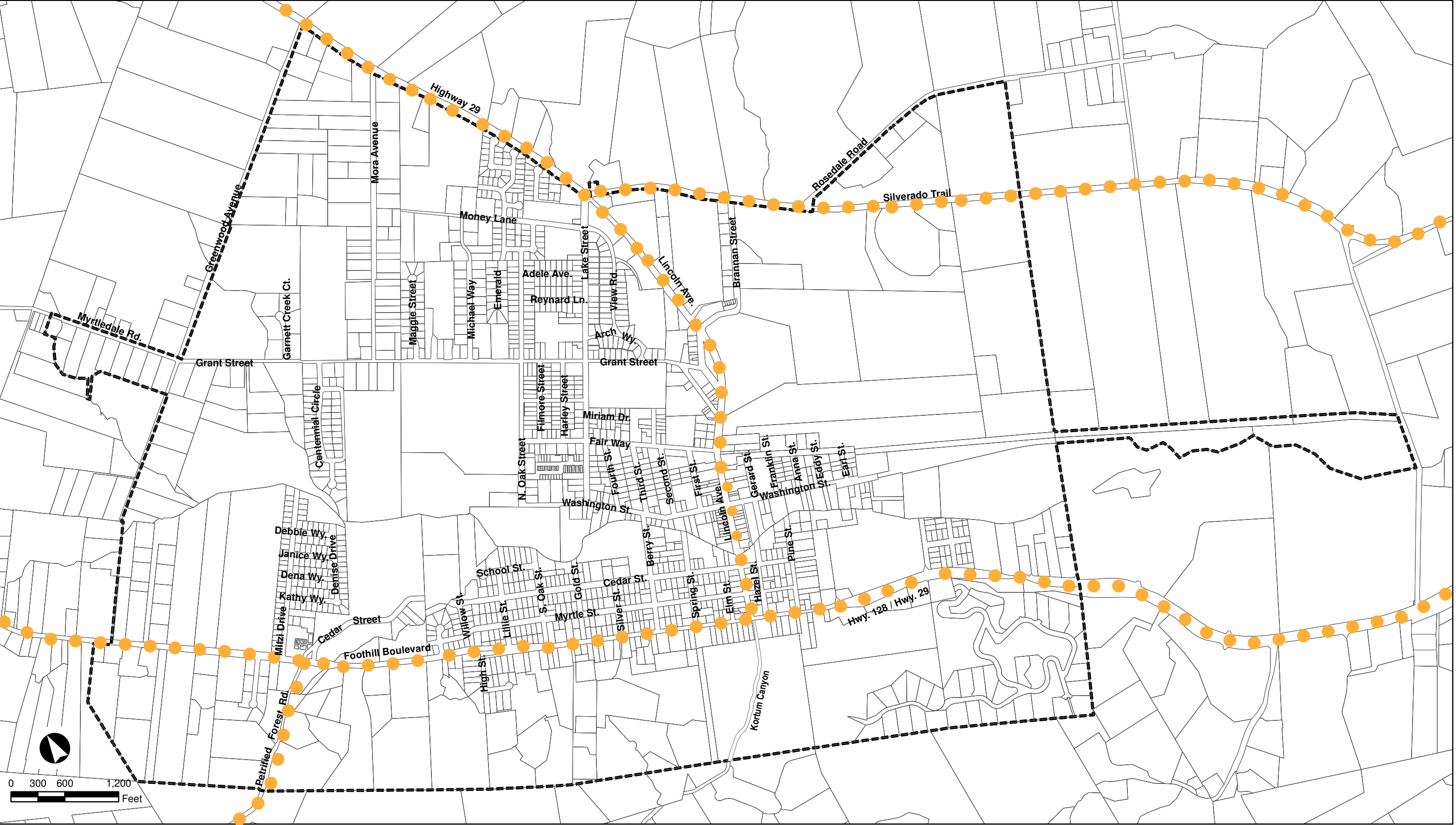


FIGURE OSC-4

SCENIC CORRIDORS

CITY OF CALISTOGA
2003 GENERAL PLAN

In order to protect Calistoga's corridors, this General Plan include policies directed at maintaining the scenic qualities of these areas.

Light Pollution. Views of the night sky are a important part of the natural environment, particularly in a small community like Calistoga which generally enjoys excellent views of the night sky. As the City grows, light pollution has the potential to become an increasing issue. Calistoga recognizes the problems presented by light pollution. Forms of light pollution include:

- Glare, which is the uncomfortable brightness of a light source when viewed against a dark background.
- Light trespass, which is the spilling of light from beyond the property where the light is located.
- Sky glow, where excess and poorly designed lighting obscures views of the night sky.

A fixture using an efficient 180-watt low pressure sodium lamp will consume approximately a third as much energy as an inefficient 700-watt mercury vapor lamp. Both lamps produce roughly the same amount of light.

Overlighting and poorly designed lighting can obscure sky views, create a visual nuisance, and cause a hazardous visual distraction for vehicles and pedestrians. Overlighting is also wasteful of electricity resources, and can drive up maintenance costs because of higher utility bills. This General Plan calls for guidelines for incorporation of light efficient exterior fixtures in new development as part of the design review process to help address light pollution problems.

Air Quality

Air is a critical element in the natural environment, and the availability of clean, non-polluted air is an important factor for human health and quality of life. The Bay Area Air Quality Management District (BAAQMD) monitors air pollutant levels continuously throughout the San Francisco Bay Area. The BAAQMD's Napa and Santa Rosa monitoring stations are the closest to Calistoga. They are at a direct distance of 24 and 13 miles away, respectively. Air pollutant levels measured at these stations are typically slightly higher than actual levels occurring in Calistoga, due to the more rural surroundings associated with Calistoga. However, since air pollutant levels are not monitored in Calistoga itself, levels in these nearby communities are taken to represent general conditions in the Planning Area.

Based on the data reported by the BAAQMD, maximum 1-hour ozone levels exceeded the State standard of 0.09 parts per million on 1 day or less annually in Santa Rosa and 0 to 4 days annually in Napa. The 24-hour PM₁₀ levels also exceed the State standard of 50 kg/m³ on about 0 to 12 days annually in Santa Rosa and 6 to 15 days annually in Napa. The federal standards for 1- and 8-hour ozone levels were not exceeded during the 5-year period in Santa Rosa, but were exceeded on 0 to 1 day annually in Napa. The maximum levels for all other criteria air pollutants were below thresholds (both California and National Ambient Air Quality Standards). As described above, these figures reflect conditions in the closest nearby communities where monitoring occurs. Air quality in Calistoga is expected to be somewhat better.

The primary source of air pollution in and around Calistoga is traffic. Carbon monoxide emissions are the pollutant of greatest concern at the local level. However, modeling of carbon monoxide concentrations at the busiest intersections in Calistoga (Foothill Boulevard/Lincoln Avenue and Foothill

Boulevard/Petrified Forest Road) indicates that concentrations are below California and national ambient air quality standards.¹

From an air quality perspective, Calistoga is fortunate to have no major industrial sources of air pollution. However, wood burning from residential fireplaces and wood stoves is a substantial source of particulate matter emissions in wintertime. According to air quality modeling performed, it is estimated that up to 474 pounds per day of particulate matter are emitted by residential fireplaces or woodstoves in Calistoga during the winter. Use of new natural gas or Environmental Protection Agency-certified fireplaces would reduce these emissions substantially.

Generally, Calistoga residents enjoy clean air and low levels of air pollution compared to other parts of the Bay Area. Calistoga does not contribute a significant amount of air pollution to the Bay Area because the City does not support any particularly polluting land uses. Ambient air quality in Calistoga is better than in other parts of the region. Nonetheless, maintenance of Calistoga's high air quality and safeguarding against any deterioration in current standards is an important community goal, and this General Plan contains policy language that seeks to achieve this.

B. Key Findings

Natural Resource Preservation

1. The Calistoga Planning Area contains a rich variety of habitat types which are home to a broad range of plant and animal species. If these are not protected, these habitats could become degraded or eradicated, threatening the health and diversity of Calistoga's important natural communities. Through this General Plan the City will enact policies that seek to protect its important habitat areas.
2. The Napa River and its tributaries form a significant biological resource in the Planning Area. They serve not only as a critical habitat and scenic resource, but also as an important wildlife movement corridor. It is the responsibility of the City to consider the impacts of land use decisions on the Napa River and tributary drainages and seek ways to enhance and improve these resources.
3. Wetlands are important natural resources that should be protected. Wetlands are recognized for their high inherent value to fish and wildlife, use as storage areas for storm and flood waters, and water recharge, filtration and purification functions. This General Plan specifies actions that the City will take to identify and map wetlands as well as specific policies to preserve wetland areas.
4. A number of special-status plant and animal species exist in the Planning Area, including species which are endemic to the region, such as Calistoga popcorn flower and Napa blue grass. Many of Calistoga's special-status and endemic species are contained within areas of freshwater marsh associated with geothermal resources. Through this General Plan, the City will seek to protect these special status species as far as possible.

¹ Figure for both vehicle and wood-burning stove emissions is based on modeling performed in late 1999.

5. Forest lands within the city limits are predominantly located in Calistoga's hillside areas and provide an important habitat type for numerous wildlife species as well as a component of the scenic appearance of the hillsides.
6. Other than the Napa River, the gliderport property in Calistoga is the most significant location for special-status species within the city limits. Seasonal wetlands and special-status habitat are known within the property, but their extent has not been mapped. If this area is to develop in the future, a comprehensive survey of wetland resources and special-status species is needed in order to minimize potential impacts to them.
7. Forest and chaparral habitats in the Calistoga Planning Area are threatened by conversion to vineyards. It is ironic that local efforts to protect one type of open space, that important for agriculture, have the potential to endanger another open space type. Greater recognition of the habitat value of forest and chaparral environments through policies and actions designed to protect these habitats could help to balance the need to preserve both types of resource.

Managed Resource Production

8. Land within the city limits that is zoned Rural Residential (RR) is at risk for conversion to non-agricultural uses, since current zoning permits subdivision to parcels as small as 20,000 square feet under certain conditions. There are also several large parcels currently being used for agriculture that are zoned as single family residential. These could also be potentially converted to other uses. This possible loss of agricultural lands conflicts with community interest in protecting it as an element of its regional and local identity.
9. Approximately 268 acres of land currently being used for vineyard and other high intensity agriculture is located within the city limits. Much of the Planning Area outside of the city limits is in agricultural use and is protected from conversion to non-agricultural uses by Napa County's Agricultural Preserve designation. An exception to this is a 75 acre area located southeast of the city limits at Highway 29, which is zoned rural residential.
10. Conflicts between agricultural non-agricultural land uses have proven to be a problem in Calistoga, particularly as regards the use of noise-generating farm equipment such as wind turbines to prevent frost damage to grape crops. This General Plan includes actions that direct the City to address such problems through the establishment of "Good Neighbor" policies that would reduce potential opposition to local agricultural operations.

Recreation and Scenic Resources

11. Parks and recreational facilities contribute to the quality of life of Calistoga residents. Calistoga currently offers a range of recreational resources and access to fee-based private recreational opportunities in the Planning Area. This General Plan includes actions that aim to supplement and maintain access to existing public recreational facilities.
12. The Napa County Fairgrounds comprise over 84 percent of the Calistoga's total recreational open space. While the fairgrounds provide recreational opportunities for local residents, many of them are fee based. City-owned parks cover only 14.19 acres, offering 2.73 acres of parkland per thousand population. This acreage includes the Logvy site, which is currently planned for various recreational facilities. This ratio of City-owned parkland is below the minimum

standards specified by many California communities. This General Plan contains policies that seek to implement a higher minimum standard for provision of City-owned public parks.

13. Calistoga requires new development to provide parkland or in lieu fees at a rate of three acres per thousand population. Through this General Plan the City will implement actions that ensure new development provides the required park land or fees, and policies that consider increasing the current ratio of parkland per thousand population to a minimum of five acres, so that this ratio could be demanded of new development.
14. The Logvy Community Park Master Plan includes a swim center. Repeated community surveys have identified a swimming pool as the top priority of Calistoga residents. Every effort should be made to implement the development of a swimming pool as identified in the Logvy Master Plan.
15. The Napa River is an important recreational open space resource in Calistoga. The use of the Napa River as recreational open space for the community is currently limited by a lack of public access and developed riverside trails. This General Plan includes policy direction for the City to explore ways to increase public access to the River so that the potential offered by this important community recreational asset can be better realized in the future. Any increases in public access will need be balanced with goals of protecting the River from possible adverse impacts from these uses.
16. Although many scenic resources, including views of surrounding hillsides and ridgelines, and scenic corridors, are associated with Calistoga, they have not been officially recognized by policy or formally designated. Doing so, as specified through General Plan policies, will help to protect views of these scenic areas.
17. Many of the areas that are considered important scenic resources for Calistoga lie outside the Planning Area. The City cannot, therefore, act directly to protect these areas from development that might compromise their scenic quality. However, the City can work with Napa County and local non-profits such as the Land Trust of Napa County to support their efforts to protect these areas.
18. Light pollution and glare can detrimentally affect views of the night sky, an important part of the natural environment in Calistoga, and create a source of visual nuisance and hazard. Regulation of exterior lighting through the design review process can not only preserve night sky views, but will also incorporate greater energy efficiency. This General Plan contains policies that seek to achieve these aims.

Air Pollution

19. The biggest contributors to air pollution in the Planning Area are vehicle emissions and particulate matter from wood-burning stoves. Despite the fact that Calistoga, in general, enjoys good air quality this General Plan includes policies aimed at ways that the City might seek to reduce these pollution sources.

Global Conservation

20. Calistoga, like most U.S. cities, consumes a disproportionate share of global resources. Policies of this General Plan reinforce the importance of seeking ways to reduce the City's consumption and dependence on fossil fuels and consumption of non-renewable resources, and of developing as a more sustainable community.

C. Goals, Objectives, Policies and Actions

Goal OSC-1. Conserve the value and function of Calistoga's open space as a biological resource.

Objective OSC-1.1 Maintain biodiversity within the Planning Area with special emphasis on species that are sensitive, rare, declining, unique or represent valuable biological resources.

Policies

- P1.1-1 When reviewing development proposals the City should include assessment of impacts on both individual species and overall biodiversity within the Planning Area.
- P1.1-2 Impacts to movement corridors that link wildlife habitat areas should be considered when reviewing development proposals. These corridors should be protected.
- P1.1-3 The City should encourage efforts to identify and map biological resources on the gliderport property, which provides an important and unique habitat area within the city limits.
- P1.1-4 The City shall explore the possibility of designating parcels as Natural Resource Preservation Areas in areas of the City known to contain sensitive and unique species, in order to protect these resources. Examples of such sensitive natural resource areas include the gliderport, Mount Washington, geothermal marshland areas and the Napa River corridor. Any such designation would respect property rights.

Actions

- A1.1-1 Prepare and maintain an updated list of State and federal rare, threatened and endangered species known or suspected to occur in the Planning Area, as well as special status or rare and endangered species identified by the California Department of Fish and Game and the California Native Plant Society. This list should be monitored and updated at least every two years.
- A1.1-2 Develop and adopt guidelines establishing wildlife corridors, biological habitat preservation techniques, and wetlands restoration methods.
- A1.1-3 Work with applicable agencies to ensure that biological resources are analyzed in local review of development proposals.
- A1.1-4 Develop and adopt guidelines to enforce regulations concerning the protection of special status species known or suspected to occur in the Planning Area.

Objective OSC-1.2 Minimize impacts to sensitive natural habitats including riparian forest and scrub, freshwater marsh associated with drainages and geothermal areas, oak woodland and savannah, and native grasslands.

Policies

- P1.2-1 Policies of the Land Use Element concerning design and development considerations to protect natural resources in areas of ecological sensitivity such as Mount Washington and the gliderport shall be supported.
- P1.2-2 Review new development and geothermal resource exploitation in order to ensure the maximum protection of native tree species, riparian vegetation, important concentrations of natural plants and important wildlife habitat.
- P1.2-3 Prior to approving specific development plans on undeveloped parcels, biological and wetland assessments to determine the presence or absence of populations of special-status species, sensitive natural communities, and wetland resources shall be conducted. Assessments shall:
- Be conducted by qualified specialists in botany, wildlife biology and wetland ecology.
 - Include, as necessary, detailed field surveys conducted during the appropriate time of the year to permit detection of sensitive resources.
 - Produce mitigation plans for impacts to biological resources, as necessary. These mitigation plans should include wildlife preservation management plans, where necessary, including adequate mitigation for loss of wildlife habitat components that are critical to maintenance of special-status and other important species.

Actions

- A1.2-1 Amend the requirements of the Hillside Development Ordinance to specifically include preservation of forest lands.
- A1.2-2 Develop and adopt guidelines to enforce regulations concerning assessment and mitigation of impacts to sensitive biological resources caused by new development.

Objective OSC-1.3 Conserve Calistoga's native trees and vegetation, which are important biological and aesthetic resources within the Planning Area.

Policy

- P1.3-1 Continue to implement and enforce the provision of the Tree Preservation Ordinance, particularly with regard to preservation of native trees of significant size.

Actions

- A1.3-1 Develop or adopt design guidelines that incorporate the specific requirements of the Tree Preservation Ordinance.
- A1.3-2 Develop and adopt design guidelines for landscaping in new development that emphasize the use of native and drought-tolerant plant species to the extent possible.

A1.3-3 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.

A1.3-4 Consider implementation of a tree planting program to ensure the development and maintenance of an expanding "urban forest" in Calistoga.

Objective OSC-1.4 Coordinate with other levels of government and interested agencies to preserve natural resources.

Policies

P1.4-1 The City shall support Napa County efforts to minimize the conversion of chaparral and forest to vineyards within the Planning Area. These include policies of the Napa County General Plan, such as enforcement of hardwood cutting criteria and preservation of Valley and Live Oak groves.

P1.4-2 The City shall encourage and support groups like the Land Trust of Napa County in their efforts to acquire and preserve natural resource open space.

Action

A1.4-1 Seek funding for open space acquisition from federal, State and regional agencies.

Objective OSC-1.5 Prevent the degradation and loss of Calistoga's wetland areas.

Policies

P1.5-1 The City shall protect and enhance the freshwater marsh areas associated with Calistoga's geothermal resources that provide habitat for endemic and unique species.

P1.5-2 The City shall recognize Calistoga's network of drainage ditches as important wetland resource in the Planning Area. Drainage ways shall be considered when evaluating impacts of proposed development on wetland resources.

P1.5-3 Wetlands shall be protected and enhanced. Adequate mitigation shall be provided where complete avoidance is not feasible.

P1.5-4 Any proposed modifications to wetlands shall require appropriate coordination with representatives of the California Department of Fish and Game (CDFG), and US Army Corps of Engineers (Corps) to ensure that the concerns and possible requirements of both agencies can be easily incorporated into the proposed plans.

Objective OSC-1.6 Protect the biological and visual qualities of the mountains from disturbance or environmentally insensitive development.

Policy

P1.6-1 The City shall continue to enforce the City Ordinance concerning Hillside Development in which project approval is subject to design review and restrictions related to development location, topography, grading and drainage, road and building plans, tree and vegetation removal.

Action

A1.6-1 Amend the Hillside Development Ordinance to include:

- Provisions related to light and glare.
- Viewshed protection.
- Protection of skylines from visible development..
- Requirements to protect forest lands within the Hillside Overlay Zone.

Goal OSC-2. Conserve the Napa River, its tributary drainages and associated riparian habitat.

Objective OSC-2.1 Conserve riparian habitat associated with the Napa River and its tributary drainages.

Policies

P2.1-1 The City shall explore funding mechanisms to restore and enhance the Napa River edges, including sources such as:

- Drinking Water, Clean Water, Watershed Protection and Flood Protection Bond Act, passed in 2000
- CALFED Bay-Delta grants
- National Parks Service Rivers, Trails and Conservation Assistance Program
- California Forest Stewardship program
- Urban Streams restoration grants
- Urban Forestry Grants

P2.1-2 The City shall amend the Subdivision Ordinance to require any development that includes grading, dredging, or filling within the protective streamside buffer to include a riparian habitat management plan.

P2.1-3 All waterways shall be buffered to prevent development in riparian setback area and preserve the open space associated with rivers and streams in Calistoga.

Action

A2.1-1 Revise the Municipal Code so new development is required to maintain and enhance riparian setback areas, including planting and restoration of streamside vegetation, and implementation of erosion control measures where necessary.

Objective OSC-2.2 Expand efforts to ensure that development does not harm the water quality of the Napa River and its tributary drainages.

Policy

P2.2-1 Require developments which would contribute to erosion and silt flows into watercourses to mitigate these impacts.

Actions

A2.2-1 Revise the Subdivision Ordinance and other Municipal Codes to incorporate alternative stormwater management policies that reduce the creation of impermeable surfaces in new development. Examples of such policies include:

- Ensuring separation of new driveways from the storm drain system (requiring sheet flow to terminate on turf or groundcover).
- Modifying minor and local street design standards to reduce road and sidewalk width requirements and eliminate curb-gutter requirements.
- Requiring the use of vegetative swales (biofilters).
- Requiring detention/infiltration basins.

A2.2-2 Amend the Zoning Ordinance to include the following provisions:

- Require development proposed in erosion-prone areas to include a soils and hydrological analysis for environmental review.
- Permit and encourage the use of gravel and other permeable materials in parking lots, where feasible, especially in outlying spaces used only during peak demand or for occasional use.

Objective OSC-2.3 Incorporate water quality control measures into public activities.

Policies

P2.3-1 The City shall strive to protect natural watersheds, drainage beds, and water recharge areas.

P2.3-2 The City shall review all County policies and development proposals in the Planning Area watershed and encourage the County to protect watersheds through the environmental review process.

P2.3-3 The County, Caltrans and other public agencies shall be encouraged to reduce pollutant runoff from their properties.

Actions

A2.3-1 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.

A2.3-2 Wherever feasible, incorporate stormwater infiltration and detention systems on public land in order to reduce the amount and rate of stormwater runoff to waterways.

A2.3-3 Implement water quality control measures as required by federal, State and regional regulatory agencies.

Objective OSC-2.4 Preserve and enhance the value of the Napa River for plants, animals and humans.

Policies

P2.4-1 The City shall seek State and federal funding for long-term river restoration and stabilization.

P2.4-2 The City shall encourage cooperation and consensus among groups (including CDFG, USFWS, property owners, flood control experts) with varying interests related to flood control, special-status species, habitat protection, and prevention of property loss for landowners. The City shall work with them to develop a plan to address:

- Evaluation of hazards.
- Identification of options to respond to those hazards and provision of recommendations for appropriate methods that accommodate the interests of all groups.
- Creation of an approval process that incorporates the concerns of all responsible agencies.

P2.4-3 Public and private resources shall be utilized to coordinate flood damage work.

P2.4-4 All waterways should be managed as coherent ecological systems, including hydrological, topographical, vegetation and wildlife components.

P2.4-5 The following setback standards shall continue to apply to all undeveloped waterway areas:

- For minor tributaries, a minimum of 30-foot setbacks shall be required from the top of the high bank.
- For the Napa River, a minimum setback of 30 feet from the top of the high bank shall be limited to access for maintenance, erosion control, and pedestrian/bicycle pathways.
- Within setback zones, the enforcement of prohibitions on grading, earthmoving, vegetation removal, livestock grazing, disposal of waste, and the construction of structures, including cross fences shall be continued.

Actions

A2.4-1 Develop a comprehensive, long-term management plan for the Napa River in Calistoga.

A2.4-2 Develop informational fliers or similar materials for distribution to property owners of agricultural land to minimize the use of pesticides in agricultural activities.

Goal OSC-3. Protect open space important for the managed production of resources in the Planning Area, including agriculture and viticulture.

Objective OSC-3.1 Preserve agricultural land, a vital part of Calistoga's open space network.

Policies

P3.1-1 The City shall continue to support Napa County's agricultural preserve policies for its productive lands.

P3.1-2 The City shall encourage the continued agricultural use of lands within the Planning Area that are currently being farmed.

P3.1-3 The City shall work with agricultural interests to encourage a diversity of agricultural operations.

P3.1-4 The consumption of local produce shall be encouraged (e.g., through City-sponsored farmers markets).

P3.1-5 The City shall work with Napa County farmers and local non-profit agencies to encourage the preservation of farms.

Objective OSC-3.2 Encourage agricultural production through City policies and regulations.

Policies

P3.2-1 The City shall continue to provide for agricultural uses in Rural Residential designations, provided such uses are compatible with adjacent residential uses.

P3.2-2 The City shall encourage the County to expand appropriate Right-to-Farm provisions.

Actions

A3.2-1 Study the establishment of a mediation or grievance committee should be considered to resolve conflicts between agricultural operators and occupants of adjacent properties.

A3.2-2 Adopt a right-to-farm ordinance to:

- Advise purchasers and users of property near agricultural operations of the inherent potential problems.
- Prevent existing farms operating according to accepted agricultural practices from being unfairly judged to be a public nuisance or unacceptable use.

Goal OSC-4. Develop a full complement of parks and other recreational lands for public use and enjoyment.

Objective OSC-4.1 Provide a comprehensive system of parks and recreation facilities in Calistoga.

Policies

P4.1-1 Calistoga's existing parks shall be maintained and enhanced.

P4.1-2 The City shall aim to establish a baseline standard of five acres of City-owned parkland per thousand population, and require new development to provide new park acreage or in-lieu fees at this ratio once such a requirement is legal under State law. The intermediate standard of three acres per thousand population shall be applied to new development until a ratio of three acres per thousand population is exceeded.

P4.1-3 Develop parks at a ratio that meets or exceeds the current standard of three acres per thousand population in new areas of Calistoga as the City grows.

P4.1-4 Require developers to provide land or in lieu fees for parks, as governed by the terms of the Quimby Act.

P4.1-5 Where feasible and safe, the City shall provide recreational access to properties on which new public facilities are sited (e.g., the water tank).

Actions

- A4.1-1 Initiate a comprehensive plan for the development of parks, including the identification of sites for future parks and recreation facilities. Several potential future park sites have been identified by the City and are shown in Figure OSC-3.
- A4.1-2 Implement the development of a community swimming pool, as envisioned in the Logvy Community Park Master Plan.
- A4.1-3 Allocate a portion of increased tax revenues from new development (such as transit occupancy taxes, development fees and recreation fund fees) to help fund recreational facilities in Calistoga that are currently needed or may be needed in the future.
- A4.1-4 Conduct a facilities study of the City's public buildings and uses to assess current and future needs for additional facilities.

Objective OSC-4.2 Provide a full range of recreational activities within Calistoga's park system.Policies

- P4.2-1 The City shall continue to provide facilities within neighborhood parks that will meet the needs of nearby residents.
- P4.2-2 The City shall provide a full range of public park and recreation facilities that reinforce community identity and are efficient, convenient to users, and appropriately distributed throughout the community.
- P4.2-3 The use of the Fox Property, at the end of Lower Washington Street, shall be explored as a site for habitat restoration, a recreational trail along the Napa River, and for new ball fields should those at Logvy be removed.

Actions

- A4.2-1 Formalize the skate park as a permanent recreational facility.
- A4.2-2 Continue to develop the Logvy Community Park as a recreational open space resource for the City, including a community swimming pool and other uses identified in the approved Master Plan.

Objective OSC-4.3 Augment and develop Calistoga's cultural and community facilities.Policies

- P4.3-1 The development of cultural facilities and activities for all residents shall be encouraged.
- P4.3-2 The City shall consider expanding the Pioneer Cemetery as a cultural and historic resource in Calistoga.

Action

A4.3-1 Institute a formal chamber for the City Council and a meeting area for other City decision-makers. Possible sites include the current community center, space within the Logvy Community Park, or the City Hall site.

Objective OSC-4.4 Maintain and enhance public access to Calistoga's unique natural resources.

Policies

P4.4-1 The City shall continue to encourage public access, to and maintenance of, existing recreational trails in the Planning Area, especially the Oat Hill Mine Trail.

P4.4-2 Recreational access to Mount Washington and Mount Lincoln shall be encouraged to the extent that it is compatible with provisions of the Land Use Element.

Actions

A4.4-1 Explore ways to provide facilities at or near the Oat Hill Mine trailhead, particularly public parking and restrooms for trail users.

A4.4-2 Develop public recreational opportunities along the Napa River and its tributary creeks while ensuring that increased public access is managed so as to protect these areas from adverse environmental impacts such as erosion or water pollution.

A4.4-3 Seek State and federal funding for riverfront recreation facilities, such as trails, and downtown riverfront enhancement.

Objective OSC-4.5 Enhance the visual appeal and recreational facilities of the Napa County Fairgrounds.

Policies

P4.5-1 The importance of the Napa County Fairgrounds should be recognized as both a recreational resource and as a location for community activities.

P4.5-2 The City shall encourage the shared use of the Napa County Fairgrounds as a local venue for recreational and cultural activities.

Actions

A4.5-1 Implement a program to beautify the campground at the Fairgrounds and to add landscaping, a sidewalks and bike path along the Oak and Grant Street perimeter roads.

A4.5-2 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.

Goal OSC-5. Preserve and enhance Calistoga's open spaces that provide scenic resources and contribute to the City's aesthetic character.

Objective OSC-5.1 Protect and improve visual corridors along scenic routes and waterways in the Calistoga Planning Area.

Policies

P5.1-1 The City shall ensure that development safeguards scenic vistas and gateways and maintains the rural small-town character of the following roadways:

- Silverado Trail
- Highway 29, up-valley of Silverado Trail
- Highway 128/29, down-valley of Lincoln Avenue
- Highway 128 up-valley from Petrified Forest Road.
- Tubbs Lane
- Lincoln Avenue
- Foothill Boulevard
- Petrified Forest Road

Strategies to accomplish this include:

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

P5.1-2 The planting and maintenance of street trees and use of landscaping elements shall be encouraged along public streets and thoroughfares.

P5.1-3 The City shall recognize the Napa River and its tributaries as important scenic corridor resources and make every effort to preserve, protect and enhance the quality of the City's riparian corridors, as described under Goal OSC-2 of this Element.

Action

A5.1-1 Work with the County to initiate a program to identify and catalog scenic resources within the entire Planning Area.

Objective OSC-5.2 Preserve the scenic beauty of Calistoga's hilltops and ridgelines.Policies

- P5.2-1 The City shall ensure that proposed development is not visible from key locations on the valley floor, avoids obtrusive breaks in the natural skyline and is responsive to the surrounding setting. The visible appearance of development, including rows of houses along the skyline shall be avoided.
- P5.2-2 The City shall support the efforts of Napa County and other agencies to preserve and protect scenic resources visible from Calistoga, through review and comment of proposed development and active support of open space preservation efforts in the Palisades.
- P5.2-3 The City shall support the provisions related to the preservation of scenic views of ridge lines and hilltop areas of the City addressed under Objective OSC-1.6 of this Element.
- P5.2-4 New development in lower-lying areas of the City should not obscure sightlines up into surrounding hilltops and ridge lines.
- P5.2-5 The City opposes development of telecommunication antennas on ridgelines that are visible from Calistoga and in the Planning Area.

Actions

- A5.2-1 Revise the Hillside Management Ordinance to protect hillside viewsheds and prevent development along skylines.
- A5.2-2 Monitor proposals for installation of telecommunications antennas within the Planning Area and on ridgelines and hilltops visible from it.
- A5.2-3 Conduct a study to develop policies which specifically address the visual impacts of telecommunications antennas and other facilities on Calistoga's viewsheds.

Objective OSC-5.3 Maintain the scenic qualities of the Calistoga "cityscape", which is the composite visual impression of the urban environment as seen from both outside the City, and within it.Policy

- P5.3-1 Further development on Mount Lincoln shall be limited to that which maintains the hill as a visual buffer between Calistoga's commercial downtown, and community commercial uses and residential areas.

Actions

- A5.3-1 Develop and adopt design guidelines that include a concern for the overall visual cohesiveness and scenic quality of Calistoga, with particular consideration of building clustering, rooflines, roofing materials and viewsheds.
- A5.3-2 Review and comment on proposed development in areas outside the city limits in order to encourage visually compatible development on adjacent County lands.

Objective OSC-5.4 Minimize obtrusive glare and wasted energy from excessive nighttime lighting and preserve views of the nighttime sky.

Policy

P5.4-1 The importance of views of the nighttime sky should be acknowledged as a significant scenic resource in Calistoga.

Action

A5.4-1 Incorporate standards in the development of design review guidelines that are concerned with lighting quantity and design in order to minimize contributions to glare, light trespass and "sky glow" while providing nighttime lighting sufficient to ensure public safety.

Goal OSC-6. Protect and improve Calistoga's existing high standard of air quality.
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Objective OSC-6.1 Minimize air pollution emissions.

Policies

P6.1-1 The City should support efforts to reduce vehicular emissions in the Calistoga Planning area by reducing congestion and dependence on automobile related forms of transportation.

P6.1-2 Growth and development types that can inhibit air quality goals should be monitored and controlled, and the approval of development should be conditional on the mitigation of significant adverse impacts to air quality.

P6.1-3 The City shall support the Bay Area Air Quality Management District in the implementation of reasonable and feasible new regulations related to the improvement of air quality throughout the Napa Valley.

P6.1-4 The use of alternatively fueled vehicles for City operations shall be explored.

P6.1-5 The City shall minimize emissions from construction activities by implementing all feasible, cost-effective measures to control dust and PM₁₀, as defined by BAAQMD. These measures include clean-burning fuels and tuning engines to minimize pollution.

Actions

A6.1-1 Amend the Zoning Ordinance to require all new wood stove installations to meet or exceed the more stringent of federal or State standards for pollutant emissions.

A6.1-2 Adopt a Construction Dust Ordinance to require that all construction activities implement dust control measures identified by the BAAQMD, including the suppression of dust emissions from all sources of dust generation using water, chemical stabilizers, and/or vegetative ground cover.

Goal OSC-7. Work to preserve the global environment.

Objective OSC-7.1 Minimize Calistoga's contribution to impacts on the global environment such as dependence on fossil fuels, consumption of non-renewable resources and discharge of toxins and pollutants.

Policies

- P7.1-1 The City shall promote the conservation of non-renewable energy resources and encourage the use of solar energy.
- P7.1-2 The City's own activities should emphasize minimization of impacts to the environment. Examples include wastewater reclamation, use of passive solar energy and use of alternately-fueled City vehicles.
- P7.1-3 The City shall promote decreased reliance on motor vehicle travel through effective land use policies, improved public transit and facilities to accommodate bicycle and pedestrian modes of travel.
- P7.1-4 New building construction to minimize consumption of energy resources shall be encouraged through adoption of energy-efficient building codes and regulations.
- P7.1-5 The City shall encourage new development to minimize impacts on the local environment.

10 NOISE ELEMENT

The purpose of the Noise Element is to identify and appraise noise generation in the community in order to minimize problems from intrusive sound and to ensure that new development does not expose people to unacceptable noise levels.

A. Background Information

The Noise Element analyzes and quantifies, to the extent practicable, current and projected noise levels from all significant noise sources. As required by law, information contained in the Noise Element has been considered in the development of the Land Use Designation Map, Figure LU-4, with the goal of minimizing the exposure of community residents to excessive noise.

Government Code Section 65302(f) identifies potential noise sources the General Plan must assess, which include roadways, railroad operations, aviation-related operations, industrial facilities and other stationary sources.

The following noise sources are potentially of community-wide significance in Calistoga:

- Noise from vehicular traffic on regional highways and city arterials.
- Local industrial sources, including the bottling plants.
- Other ground stationary sources such as seasonal noise from wind machines and the sprint car races at the County Fairgrounds.

The gliderport was not considered in this analysis since its use as a landing field was abandoned in 1999 and the site is currently vacant. Also not subjected to technical analysis are extremely localized noise sources and the City siren, which is sounded daily at noon. Intermittent noise sources are regulated by the Noise Ordinance; issues concerning the City siren are discussed in greater detail below. As part of the General Plan, the Noise Element establishes overall policy guidance for new development that could create or be subject to noise impacts and does address each potential noise source. The Noise Element includes an action to revise the Noise Ordinance address individual noise sources.

Understanding Noise

Noise can be defined in many ways, but is usually associated with unwanted sound. Noise is usually objectionable when it interferes with people's daily life, such as in the evening when people are having a conversation over dinner, or trying to sleep. In Calistoga, noise interference is particularly important given the interest in retaining the small-town character of the community, and because of the community's tradition of being a destination for rest and relaxation.

Noise may be defined as unwanted sound.

The objectionable nature of sound is caused by its pitch or its loudness. *Pitch* is the height or depth of a tone or sound, depending on the relative rapidity (frequency) of the vibrations by which it is produced. Higher-pitched signals sound louder to humans than sounds with a lower pitch. *Loudness* is caused by

the intensity of sound waves combined with the reception characteristics of the ear. Intensity may be compared with the height of an ocean wave: it is a measure of the amplitude of the sound wave.

Beyond the concepts of pitch and loudness, there are several noise measurement scales which are used to describe noise in a particular location. These are listed in Table N-1. The most basic noise measurement is the decibel (dB), which is a unit of measurement indicating the relative amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 decibels represents a ten-fold increase in acoustic energy, while 20 decibels is 100 times more intense, 30 decibels is 1,000 times more intense, etc. Generally, the human ear cannot perceive a difference between two noises that are less than 3 decibels different from one another.

Except in carefully-controlled laboratory experiments, a change of one dB cannot be detected.

A change in level of at least 5 dB is required before any noticeable change in community response would be expected.

A 10 dB change is heard as approximately a doubling in loudness, and would almost certainly cause an adverse change in community response.

There are several methods of refining decibel scales to make them reflect human perception. Most commonly used in California is the *A-weighted sound level* or dBA. This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Representative outdoor and indoor noise levels in units of dBA are shown in Table N-2. For example, light traffic heard from a distance of 100 feet would have a level of 50 dBA. A jet taking off 200 feet away would create 120 dBA.

Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be used. Most commonly, environmental sounds are described in terms of their level of acoustical energy averaged over a period of time. This energy-equivalent sound/noise descriptor is called L_{eq} . The most common L_{eq} averaging period is hourly, but L_{eq} can describe noise events of any specified time period.

Since sensitivity to noise increases during the evening and at night – because excessive noise interferes with the ability to sleep -- 24-hour descriptors have been developed that increase the weighting for noise that occurs during quiet times of day. The increase is referred to as a penalty. For example, the Community Noise Equivalent Level (CNEL) measures the cumulative noise exposure in a place, with a 5 dB penalty added to evening (7:00 pm - 10:00 pm) and a 10 dB penalty added to nocturnal (10:00 pm - 7:00 am) noise levels. The Day/Night Average Sound Level, L_{dn} , is essentially the same as CNEL, with the exception that the evening time period is dropped and all occurrences during this three-hour period are grouped into the daytime period.

Existing Noise Sources

The primary source of community noise in Calistoga is vehicular traffic on the roadway network. Traffic noise exists in varying degrees throughout the community. Other localized sources of noise which affect nearby vicinities include light industry, agricultural operations, agricultural wind turbines and sprint car

Calistoga's noise levels are quite low. Roadway traffic is the most significant community-wide noise factor in Calistoga. Overall, most of Calistoga is a quiet rural town.

TABLE N-1 DEFINITIONS OF ACOUSTICAL TERMS

Term	Definitions
Decibel (dB)	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
Frequency (Hz)	The number of complete pressure fluctuations per second above and below atmospheric pressure.
A-Weighted Sound Level (dBA)	Sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network, which de-emphasizes very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise. All sound levels in this report are A-weighted, unless reported otherwise.
L ₀₁ , L ₁₀ , L ₅₀ , L ₉₀	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% (respectively) of the time during the measurement period.
Equivalent Noise Level (L _{eq})	The average A-weighted noise level during the measurement period.
Community Noise Equivalent Level (CNEL)	The Average A-weighted noise level during a 24-hour day, obtained after adding 5 decibels to measurements taken in the evening (7 to 10 pm) and 10 decibels to measurements taken between 10 pm and 7 am.
Day/Night Noise Level (L _{dn})	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 pm and 7:00 am.
L _{max} , L _{min}	The maximum and minimum A-weighted noise level during the measurement period.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

TABLE N-2 TYPICAL SOUND LEVELS

Noise Generators (at a given distance from noise source)	A-Weighted Sound Level in Decibels	Noise Environments	Subjective Impression
	140		
Civil defense siren (100 feet)	130		
Jet take-off (200 feet)	120		Pain threshold
	110	Rock music concert	
Diesel pile drive (100 feet)	100		Very loud
Freight cars (50 feet)	90	Boiler room Printing press plant	
Pneumatic drill (50 feet)	80	In kitchen with	
Freeway (100 feet)	70	garbage disposal	Moderately loud
Vacuum cleaner (10 feet)		running	
	60	Data processing center	
Light traffic (100 feet)	50	Department store	
Large transformer (200 feet)			
	40	Private business office	Quiet
Soft whisper (5 feet)	30	Quiet bedroom	
	20	Recording studio	
	10		Threshold of hearing
	0		

ances at the Napa County Fairgrounds. Noise from intermittent localized sources such as lawnmowers and leafblowers has also been expressed as a concern by some residents. In the past, the gliderport also contributed to community noise levels in Calistoga, but this facility closed in 1999. If the gliderport were to re-open, nearby residences could be affected by this noise source.

Noise Survey. A noise survey, consisting of both long-term and short-term noise measurements, was conducted in May 2000 to quantify representative noise levels throughout Calistoga. Measurement locations are mapped in Figure N-1. Long-term monitoring of noise levels was conducted at four locations over a period of approximately four days. A graphical representation of the results is contained in Figures N-2 and N-3. In addition, short-term samples were gathered at six other locations in Calistoga. During these short (10-minute) measurement periods, concurrent traffic counts were done to assist in calibrating the traffic noise model used in the development of noise contours. These measures have not been graphed because the time periods were brief. Instead, data is tabulated in Table N-3.

Table N-4 shows calculated noise contours along major roads in the City based on the noise survey results. Where no long-term measurements were conducted, noise levels were estimated based on standard engineering practices calibrated with the six short-term noise measurements. The noise contours represent roadside levels without the additional attenuation provided by roadside noise barriers, structures or topographical features.

The following paragraphs provide information about findings at each noise survey site. Unless the text states otherwise, measured noise levels are acceptable for all uses. The results show that the noise environment in Calistoga is generally one of a country town. As shown in Table N-4, most of the City is outside the 55 dB noise contour, where noise levels are acceptable for all uses. Figure N-5 provides, in graphic format, noise compatibility guidelines for different land uses. One important consequence of Calistoga's relatively quiet environment is the fact that even small increases in noise levels may seem substantial here, compared to other noisier places.

Measurement Location L1: Highway 29 North of the Silverado Trail Turnoff. This measurement was conducted 40 feet from the roadway centerline. At this distance, the measured L_{dn} was 68 dBA. Vehicular traffic on Highway 29 was the only significant source of noise affecting measurements at this location. This site is noisier than most in Calistoga, and the properties near Highway 29 are quite noisy for residential uses. However, because the noise source is a State highway, very few measures to reduce traffic noise are feasible in terms of engineering and costs. Moreover, moving even a short distance away from the road results in a significant reduction in noise.

Measurement Location L2: Maggie Street. In this residential area noise sources included distant construction noise, animals, and the occasional sounds of children playing, dogs barking, birds, and horses. The measured L_{dn} was 46 dBA, which is very quiet for ambient noise measurements.

Surveys show that about two percent of the population is highly annoyed by traffic noise of about 60 dBA L_{dn} . When the L_{dn} increases to 70 dBA, the proportion of the population highly annoyed increases to about 12 percent.

Interference with sleep and speech interference is possible when exterior noise levels are about 57-62 dBA L_{dn} with open windows and 65-70 dBA L_{dn} if windows are closed.

Figure N-1 Noise Measurement Locations

8.5 x11

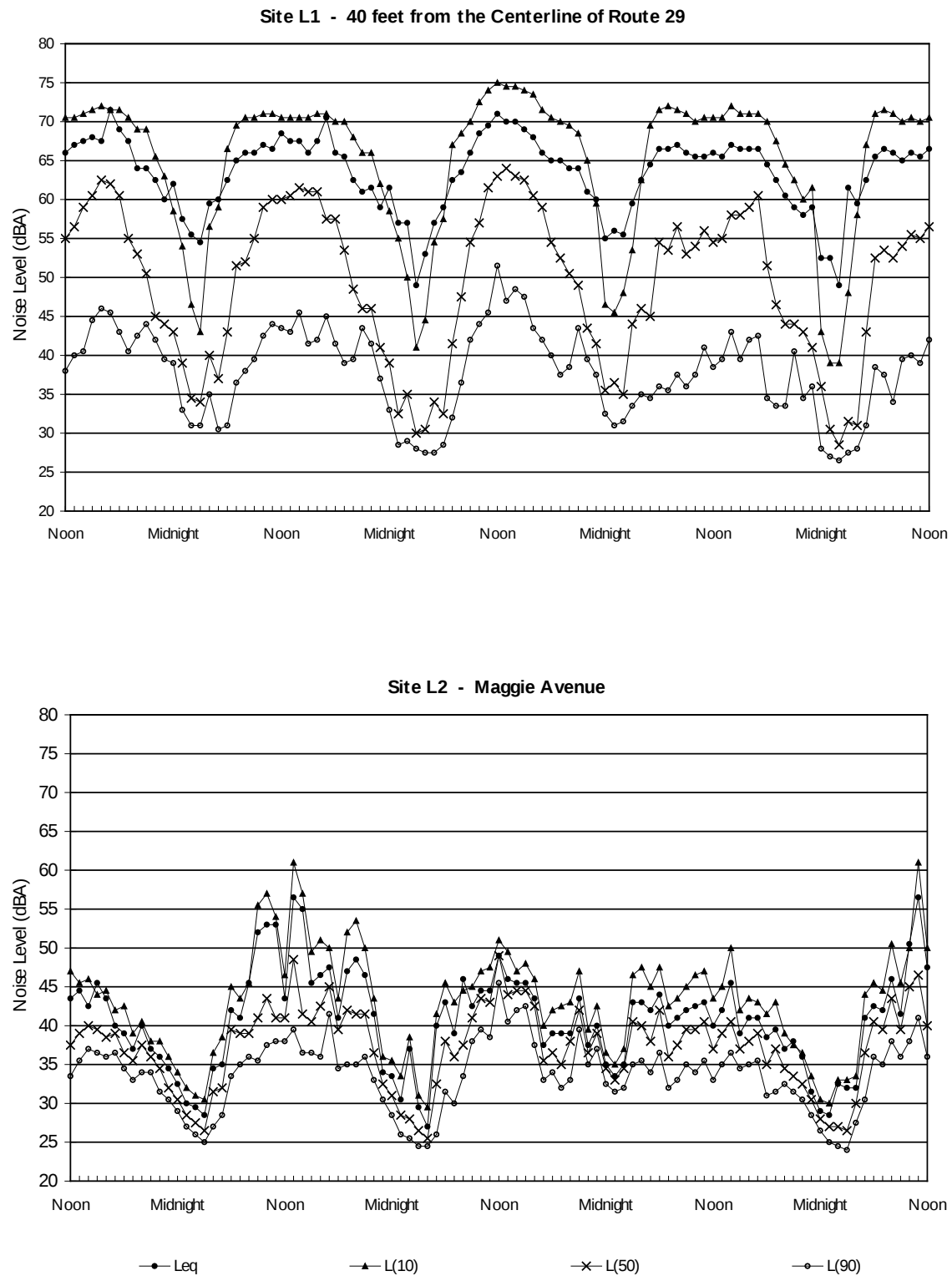


FIGURE N-2 HOURLY NOISE LEVEL MEASUREMENTS: HIGHWAY 29 AND MAGGIE - MAY 12-16, 2001

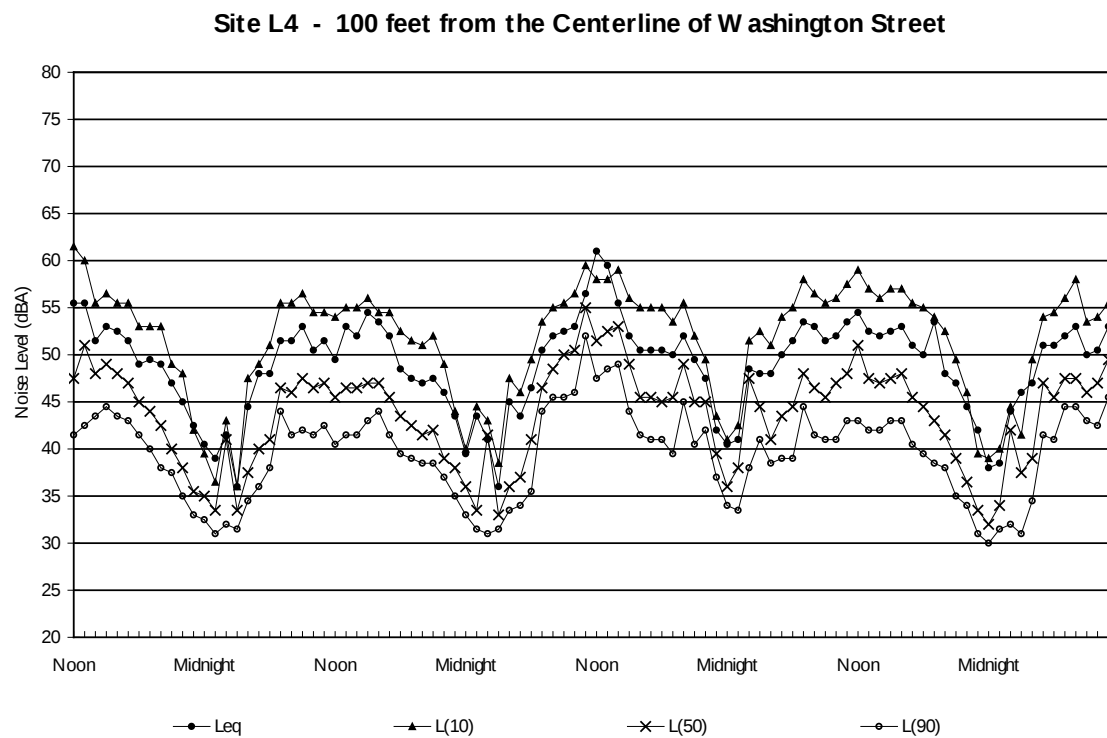
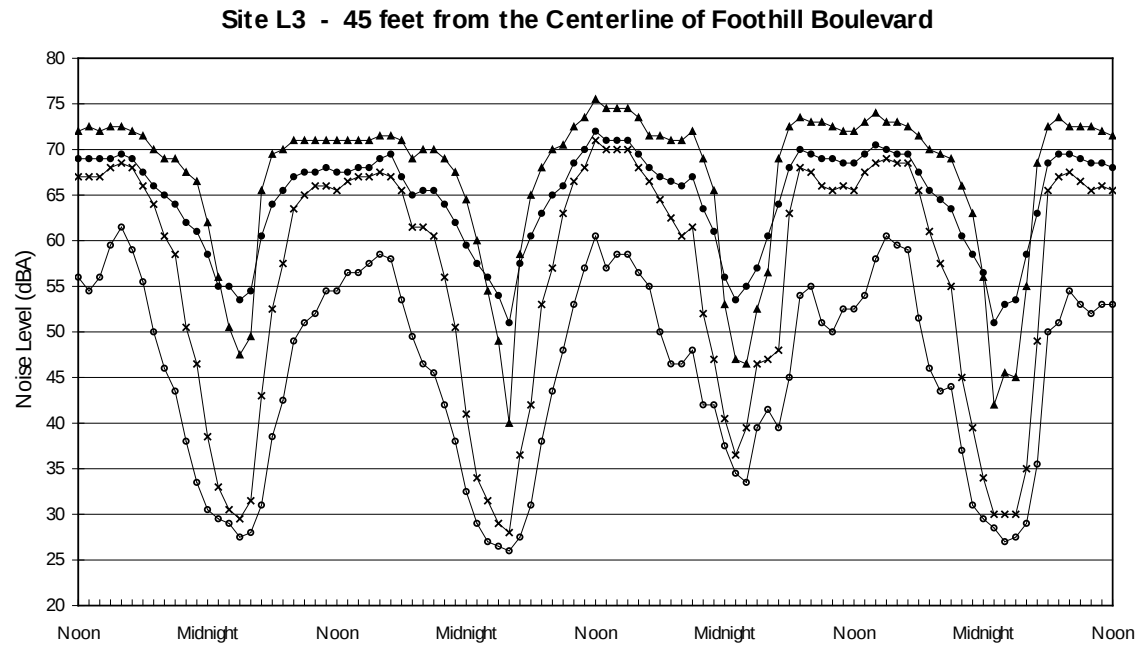


FIGURE N-3 HOURLY NOISE LEVEL MEASUREMENTS: FOOTHILL & WASHINGTON - MAY 12-16, 2001

TABLE N-3 RESULTS OF SHORT-TERM MID-DAY NOISE MEASUREMENTS (MAY 16, 2000)

Roadway Segment	Start time	Distance from edge of near lane (feet)	Measured Noise Level					Comments
			L _{eq}	L ₀₁	L ₁	L ₅₀	L ₉₀	
S1 Tubbs Lane near Myrtledale Road	10:55	60	63	72	68	54	42	The large range between L ₉₀ and L ₀₁ shows that noise is the result of infrequent cars passing by quickly
S2 Highway 29 near Greenwood Avenue	11:15	50	62	75	67	48	37	Infrequent fast car passbys
S3 Silverado Trail near Silver Rose Inn	11:30	50	65	76	70	54	42	Infrequent fast car passbys
S4 Highway 29 south of Pine Street	11:50	40	73	81	77	70	58	Traffic with trucks moving faster than 55 mph speed limit
S5 Lincoln Avenue at Gliderport Plaza	12:05	55	62	71	66	60	52	Slow moving traffic and other downtown noise
S6 Grant Street at North Oak Street	12:20	50	55	65	57	44	38	Infrequent traffic

L_{eq} is the average noise level during the measurement period.

L₀₁ is the noise level exceeded one percent of the time, L₁₀ is the noise level exceeded 10 percent of the time, L₅₀ is the noise level exceeded 50 percent of the time, L₉₀ is the noise level exceeded 90 percent of the time.

TABLE N-4 **NOISE CONTOUR DISTANCES FROM ROADWAY CENTERLINE**

	Existing Ldn			Projected Ldn (Year 2020)		
	60 dBA	65 dBA	70 dBA	60 dBA	65 dBA	70 dBA
Lincoln Avenue						
from Foothill to Fair Way	200 feet	90 feet	40 feet	260 feet	120 feet	60 feet
from Fair Way to Silverado Trail	160 feet	60 feet	--	200 feet	90 feet	40 feet
from Silverado Trail to north	180 feet	80 feet	--	220 feet	100 feet	50 feet
Foothill Boulevard						
from Dunaweal to Lincoln	300 feet	140 feet	60 feet	450 feet	210 feet	100 feet
from Lincoln to Petrified Forest	250 feet	120 feet	50 feet	430 feet	210 feet	100 feet
from Petrified Forest to north	280 feet	130 feet	60 feet	530 feet	240 feet	110 feet
Silverado Trail						
from Dunaweal to Lincoln	150 feet	70 feet	--	200 feet	90 feet	40 feet
Tubbs Lane						
from Foothill to Lincoln	150 feet	70 feet	--	170 feet	80 feet	40 feet
Petrified Forest Road						
from Foothill Boulevard to west	240 feet	110 feet	50 feet	310 feet	140 feet	70 feet

Land Use Category	Exterior Noise Exposure					
	L _{dn} or CNEL, dB					
	55	60	65	70	75	80
Residential, hotels and motels						
Outdoor sports and recreation Neighborhood parks and playgrounds						
Schools, libraries, museums, hospitals Personal care, meeting halls, churches						
Auditoriums, concert halls Amphitheaters						

**NORMALLY ACCEPTABLE**

Specified land use is satisfactory: any buildings involved could be of normal conventional construction, no special insulation requirements.

**CONDITIONALLY ACCEPTABLE**

Specified land use to be permitted only after detailed analysis of the noise reduction requirements and inclusion of noise insulation features in the design.

**UNACCEPTABLE**

New construction or development should generally not be permitted because mitigation is usually not feasible.

FIGURE N-4 LAND USE COMPATIBILITY GUIDELINES FOR NOISE EXPOSURE

Measurement Location L3: Foothill Boulevard at the Wayside Inn. This measurement was made 45 feet from the centerline of Foothill Boulevard, across from Silver Street. Automobile and truck traffic on Foothill Boulevard dominated the noise environment. The measured L_{dn} was 69 dBA. This rating is considered extremely noisy for a residential area, although it should be noted that noise drops off quickly with distance from the roadway.

Measurement Location L4: Washington Street at Second Street. The noise monitor was placed 100 feet from the roadway centerline. Vehicular traffic in the area was the only significant source of noise. The measured L_{dn} was 54 dBA, which is considered somewhat quiet.

Short-Term Measurement Locations. Although measured noise levels at the six short-term measurement locations were relatively high, all measurement locations were close to major roadways and all were for short durations of time. Noise levels over longer periods would be lower, since quieter periods would be averaged in.

As noted in Table N-3, the variation between L_{10} and L_{90} is wide at several of the measurement sites. This means there were short periods of loud noise during the measurements, but that there was less noise than at other times. Each of these locations is subject to intermittent loud noises but the median noise levels (L_{50}) for all of but one of the sites is less than 60 dBA, which means no significant noise impact indoors and limited impact for outdoor activity.

Traffic Noise. Only location S4, at Highway 29 south of Pine Street, is noisy for most of the time period measured. The measured L_{eq} of 73 dBA is above the threshold of 68 dBA at which noise interferes with normal speech for people trying to converse standing outside at the measurement site. This noise level would not impair conversation indoors nor would the noise level be unacceptable if the receptor is separated from the street by a sound barrier such as a wall. Thus, noise levels in this area are marginally acceptable.

The noise survey results show that the major source of noise in Calistoga is traffic. Much of the noise is generated by vehicles driving faster than the speed limit, which means that enforcement of speed limits would not only improve safety but would also have noise reduction benefits. Other methods to reduce traffic noise include vehicle engine modifications, and use of alternative roadway surfacing materials.

The use of open-grade asphalt and rubberized asphalt to pave roads has been shown to provide sustained traffic noise reduction.

Sprint Car Races at the Napa County Fairgrounds. Figure N-5 shows noise level estimates for the sprint car racing at the Napa County Fairgrounds taken from the 1990 General Plan Master Environmental Assessment. During the races, noise levels in the neighborhoods surrounding the fairgrounds are substantially higher than normal. Because of the limited time and duration of the races, the L_{eq} during the event is the most representative noise measurement. The contours show that throughout a large part of Calistoga, noise is significant during the sprint car events. Therefore, this Noise Element includes actions to reduce problems from sprint car races.

Seasonal sources such as wind machines and the sprint car races are secondary sources of communitywide noise.

Figure N-5

Sprint car noise contour Estimates

8.5 x 11

**TABLE N-5 NOISE CONTOURS NEAR A
TYPICAL WIND MACHINE**

Contour Leq (dBA)	Distance of Contour from Wind Machine
90	126 feet
85	224 feet
80	400 feet
75	710 feet
70	1,125 feet
65	1,782 feet
60	2,518 feet
55	3,170 feet



One type of wind machine used to reduce frost damage in vineyards.

Wind Machines. Wind machines are also a source of intermittent noise in Calistoga. Wind machines are used to combat the effects of frost in the vineyards and other frost-sensitive crop areas. The intermittent and seasonal nature of their operation makes the L_{eq} (hourly average noise level descriptor) the most appropriate noise measurement. The locations of L_{eq} contours around a typical wind machine are given in Table N-5. The table indicates that the noise level would be perceived as loud, i.e. 70dba, within an area extending 1,125 feet from the machine. This is similar to hearing a vacuum cleaner in the same room.

Industry. Little manufacturing or other potential sources of industrial noise are located in the Calistoga area. Industry is limited to two water bottling plants. One of these plants has intermittently been a source of community noise in Calistoga. In 1999, noise from new mechanical equipment at the plant resulted in complaints from the neighbors. The company instituted measures to reduce noise produced by its activities and it appears that the problem has been solved.

B. Key Findings

1. Calistoga is relatively quiet. The only on-going source of significant noise is roadway traffic. Other secondary sources include light industry, agricultural operations, agricultural wind turbines and sprint car races at the Napa County Fairgrounds. No heavy industrial activities are located in the Calistoga vicinity. However, because the level of noise is so low, increases that might seem small elsewhere could have a more perceptible effect here.
2. Given the relatively low level of noise, Calistoga's Noise Element need not be as extensive as that of other communities that are denser or more industrialized. Calistoga need not incorporate a broad array of planning policy related to noise. The incidence and extent of noise are such that most problems can be successfully addressed through the Noise Ordinance.
3. The only places in Calistoga where noise is a consistent problem are immediately adjacent to heavily traveled roads, where noise borders on unacceptable levels for residential use. The principal way to address traffic noise is through measures to reduce speeds. In the long term, there may be additional ways to reduce the amount of noise produced by modifying vehicles or even the materials used on the roadway itself.
4. Additional noise in Calistoga is caused by sprint car racing. Like many exterior recreational activities, the car racing creates noise that is likely to be more objectionable for the part of the community not attending. Measures could be instituted to work with the race organizers to attenuate the noise impacts.
5. Community noise is also generated by frost-preventing wind machines which are a component of Calistoga's agricultural base. Given the necessity of these machines to protect crops and their intermittent use, it is not appropriate to regulate them.
6. Some residents have expressed concerns about intermittent localized noise sources such as leaf blowers, lawn mowers and garbage trucks. Noise from such uses is extremely difficult to quantify or regulate in a policy document like the General Plan. Instead, these types of local noise nuisances should be addressed in the City's Noise Ordinance.

7. The Gliderport is currently closed. If it reopens, there could be noise incompatibility problems with housing located in the residential part of Washington Street downvalley from Lincoln Avenue.
8. Given the existing low noise levels, the addition of new development sensitive to noise in most parts of the City and Planning Area would not expose these sensitive receptors to unacceptable noise levels. Despite this, new development sensitive to noise should seek to minimize potential noise exposure through attenuating site and architectural design methods.
9. There is a need to prevent new development from creating unacceptable noise levels in the quiet parts of the City.

C. Goals, Objectives, Policies and Actions

Goal N-1 Preserve current low levels of noise in Calistoga to maintain the City's rural atmosphere.

Objective N-1.1 Use existing regulations to protect residents from the undesirable effects of excessive noise.

Actions

- A1.1-1 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.
- A1.1-2 Increase enforcement of speed limits as a means to reduce vehicle noise.
- A1.1-3 Encourage the County Sheriff's Department to enforce speed limits on State highways and in the unincorporated parts of the Planning Area.

Objective N-1.2 Explore innovative ways to reduce noise levels.

Actions

- A1.2-1 Consider reducing speed limits on major roads within the City.
- A1.2-2 Work with Caltrans to reduce speed limits on State highways in order to reduce noise levels.
- A1.2-3 Work with State and federal agencies to actively enforce regulations dealing with noise. Examples include the California Vehicle Code governing motor vehicle noise emissions and federal vehicle construction standards.
- A1.2-4 Explore the use of alternative paving materials on city streets to reduce vehicle sound levels.
- A1.2-5 Work with the Napa County Transportation Planning Agency to explore the feasibility of purchasing quieter buses.

Objective N-1.3 Ensure noise exposure compatibility between neighboring land uses.Policy

P1.3-1 New development near or around the gliderport shall be permitted and designed with consideration for avoiding exposure of new uses to unacceptable noise levels from aircraft operation.

Actions

A1.3-1 Work with the Napa County Fair Board to minimize noise by limiting or changing the sprint car races held at the County Fairgrounds.

A1.3-2 If the gliderport is reopened for aviation use, study ways to protect adjacent residences and other sensitive receptors from exposure to airport noise.

Objective N-1.4 Minimize the potential for new development projects to create unacceptable noise levels at sensitive receptors such as residential areas, hospitals, convalescent homes and schools.Policies

P1.4-1 New residential projects shall be required to meet the following noise level standards:

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

P1.4-2 A noise study, including field noise measurement, shall be required for any proposed project which would:

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

P1.4-3 New development projects shall not be approved unless they are generally consistent with the Noise Compatibility Guidelines contained in Figure N-5.

P1.4-4 The City shall encourage the inclusion of site design techniques for new construction to minimize noise impacts, including building placement, landscaped setbacks, orientation of noise-tolerant components (i.e., parking, utility areas, and maintenance facilities) between noise sources and the sensitive receptor areas.

P1.4-5 The City shall encourage the use of architectural design techniques to meet noise attenuation requirements, such as:

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

11 PUBLIC SAFETY ELEMENT

The Public Safety Element provides information about risks in Calistoga due to natural and created hazards. Its policies are designed to protect the community as much as possible from seismic, flood, geologic and wildfire hazards.

As required by State law, the Public Safety Element addresses the protection of the community from any unreasonable risks associated with the effects of:

- Geologic hazards, including earthquakes, ground failure and subsidence and slope instability.
- Flooding, dam failure, tsunami and seiche.
- Wildland fires.

This element also contains information and policies regarding hazardous materials, airport safety and general emergency preparedness.

The Public Safety Element establishes mechanisms to reduce death, injuries, damage to property and to address the negative results from public safety hazards like flooding, fires and seismic events. Hazards are an unavoidable aspect of life, and the Public Safety Element cannot eliminate risk completely. Instead, the Element contains policies to create an acceptable level of risk. The Napa County Multi-Jurisdictional Hazard Mitigation Plan is incorporated by reference into the Calistoga Public Safety Element. The Plan can be found on the City of Calistoga website here: [Volume 1](#) and [Volume 2](#).

I. GEOLOGIC HAZARDS

A. Background Information

Calistoga's Basic Geology

The Napa Valley, in which Calistoga is located, lies within the east-central portion of the Coast Ranges geomorphic province, a region characterized by northwest-trending valleys and mountain ranges. This alignment of valleys and ridges has developed in response to folding and faulting along the San Andreas fault system, which includes several faults east and west of Calistoga. Most of the Planning Area is located near the center of the broad alluvial plain that occupies the floor of the Napa Valley, while part of it extends up toward the surrounding hills.

Bedrock in the Calistoga area consists mainly of Sonoma Volcanics, dating from two to seven million years ago. These rocks are mainly interbedded sediment, tuff and rhyolite.¹ Alluvial deposits ranging from two million years old to less than 11,000 years old blanket the Napa Valley floor. These unconsolidated sediments consist of interbedded sand, silt, clay and gravel deposited by the ancestral Napa River and its tributaries.

Seismic Activity and Related Geologic Hazards

As is the case for most of California, people and property in Calistoga are subject to risks from seismic activity. Earthquakes have the potential to threaten humans, wildlife and infrastructure. As a result, it is

¹ Tuff is a rock composed of volcanic ash. Rhyolite is a volcanic flow rock.

crucial to identify the risks associated with seismic activity and related phenomenon such as liquefaction and collapse of soils.

Earthquakes can give rise to various seismic hazards including ground shaking, liquefaction, ground rupture and the generation of large waves in bodies of water. These seismic hazards can cause damage to structures and risk the health and safety of citizens, particularly in unreinforced masonry buildings. Seismic hazards vary widely from area to area, and the level of hazard depends on both geologic conditions and the extent and type of land use. There are two common measurements of earthquakes:

- The strength of an earthquake is measured using the Richter Scale, a numerical scale for quantifying earthquake magnitude. The Richter Scale is a logarithmic scale that measures the amount of energy released during an earthquake based on the amplitude of the highest peak recorded on a seismogram.
- The force of an earthquake at a particular place is measured on the Modified Mercalli Scale, which is a subjective ranking of earthquakes' effects on persons and structures. Lower numbers on the scale indicate less severe shaking.

Table SAF-1 summarizes the Modified Mercalli Scale in relation to the Richter Scale.

TABLE SAF-1 MODIFIED MERCALLI AND RICHTER SCALES

Richter Magnitude	Modified Mercalli Category	Expected Modified Mercalli Maximum Intensity at Epicenter
2	I-II	Usually detected only by instruments
3	III	Felt indoors
4	IV-V	Felt by most people; slight damage
5	VI-VII	Felt by all; many frightened and run outdoors; Damage minor to moderate
6	VII-VIII	Everybody runs outdoors; Damage moderate to major
7	IX-X	Major damage
8+	X-XII	Total and major damages

Unlike many nearby communities, Calistoga has experienced only minor effects from recent major earthquakes, most notably in 1989 with the 7.1 magnitude Loma Prieta earthquake and in 2000 with a smaller 5.2 magnitude earthquake centered nearby in Yountville. Although felt only slightly in Calistoga, the September 3, 2000 Yountville Earthquake was the largest earthquake in this area since 1969. In that year, two earthquakes, magnitude 5.6 and 5.7, struck Santa Rosa about 80 minutes apart. These three events are the only earthquakes with magnitude greater than 5.0 to be felt in the Calistoga area since 1906. While the 1989 Loma Prieta Earthquake (magnitude 6.9) caused widespread damage in many parts of the Bay Area, it was scarcely perceptible in Calistoga.

During the last 200 years, however, several major earthquakes of Richter magnitude 7.0 or greater have occurred along active faults² in the San Francisco region, resulting in loss of life and extensive property damage. The largest earthquake to affect the region was the Great San Francisco Earthquake of 1906, which occurred on the San Andreas Fault. That earthquake caused extensive damage throughout the region. In Calistoga, many chimneys were toppled and two brick buildings were destroyed.

Earthquakes are associated with faults. Faults in Napa County roughly parallel the northwest-southeast course of the San Andreas Fault. Principal active faults located nearby are the Cordelia, Green Valley and West Napa faults. No active faults are known to exist in Calistoga. The active fault closest to Calistoga is the West Napa fault, the north terminus of which is approximately 15 miles south of Calistoga. A portion of this fault was the cause of the Yountville earthquake, which shook the area in 2000. Another geological feature, known as the Hunting Creek fault, is actually the northward extension of the Green Valley fault. In addition to these faults, other seismic activity on more distant faults could also cause serious ground shaking in Calistoga. Figure SAF-1 depicts, in red, faults in the in the San Francisco bay area along which historic (during the last 200 years) displacement has occurred. Additional information on local and regional faults is contained in Table SAF-2.

TABLE SAF-2

ACTIVE AND POTENTIALLY ACTIVE FAULTS IN NAPA VALLEY AND THE REGION				
Fault	Length (km)	Distance* (km)	Moment Magnitude	Horizontal Acceleration**
<i>Napa Valley Faults</i>				
Cordelia	22	40	6.7	0.08
Green Valley	35	40	6.9	0.09
West Napa	26	24	6.5	0.30
<i>Regional Faults</i>				
Hayward	80	73	7.1	0.04
Maacama	151	6	7.6	0.70
Healdsburg-Rodgers Creek	80	26	6.9	0.30
San Andreas (Shelter Cove to San Juan Bautista)	420	62	7.8	0.20

Sources: Wesnousky, 1986 USGS Professional Paper 1360.

Wagner, D. L., and E. J. Bortugno, 1982, Geologic Map of the Santa Rosa Quadrangle, California: California Division of Mines and Geology Regional Geologic Map Series Map No. 2A (Geology), 1:250,000.

* Estimated distance from the city to the fault.

** Expressed as g force, acceleration of gravity.

² An active fault is one that has had surface displacement within approximately the last 11,000 years.

The three main active faults in Napa County are capable of producing earthquakes with a Richter magnitude of up to 6.7. Such an earthquake, which is considered a moderate-sized event, would be capable of producing a substantial amount of damage. There is a high risk of an earthquake occurring in the next 50 years on one of the nearby or regional faults listed in Table SAF-2. Consequently, the community is at significant risk from earthquake activity.

Figure SAF-1

Recent estimates prepared by the U.S. Geological Survey's Working Group on California Earthquake Probabilities indicate that the overall probability of one or more large earthquakes, specifically with a magnitude 7.0 or greater, in the Bay Area is approximately 67 percent in the next 30 years. Such earthquakes are considered most likely to occur on the San Andreas, Rodgers Creek or Hayward faults. Although less information is available for the other active faults in the region, they are also considered active and capable of generating large earthquakes. Assuming that the earthquake epicenter is located on a nearby segment of one of the principal active faults, strong ground shaking intensities of approximately VII to VIII on the Modified Mercalli scale could be expected in the Calistoga area.

Earthquakes can cause a series of specific hazards, each of which is described below.

Ground Shaking. Earthquake ground shaking is the source of the most widespread earthquake damage. The intensity of ground shaking can be several times larger on sites underlain by thick deposits of saturated sediments than on bedrock. The amount of ground shaking at a particular site depends on:

- Characteristics of the earthquake source (magnitude, location, and area of causative fault surface).
- Distance from the fault.
- Amplification effects of local geologic deposits.

The US Geological Survey and the Association of Bay Area Governments have worked together to map the likely intensity of groundshaking throughout the Bay Area under various earthquake scenarios. The greatest mapped groundshaking scenario for Calistoga assumes a 6.7 magnitude earthquake on the Maacama Fault. The predicted groundshaking in Calistoga from such an earthquake is mapped in Figure SAF-2.

Liquefaction. Liquefaction occurs when the strength of saturated, loose, granular materials such as silt, sand, or gravel is dramatically reduced as a result of an earthquake. This earthquake-induced deformation transforms a stable material into a temporary fluid-like state in which solid particles are virtually in suspension, akin to quicksand.

Within Calistoga, liquefaction is a significant risk only in portions of the flat areas within the Napa River floodplain. While no record of liquefaction has been found in Calistoga, the problem could occur due to the alluvial nature of valley sediments. This potential risk is routinely assessed during site planning. The California Building Code, adopted by ordinance by the City, specifies investigative measures to be incorporated into site preparation and construction.

Ground Rupture. Ground rupture due to earthquakes occurs along fault lines. Since no known active faults pass through Calistoga, no portion of the City or its Planning Area is thought to be subject to ground rupture.

Land Subsidence. Land subsidence, or settlement, is a slow-to-rapid downward movement of the ground surface that can be caused by a variety of factors. Typically, significant subsidence occurs only in areas underlain by soft soils such as marsh deposits or in areas susceptible to liquefaction. Because of the depth and composition of alluvium in the Planning Area, land subsidence is likely to be restricted to instant compaction during earthquakes. Because the alluvial materials are relatively thin and granular, the risk of other types of subsidence or settlement is low.

Tsunamis. A tsunami is a large sea wave generated by earthquakes. These waves travel cross the ocean at hundreds of miles an hour and are capable of causing waves cresting tens of feet high. Since Calistoga has no ocean frontage, the risk of a tsunami is very low. A tsunami at the Golden Gate opening of the San Francisco Bay, with a run up of twenty feet, is likely to occur only once every 200 years, and even that size tsunami would have no impact on Calistoga. Consequently, no action by the City is required with regard to tsunamis.

Figure SAF-2

Unreinforced Masonry Buildings. Unreinforced masonry buildings, which are brick, stone or concrete buildings built without structural steel reinforcements, represent a particular earthquake hazard since they can easily fail in earthquakes.

State law requires cities to identify potentially hazardous Unreinforced Masonry (URM) buildings, develop mitigation programs to reduce the hazards and submit the results to the State Seismic Safety Commission. Some unreinforced buildings are exempt from the program under the law, including residential buildings with five or fewer living units, buildings owned by the federal or State government, and warehouses or similar buildings with few occupants, unless used for emergency services or supplies. Although historic buildings are also exempt, the Seismic Safety Commission recommends they be included in mitigation programs.

Five URM buildings have been identified in Calistoga, primarily in the downtown area. One of these is in the process of being, seismically upgraded. The construction type of another 10 buildings needs to be reviewed by a licensed engineer to determine presence or absence of reinforcement.

Soils and Development

A range of different soil types are found within the Planning Area. Each of the soil types has properties that may affect any development of the site that contains the soil.

Limitations to development due to soil type can range from slight (soil properties are favorable for the specified use; any limitation is minor and easily overcome) to severe (soil properties or site features are so unfavorable or difficult to overcome that a major increase in construction effort, special design or intensive maintenance is required). The Calistoga Planning Area has no soil types that create severe development limitations that could not be addressed through appropriate engineering techniques. Despite this, it remains an important part of the planning approval process to ensure that appropriate soil studies and engineering are carried out prior to development to ensure that soil-type limitations are adequately addressed.

Landslides and Ground Failure

Within and around the Napa Valley, landslides are common on most of the hills and mountains as loose material moves down the slopes. Some of the natural causes of this instability are earthquakes, weak materials, stream and coastal erosion, and heavy rainfall. In addition, certain human activities tend to make the earth materials less stable and increase the chance of ground failure. Activities contributing to instability include extensive irrigation, poor drainage or ground-water withdrawal, removal of stabilizing vegetation and over-steepening of slopes by undercutting them or overloading them with artificial fill. These causes of failure, which normally produce landslides and differential settlement, are augmented during earthquakes by strong ground motion.

Figure SAF-3 provides a general indication of slope stability. It indicates four levels of slope-stability for Calistoga and its Planning Area. Since a majority of the Planning Area is on the flat valley bottom, it has a negligible slide risk. Land in these areas is generally stable and there is a low risk to life and property from slide occurrence. Most of the lands surrounding the City, where the topography is gently sloping, are areas of low slide occurrence and low risk to life and property.

Small areas near the outer northern, eastern, and western boundaries of the Planning Area have moderate to high slide occurrence risk. Landslides have been experienced in the past 25 years in areas to the southwest of Foothill Boulevard due to excessive rainfall, tree removal and grading. The danger from mudslides, also known as debris flows, is similar to that for landslides.

Figure SAF-3

The California Building Code requires that potential landslide risk be assessed during site planning. The City also routinely requires geotechnical investigations and construction inspections for development.

B. Key Findings

1. The overall level of risk associated with geological hazards, including ground shaking and other earthquake hazards, liquefaction and landsliding, creates an important planning consideration in all parts of Calistoga.
2. Four URM buildings (following completion of the current retrofit) pose a high risk of destruction during earthquakes unless retrofitted. The reinforcement status of another 10 buildings needs to be verified to determine whether seismic retrofits are required.
3. While construction engineering is generally able to compensate for particular development constraints presented by local soil types, it remains an important responsibility of the City to ensure that soils are adequately investigated and that buildings and sites appropriately engineered prior to development. The use of drought-tolerant plants for landscaping is also an important means of minimizing earth movement due to watering.
4. The California Building Code, which specifies requirements for seismic design, site planning, foundations, and drainage, is the most effective mechanism to address geologic hazards that exist in Calistoga.

C. Goals, Objectives, Policies and Actions

Goal SAF-1 Reduce risk to the community from earthquakes and other geologic hazards.

Objective SAF-1.1 Enforce measures related to site preparation and building construction that protect life and property from seismic hazards.

Policy

- P1. All construction in Calistoga shall conform with the California Building Code, which specifies requirements for seismic design, foundations, and drainage.

Actions

- A1. Adopt each new version of the California Building Code to incorporate recent technical knowledge and construction practices that further improve structural safety.
- A2. Work with owners of seismically-unsafe buildings and structures, including unreinforced masonry buildings, to adequately reinforce them.

Objective SAF-1.2 Regulate new land development to prevent the creation of new geologic hazards.

Policies

- P1. Development in or adjacent to hillside areas shall minimize geologic hazards by undertaking site-specific geotechnical investigations and conducting geotechnical inspections during construction.

- P2. In areas with significant identified geological hazards, development shall be sited and designed to minimize exposure to damage resulting from geological hazards and to minimize the aggravation of off-site geological hazards.
- P3. Where alterations such as grading and tree removal are made to hillside sites, rendering slopes unstable, planting of vegetation shall be required to protect structures at lower elevations.
- P4. The use of drought-tolerant plants for landscaping in the hills shall be required as a means to eliminate the need for supplemental watering, which can promote earth movement.

Action

- A1. As part of site planning review, a geologic/seismic report that includes analysis of soils, grading, erosion, and sediment control shall be required under any of the following circumstances:
 - When warranted by the results of a geologic/seismic evaluation.
 - For new residential developments, roads or highways proposed to be located on parcels which contain identifiable landsliding or slumps.
 - For all proposed structures and facilities open to the public and serving 100 persons or more.
 - For projects proposed in hazardous geologic areas.

II. FLOODING AND INUNDATION

A. Background Information

Napa River Flooding

The Napa Valley is subject to extensive flooding from the Napa River and its tributaries. This flooding occurs primarily due to heavy rains, generally in the period from December through March. Since 1862, more than 27 major floods have plagued the Napa Valley, resulting in significant loss and damage to property. Calistoga experienced major flooding in 1983, 1986, 1995, 1997 and 1998, causing damage to property in developed areas.

The Federal Emergency Management Agency (FEMA) provides guidance for floodplain management. FEMA manages the National Flood Insurance Program (NFIP), providing insurance to the public in communities that participate in the program. Property owners following FEMA regulations qualify for federal flood insurance coverage.

FEMA uses the concept of the *100-year flood* in its analysis. The 100-year flood represents a flood that is likely to occur only once every 100 years, or, stated another way, which has a one percent chance of occurring during any particular year. This event is also termed the *base flood*. The 100-year floodplain is the area that has a one percent chance of being inundated during any particular 12-month period. This term does not mean that such flooding will only occur once in a century; it is possible that the 100-year flood will occur more often.

The 100-year floodplain is divided into two parts: the floodway and the fringe. The floodway is the channel of a river and the adjacent land areas large enough to convey the 100-year flood with no more than a one-foot rise in water surface. The floodway fringe makes up the rest of the floodplain. Areas of shallow flooding may occur to a depth of up to three feet within the fringe. Within certain constraints, development is typically allowed to encroach in this portion of the floodplain. FEMA's 2008 Flood Insurance Rate Map

(FIRM) delineates the 100-year floodplain (i.e., floodway and floodway fringe) for Calistoga (see Figure SAF-4).

The most significant areas within the city limits that are subject to 100-year flooding are:

- Areas around Silver Street, from about Gold Street to Spring Street, between the Napa River and Myrtle Street.
- A crescent-shaped area around Washington Street, starting southeast of Oak Street, rising up Lake Street and Fourth Street, and extending almost to Second Street.
- From Pine Street east to the city limits, between the Napa River and Foothill Boulevard.
- Currently-vacant and publicly-owned land on the northeast side of the Napa River, from privately-owned Camp Street east to the city limits.

Existing development in these areas include single- and multi-family dwellings, bed and breakfast inns and some commercial businesses on lower Washington Street that back up to the river. Public facilities located in these areas include Calistoga Elementary School, the City's corporation yard and the City's wastewater treatment facility, lift stations and storage ponds. Several critical aerial water and sewer lines also cross over the Napa River, as do two bridges.

Future development in these areas could occur on privately-owned property that is currently zoned for industrial, commercial and residential purposes. No new critical public facilities or roads are planned in these locations.

Other Areas Subject to Flooding

Figure SAF-4 also depicts flood hazard areas that have the potential for development in areas that are not mapped by the NFIP. These flood hazard areas have been identified along Cyrus Creek and Blossom Creek.

Flood Control Regulations

The floodplain management requirements of the Calistoga Municipal Code (Title 18) include the following regulations that are intended to minimize public and private losses due to flood conditions.

- New and substantially-improved residential construction in the floodplain must elevate the lowest floor, including basement, two feet above the base flood elevation.
- New and substantially-improved non-residential construction must comply with the elevation requirement or be flood-proofed below the base flood elevation so that the structure is watertight with walls substantially impermeable to the passage of water, and have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
- New construction and substantial improvements with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage must be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater.
- New and replacement water supply and sanitary sewage systems must be designed to minimize or eliminate infiltration of flood waters into the systems, and discharge from the systems into flood waters. On-site waste disposal systems must be located to avoid impairment to them, or contamination from them during flooding.

Figure SAF-4

- Encroachments, including fill, new construction, substantial improvement, and other new development, are prohibited within the floodway unless a registered professional engineer certifies that encroachments will not result in any increase in the base flood elevation during the occurrence of the base flood discharge.

Flood Control Efforts

The Napa County Flood Control and Water Conservation District and the US Army Corps of Engineers are implementing the Napa River/Napa Creek Flood Protection Project, which is intended to minimize flood dangers on the downstream portions of the Napa River. The project is based on a “living river” strategy that relies on integrated flood control, combining watershed management and ecosystem protection to avert the threat of future flooding. Project features include dike removal, channel modifications, biotechnical bank stabilization, a dry bypass channel, limited set-back levees and floodwalls, bridge relocations, pump stations, utility relocations, building demolition, maintenance roads, and recreation trails.

The project is being partially funded through a half-cent sales tax measure (Measure A) approved by Napa County voters in 1998. By 2018, the sales tax is projected to generate over \$120 million (1998 dollars) for the living river strategy. All sales tax revenues in excess of bond debt service requirements will be allocated to Napa County jurisdictions to finance local watershed projects. During the entire 20-year term of Measure A revenues, Calistoga’s share is expected to be approximately \$11 million, but could vary up or down, depending upon continuously changing sales tax and interest rate assumptions.

Funds from the sales tax have been allocated to Calistoga projects, including flood protection and drainage improvements in the Grant Street area, the replacement of a culvert that had collapsed at Fischer Street and Lake Street, and other critical areas to protect residents and businesses from flooding.

Dam Failure

Calistoga is within the inundation area of the Kimball Reservoir. If the reservoir’s dam were to fail, inundation could occur in the northern part of the Planning Area as far south as Tubbs Lane, as shown in Figure SAF-5. Water from the overflow pond of the Kimball Dam would extend south as far as Tubbs Lane. South of Tubbs Lane, dam failure would cause the Napa River to overflow its banks through the rest of the City. Inundation data for the downstream part of the Planning Area in the event of a Kimball Reservoir failure is unavailable. Measure A funding is being used to stabilize Kimball Reservoir.

Seiche

A seiche is a wave generated in a bay or lake, which can be compared to the back-and-forth sloshing of water in a tub. Seiches can be caused by winds, changes in atmospheric pressure, underwater earthquakes, or landslides into the water. Bodies of water including reservoirs, ponds, and swimming pools are likely to experience seiche waves up to several feet in height during a strong earthquake. The risk of a serious seiche occurring in Calistoga is quite low. Consequently, the City need not include actions with regard to seiche in the Public Safety Element.

B. Key Findings

1. Areas of the city are subject to flooding from the Napa River and several creeks.
2. Much of Calistoga could be inundated by a failure of Kimball Dam.

Figure SAF-5

C. Goals, Objectives, Policies and Actions

Goal SAF-2 Reduce hazards related to flooding and inundation.
--

Objective SAF-2.1 Minimize risks of development located in the Napa River floodplain.

Policy

- P1. No construction shall be permitted in the floodway as mapped by FEMA and modified in subsequent site-specific studies without the approval of a variance by the City Council.

Actions

- A1. Continue to administer the City's floodplain management regulations.
- A2. Encourage property owners in Calistoga to purchase National Flood Insurance to reduce the financial risk from flooding and mudflows.

Objective SAF-2.2 Minimize risks associated with potential failure of Kimball Dam.

Actions

- 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.
- 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.

III. WILDLAND FIRES

This section addresses wildland fires. Information and policies regarding urban fires are contained in the Fire Protection Section of the Public Services Element.

A. Background Information

With its Mediterranean climate, Calistoga and its Planning Area experience a long, dry summer with high wildland fire hazards. In 1964, the community was seriously threatened by a wildfire that led to the evacuation of its residents. The Hanly Fire destroyed 35 to 45 homes in the Calistoga area and burned 52,000 acres in an area between Mt. Saint Helena, Knights Valley and Santa Rosa.

The risk of wildland fire hazard is related to a combination of factors, including winds, temperatures, humidity levels, and fuel moisture content. Of these four factors, wind is the most critical. Steep slopes also contribute to fire hazard by intensifying the effects of wind, and making fire suppression difficult. Features in some parts of the Planning Area, including highly flammable vegetation, warm and dry summers, rugged topography and occasional human presence create a situation that results in potential wildland fires.

Fire Hazard Areas

To quantify this potential risk, the California Department of Forestry and Fire Protection (Cal Fire) has developed a Fire Hazard Severity Scale that utilizes the following criteria to evaluate and designate potential

fire hazards in wildland areas: fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents) and topography (degree of slope).

Wildland fire hazards in the Planning Area are shown in Figure SAF-6. As shown in this figure, most of Calistoga is not subject to wildfires. However, nearly all of the 370 acres south of Foothill Boulevard, which is characterized by steep, wooded slopes is located within the Very High Fire Hazard Severity Zone, while the area north of the Silverado Trail/Lincoln Avenue intersection is primarily classified in the High Fire Hazard Severity Zone.

Wildfire Prevention

New development in Very High and High Fire Hazard Severity Zones is required by state law to utilize fire-resistant building materials and provide adequate access for emergency vehicles. California Fire Code Chapter 49 establishes fire safety requirements for new construction in the wildland-urban interface fire area, which have been incorporated into the Calistoga Municipal Code (CMC Chapter 15.36). New construction in these zones is required to adhere to guidelines for defensible space, vegetation management in a fire-safe manner, financial responsibility for maintenance of landscaping and open parcels (forest), and other measures. In addition, a wildfire behavior model is required to specify building setbacks and fire resistive ratings.

When a specific project or development is proposed within the wildland-urban interface fire area and cannot meet the requirements of the building code, a wildland fire protection plan (WFPP) prepared by a license or registered specialist is required to be submitted for review and approval. The protection plan recommendations are then incorporated into conditions of approval for the project or development.

The Fire Department routinely inspects properties and homes in the Very High Fire Hazard Area to enforce vegetation management requirements, and publicizes the chipping program provided by the Napa Communities Firewise Foundation, which encourages the removal of dangerous vegetation. The Department is familiar with the locations of all structures in this Area and available access.

However, the City does not have sufficient staff or funding resources to formally educate Area residents about defensible space planning and construction, fire-safe landscaping, emergency supplies and evacuation, wildfire behavior and “fire hardening” their homes to survive an advancing wildfire.

Wildfire Response

Because of limited local resources, a significant wildfire in Calistoga would require outside support from the County, Cal Fire and nearby cities. A plan to coordinate this potential fire-fighting effort is needed to ensure a timely and effective response.

Wildfire Recovery

Following a significant wildfire, prompt action is needed to avoid erosion, landslides and mudflows, and provide for revegetation. The City does not have a recovery plan to coordinate these efforts.

B. Key Findings

1. The majority of the City is classified as being at low risk from wildland fires because of its flat topography and limited flammable vegetation. However, higher wildfire hazards exist south of Foothill Boulevard and north of Silverado Trail in steeply-sloping areas surrounding the City.

Figure SAF-6

2. Residents within the Very High Fire Hazard Area need to be educated about wildfire prevention and mitigation, and be involved in these efforts.
3. A plan to coordinate the response to a significant wildfire is needed.
4. A plan for impact minimization and recovery after a significant wildfire is needed.

C. Goal, Objectives, Policies and Actions

Goal SAF-3 Protect lives and property from wildland fire hazard.
--

Objective SAF-3.1 Plan new developments with wildland fire hazards in mind.

Policies

- P1. Plans for development in the Very High Fire Hazard Area shall be reviewed for their incorporation of design measures to reduce wildland fire risk.
- P2. New roadways and driveways in the Very High Fire Hazard Area shall be designed and constructed to be adequate in terms of width, radius and grade to facilitate access by fire-fighting apparatus.

Action

- A1. Enforce wildland fire control measures required by the Fire Code.

Objective SAF-3.2 Achieve a full understanding of local wildfire threats and behavior, and appropriate mitigation actions.

Policy

- P1. The City shall be fully informed about potential wildfire risks and how wildfires are likely to behave.

Action

- A1. Prepare a community wildfire risk assessment that identifies likely severe-case wildfire characteristics; identifies sub-standard conditions, such as existing structures that do not conform to contemporary fire standards, inadequate access and insufficient water flow; and actions that could be taken to avoid wildfires and minimize wildfire damage.

Objective SAF-3.3 Promote fire-wise behavior within the Very High Fire Hazard Area.

Policies

- P1. Provide opportunities for residents within the Very High Fire Hazard Area to be informed about wildfire prevention and response.
- P2. Support efforts to organize residents within the Very High Fire Hazard Area to promote fire-wise practices.

Actions

- 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.

- A2. As resources are available, work to establish a Fire Safe Council and the preparation of a community action plan that prioritizes hazard mitigation actions and provides a sustained program of wildfire mitigation.
- A3. Support events that involve residents in vegetation clean-up.
- A4. Seek fire safety grants to fund wildfire mitigation activities such as vegetation management.

Objective SAF-3.4 Respond to wildfires in an effective and coordinated manner.

Policies

- P1. Maximize the use of outside resources in responding to wildfires.
- P2. Maintain effective communications during major mutual aid incidents.

Actions

- A1. Work with Cal Fire to develop a coordinated plan that effectively addresses wildfires in the city and its environs.
- A2. Participate in countywide local hazard mitigation planning efforts and the implementation of fire hazard mitigation actions.
- A3. Continue to implement state and federal communication and interoperability guidelines and maintain sufficient communication equipment.

Objective SAF-3.5 Minimize post-wildfire damage and promote recovery.

Policies

- P1. Be prepared to minimize damage after a wildfire from erosion, landslides and mudflows.
- P2. Promote appropriate revegetation after a wildfire.

Actions

- 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.
- A2. Plan for the disposal of debris and ash, building inspections, and building and grading permits post-wildfire.

IV. HAZARDOUS MATERIALS AND WASTE

A. Background Information

The State Water Resources Control Board maintains an up-to-date database of known hazardous waste sites. In March 2013, there were two sites within the city, both of which involve clean up of former leaking underground fuel tanks. Information on this database is shared by the City with members of the public who

may be concerned about these sites, particularly when they are for sale or lease by prospective purchasers or tenants.

Cleanup of sites that exceed State standards for contamination by toxic materials is required prior to development or reuse of the site. No cleanup requirement exists where there is no potential for site disturbance, such as grading. The cleanup process is monitored by the California Department of Toxic Substances Control.

B. Key Finding

1. There are two known hazardous waste sites in Calistoga, both of which are being remediated.

C. Goal, Objective and Actions

Goal SAF-4 Protect the community from the harmful effects of hazardous materials.

Objective SAF-4.1 Minimize Calistoga residents' exposure to the harmful effects of hazardous materials and waste.

Actions

- 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.
- A2. Work with property owners to remediate hazardous waste sites.

V. AIRPORT SAFETY

Calistoga is within the distant flight path of Travis Air Force Base in Solano County. Travis Air Force Base is approximately 40 miles from Calistoga so the altitudes at which its aircraft fly over Calistoga area do not constitute a particular hazard.

VI. EMERGENCY PREPAREDNESS

A. Background Information

Calistoga has established emergency preparedness procedures to respond to a variety of natural and man-made disasters that could confront the community. The City's Fire Department coordinates various tasks associated with an emergency, such as an earthquake or flood, including mitigation, preparedness, response, and recovery. The Department's primary emergency services responsibilities are to:

- Administer effective preparation activities through training and education for City government and the public in order to prepare for emergencies and disasters.
- Identify potential disaster situations and provide mitigation solutions.
- Design and practice effective response plans for emergencies or disasters.

- Design and administer effective recovery activities that include both public and private sectors, including coordination with local jurisdictions, the County, the State, and federal agencies for both financial and material resources.
- Supplement operating procedures of City departments and provide for coordination between these departments in emergency situations.
- Provide for the continuity of government during emergencies.

During certain emergencies, the Emergency Operations Center is opened at the fire station and is operated in accordance with the Standardized Emergency Management System, a statewide system that manages response to multi-agency and multi-jurisdiction emergencies. The Emergency Response Plan for the City of Calistoga Water System further provides a standardized response and recovery protocol for emergencies and disasters that affect the community's water supply.

B. Key Finding

1. Emergency preparedness is an important City function that should be maintained and enhanced.

C. Goal, Objectives, Policies and Actions

Goal SAF-5 Prepare Calistoga for emergencies.
--

Objective SAF-5.1 Prepare City emergency procedures in the event of potential natural or man-made disaster.

Policy

- P1. Foothill Boulevard/Highway 128 and Lincoln Avenue/ Highway 29 shall be designated as emergency evacuation routes.

Action

- A1. Conduct periodic mock exercises using emergency response systems to test the effectiveness of City procedures.

Objective SAF-5.2 Promote public safety through public education programs.

Actions

- A1. Support earthquake preparedness activities such as strapping water heaters, organizing periodic city-wide earthquake drills, providing first aid training and disaster preparedness classes to neighborhood groups, encouraging residents and businesses to stockpile emergency food, water and medical supplies.
- A2. Prepare and distribute a city emergency services plan to the general public and affected agencies.
- A3. Encourage schools, mobile home park associations and other interested groups to teach first aid and disaster preparedness.

14 LIST OF PREPARERS AND REFERENCES

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C. References

Much of the information used to prepare the General Plan was previously published in the following DC&E Working Papers:

Current General Plan Assessment, July 12, 2000
Economic Conditions Assessment, July 12, 2000.
Infrastructure and Service Analysis, July 12, 2000.
Land Use and Housing Assessment, June 11, 2000.
Master Environmental Assessment, June 11, 2000.

The following materials were also used in the preparation of the General Plan. Additional references, including names of persons contacted for information, are included in respective sections of this document.

General References

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Governor's Office of Planning and Research, 1990. *General Plan Guidelines*.

Historic Resources

Napa Landmarks, Inc., 1978. *Napa County Historic Resources Inventory, Cities of Calistoga and Yountville Volume*.

Biological Resources

California Department of Fish and Game, 1997, List of California Terrestrial Natural Communities Recognized by the Natural Diversity Data Base.

California Department of Fish and Game, 2000, Natural Diversity Data Base, Record search of the Calistoga 7.5' Quadrangles.

California Department of Fish and Game, 2000, Natural Diversity Data Base, Special Animals.

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California Native Plant Society, 1994, Inventory of Rare and Endangered Vascular Plants of California, Special Publication No. 1 (5th Edition).

Infrastructure

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Water Facilities Plan for the City of Calistoga. Final, May 2001. Summit Engineering.

12 GEOTHERMAL ELEMENT

Given their importance to Calistoga's economy and character, geothermal resources warrant special treatment in the City's General Plan. The Geothermal Element provides the City with direction in the regulation and enhancement of geothermal resources in Calistoga.

A. Background Information

Calistoga is located in a geothermal area that essentially underlies the entire city and much of the surrounding area. The geothermal aquifer in the area has relatively low temperature, on the order of 200 to 210 degrees Fahrenheit. Because the geothermal temperatures are fairly low, the geothermal resource is most suitable for direct-use projects such as heating of buildings, greenhouses, spas and other facilities.

Geothermal Resources

Calistoga has several related geothermal resources that are used in the spa and mineral water industries. A Geothermal Resource Assessment study was completed in 1986 by the California Energy Commission. This study mapped the geochemical and hydrological characteristics of the geothermal reservoir, and examined the rate of its use by the City, local water bottlers and spas. The report concluded that Calistoga's geothermal resources had an expected life of only 100 years. Monitoring and managing geothermal activities is necessary to prevent over-depletion of these vital resources.

Hot Springs. Two of Calistoga's major industries, the spa/resort industry and mineral water bottling, rely on the City's world-famous mineral water resources. Calistoga's historic roots lie in its development as a spa. Since those early days, the name "Calistoga" has continued to invoke associations with healing waters and rural relaxation, and the City's image as a spa/resort location seems as strong today as ever. The spas, resorts, retail stores and restaurants that cater to visitors attracted by the hot springs and related facilities comprise the City's largest single source of employment.

Cold Water Aquifer. Calistoga's cold-water aquifer provides water for a number of properties that are not connected to the City's water supply and instead rely on wells. The cold water aquifer also contributes to local mineral waters, as described below. Maintenance of sufficient quantity and quality of the cold-water aquifer water is therefore vital to the use of geothermal resources.

Mineral Water. Mineral waters are derived from the mixing zone between the cold water aquifer and geothermal resource. The local water bottling industry relies on the quality and purity of Calistoga's mineral water resources. Calistoga's two major bottling plants provide the majority of employment in Calistoga's manufacturing sector.

Calistoga's worldwide reputation as a spa/resort community has brought significant development and the creation of an economy based largely on tourism.

Other issues associated with this resource are addressed elsewhere in the General Plan, particularly in the Land Use and Economic Development Elements.

Production of mineral waters is not likely to cause significant depletion of the geothermal resource, which is deeper than the zone from which mineral waters are derived. However, it is critical that the purity of both the geothermal resource and the cold water aquifer be maintained if the mineral water industry is to thrive.

Volcanic Ash. Volcanic ash, deposited millions of years ago from eruptions of nearby Mount St. Helena, is used by the local spa industry for mud baths. Most spas in the City own property where ash is excavated, or they buy ash from local property owners.

While the size of the City's volcanic ash deposits are not known, they are believed to be abundant, with current levels of use depleting them at a relatively slow rate. However, Calistoga's volcanic ash resources, which are non-renewable, have never been comprehensively surveyed. Further studies would be required to establish the likelihood of this resource being exhausted within the City limits in the foreseeable future.

On a regional level, volcanic ash is an abundant constituent within the Sonoma Volcanics, which is a geological formation appearing in many places throughout much of Lake, Napa and Sonoma counties. Therefore, protection of the volcanic ash resource is probably unnecessary from a regional perspective. Disposal of volcanic ash waste from mud bath use is not considered to be problematic, since it is a non-toxic, naturally occurring mineral substance.

Geothermal Resource Uses

As noted above, Calistoga's spa and mineral water industries are based on geothermal resources. Current uses of the geothermal resource are primarily direct use for heating of spas, greenhouses and a few private residences.

At the same time, the geothermal resource beneath Calistoga is relatively little used for energy. Currently, there is no power generation using geothermal resources in the Calistoga area. During the late 1980's and early 1990's studies were conducted by Dames & Moore to assess the feasibility of constructing a heating system for the downtown area. The project was judged to be feasible from an engineering standpoint and the heating system was never constructed.

Geothermal Resource Regulation

In evaluating policies which the City of Calistoga might employ to regulate or encourage geothermal development, it is important to understand that the City regulates only the above ground portion of geothermal projects, even with the city limits. Well permits are issued by Napa County, and overall responsibility for regulation of the geothermal industry lies with the California Department of Conservation Division of Oil, Gas and Geothermal Resources and the California Energy Commission. Although the City may undertake geothermal exploration or development, it does not have regulatory responsibility for permitting or monitoring of geothermal development or maintenance of geothermal resources. The City does, however, require a Conditional Use Permit for these uses.

B. Key Findings

1. Based on a 1986 study completed by the California Energy Commission, Calistoga's geothermal resource then had an expected life of only 100 years. Geothermal activities need to be monitored and managed to prevent over-rapid depletions of this vital resource.
2. Calistoga's geothermal resources are a significant contributor to the local economy, supporting Calistoga's reputation as a spa destination, the associated hospitality, restaurant and retail sectors, and the local mineral water bottling industry.
3. Volcanic ash resources in the City should be protected since they are non-renewable. However, there are large deposits of volcanic ash throughout the region, so on-going use is appropriate.
4. Geothermal development is already subject to extensive regulation by State and County agencies. Public interests are sufficiently protected through these regulations without establishment of extensive new City regulations. However, the City should monitor geothermal development to determine if and when new City regulations are warranted for protection of local interests.

C. Goals, Objectives, Policies and Actions**Goal G-1 Protect Calistoga's unique geothermal resources.****Objective G-1.1 Protect existing volcanic ash resources within the City in order to allow for this resource's wise use.**Policies

- P1.1-1 Volcanic ash extraction in Calistoga shall be limited to local mud baths, spas and other employment generators.
- P1.1-2 Excavation and storage of volcanic ash shall be completed in an environmentally sensitive manner compatible with adjacent land uses.

Actions

- A1.1-1 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.

Objective G-1.2 Ensure the longevity of geothermal resources.Policies

- P1.2-1 The City encourages the study of local geothermal resources as a means to determine status of the reservoir both in terms of quality and quantity.

- P1.2-2 Support existing geothermal uses as an important contributor to the local economy and Calistoga's reputation as a spa destination, provided these uses are sensitive to the environment and avoid adverse impacts on the City's infrastructure.
- P1.2-3 New geothermal uses shall be approved only if they will not have an adverse impact on the longevity of the geothermal resource, biotic resources, waterways, the sewage treatment plant, and ability to dispose of the treated effluent.
- P1.2-4 Bulk exporting of geothermal waters to businesses or individuals located outside the City limits shall be prohibited.

Actions

- A1.2-1 Conduct a study to consider metering of groundwater dischargers to help determine annual use of the geothermal resources.
- A1.2-2 Seek funding for studies which monitor the groundwater aquifer quantity and quality in Calistoga and vicinity.

Objective G-1.3 Encourage geothermal energy exploration, recovery, and power production.

Actions

- A1.3-1 Coordinate with the California Energy Commission to further explore geothermal resources and the creation of a geothermal heating district.

13 ECONOMIC DEVELOPMENT ELEMENT

The Economic Development Element reflects the community's desire to maintain a balanced mix of economic activity for residents and visitors alike and to encourage the development of particular economic sectors in Calistoga. The Economic Development Element contains goals, objectives, policies and actions to encourage the development of the kinds of business and commercial activities deemed to be suitable for Calistoga's quality of life and economic viability, while also preserving Calistoga's rural, small-town character.

A. Background Information

Like much of the Napa Valley, the City of Calistoga and its Planning Area are a popular tourist destination. Although it has only one winery and limited vineyards, Calistoga is home to numerous restaurants, hotels, spas, and other hospitality-related businesses. Yet Calistoga is distinct from the other cities in the Napa Valley due to its access to geothermal resources. The unique hot springs, geysers and other geothermal features shape the economic landscape of Calistoga. At the same time, Calistoga, with its up-valley location, away from the better known Napa wine-producing areas, is somewhat removed from the center of the winery-based Napa Valley tourist trade. Instead, Calistoga attracts visitors who seek its unique qualities and relaxed character.

Calistoga's up-valley location and unique geothermal resources have created a distinct economic environment and local character that sets it apart from other Napa Valley communities.

Calistoga has also traditionally enjoyed a fairly large trade area due to its location at the far northern end of the Napa Valley, away from the draw area of the larger city of Napa. The City serves as a commerce and service center for its own residents, as well as certain southern Lake County and northern Napa County communities.

Recent Trends in Economic Growth

Calistoga's economic expansion in recent decades has been more restrained than that of the wider Napa Valley. Although the Planning Area has a share of Napa Valley's wine industry, and a number of Calistoga residents are employed directly and indirectly in it, few wineries are located within the city limits. Calistoga's recent economic development has not been focused on its industrial sector, and as a result the City has not experienced the same industrial boom that has characterized much of the down-valley region around the city of Napa. This is due in large part to Calistoga's location in the uppermost part of the Valley, away from major population centers and far from direct access to freeways.

Over the last decade, development limitations tied to infrastructure constraints and Calistoga's northern Napa Valley location have resulted in slower economic growth than that seen in other Napa County communities. Importantly, it is this same trend that has helped Calistoga to preserve its rural, small-town character and quality of life.

Calistoga's recent limited growth is reflected in both population and employment growth figures. While the population of Napa County increased by approximately 15 percent between 1990 and 2000, Calistoga posted the smallest population growth of any of the Napa County cities, adding only 486 new residents during the decade. This slower growth reflected the limitations on development approvals tied to water and wastewater treatment capacity constraints, although is also attributable to Calistoga's more remote

location. During the 1990s, Calistoga's employment growth rate of 14.6 percent was approximately 7 percent less than that of Napa County as a whole. Most employment growth in the County was concentrated in the Airport Industrial Park, which is in the south part of the County, nearer to transportation and population centers.

While Calistoga's limited growth in recent years might be interpreted negatively when considered purely in terms of economic development, it is important to note that it is this same trend that has allowed the City to preserve its small-town, rural community character and quality of life, and to avoid the commercialization and corresponding loss of rural character seen in some other Napa Valley communities.

Employment Overview

A breakdown of employment in Calistoga is shown in Figure ED-1. Because of its general reliance on the tourist industry, the economy of Calistoga is heavily dominated by the service and retail sectors, which together comprise about two-thirds of the City's total employment. Within the service sector, employment is heavily concentrated in educational services (the Calistoga Joint Unified School District) and lodging and hospitality services (the various spas, resorts and hotels). Although the public school system is the largest single service-sector employer, the various businesses comprising Calistoga's lodging and hospitality services industry together make up almost 40 percent of total service-sector employment.

Calistoga's local economy is dominated by the retail and service sectors, which together comprise 66% of the city's total employment.

Eating and drinking establishments generally dominate employment in the retail sector, which constitutes 26 percent of employment in Calistoga. The manufacturing sector, with 14 percent of total City employment, is primarily composed of firms specializing in the production of water. The leading manufacturing employers are Great Spring Waters of America, bottlers of Calistoga Mineral Water, and Crystal Geyser.

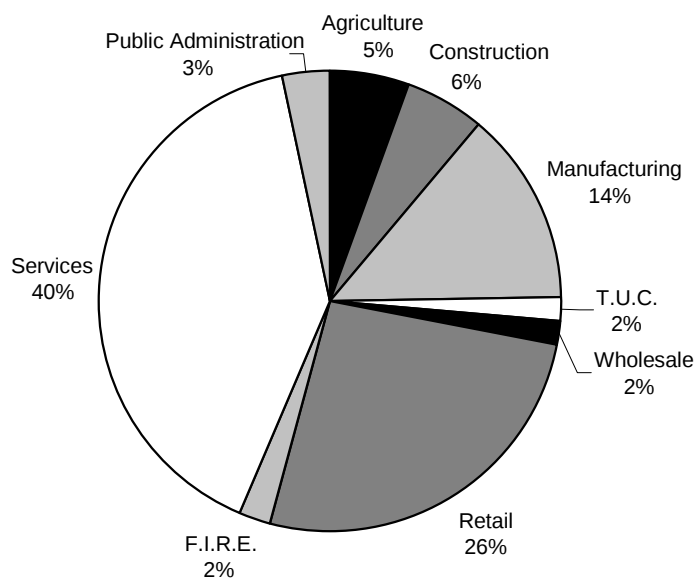


FIGURE ED-1 TOTAL EMPLOYMENT, 2000

Source: Dun & Bradstreet Market Identifiers database, 2000

Note: Total Employment = 2,824 jobs

Most jobs in Calistoga require few formal skills, because the City's services sector is very focused on the lodging and hospitality services. The majority of employment in lodging and hospitality services consists of occupations that do not require vocational training or a college education, but instead call for skills gained through work experience and varying levels of on-the-job training. Predominant occupations within the lodging and hospitality services industry group include housekeeping and janitorial staff; waiters, waitresses, and food preparation workers; counter attendants; and landscaping, grounds keeping, and maintenance workers.

Currently there is a reasonable supply of year-round, low-skilled workers for relatively well-paid manufacturing and warehousing work, such as that offered by Calistoga Mineral Water and wineries. New hires for this type of work tend to be young and Hispanic, and many of them have previous experience in the Valley's wine industry. A majority commute from within 15 to 20 miles away, although some drive from Lake County, Santa Rosa, Vallejo and other parts of Solano County. For lower-paying service industry work such as kitchen staff and housekeeping, the labor supply is a bit more limited. Lake County and St. Helena provide many of the employees for such occupations.

There is a shortage of workers to fill the lowest-paid and lowest-skill jobs in the city. Many of these positions are filled by workers who commute to Calistoga from other parts of Napa County, and Lake County.

Frequently cited obstacles to filling lower-skill jobs in the City include the language barriers and low literacy rates common among many of the region's migrant Hispanic residents. Lack of public transportation is also a problem, since many of the low-skill jobs in Calistoga are filled by workers commuting into the City from nearby areas. According to the Napa County Transportation Planning Area (NCPTA), Calistoga employees account for the largest number of commuters on its Napa-Calistoga bus line, indicating a strong need for this service. A more extensive public transportation network with more frequent connections to Calistoga from the larger population centers down-valley, especially during the off-peak hours, would provide increased opportunity for workers to commute to Calistoga for work. This Economic Development Element contains goals, objectives, policies and actions to address this issue.

The fact that many low-skill jobs are filled by workers commuting from elsewhere indicates that most Calistoga residents are already employed, or do not have skills matching those required by local employers because they are either under- or over-qualified. This mismatch in job requirements and residents' skills is also reflected in the lack of high-skilled and high-paid employment in Calistoga. As shown in Figure ED-1, relatively few jobs in the community are in skilled sectors such as finance, insurance and real estate (FIRE) or public administration. An increase in more skilled jobs would serve existing residents, who either desire higher paid jobs or need to commute to existing jobs in other communities. A focus of this Economic Development Element is the creation of higher-paid jobs in the community.

Calistoga offers limited employment opportunities in higher-skilled professional and technical occupations.

Commercial Real Estate Market

The majority of businesses seeking commercial space in Calistoga are either high-end retailers or lodging businesses seeking to expand into the Calistoga market. High-end retailers generally seek small- to medium-sized spaces, offering 1,200 to 2,000 square feet. Lodging businesses generally seek large undeveloped parcels of several acres in natural or aesthetically-pleasing surroundings.

Calistoga's supply of such commercial spaces and parcels does not match demand. The mismatch between supply and demand for retail and lodging space has been heightened by a lack of new commercial development in recent years. This unmet demand has been the greatest in Calistoga's downtown.

The shortage of commercial/retail space in Calistoga carries a number of implications for the town. First, it has contributed to high lease rates in the City. This has resulted in the pricing-out of many local-serving businesses and their replacement with more tourist-oriented, upscale establishments. Second, it has meant there is relatively little underutilized prime commercial real estate in the City. This Economic Development Element includes policies and actions to address these concerns.

There is a strong demand for small office and commercial space in the city, which is not matched by supply. The resulting high lease rates for commercial space has caused smaller, local-serving businesses to be priced out of Calistoga's commercial center.

Given the interest in preserving Calistoga's small town character, in particular by maintaining Lincoln Avenue as the pre-eminent commercial district of Calistoga, it would not be appropriate to promote creation of a business park elsewhere in the City. Generally, business parks are characterized by large, single-story buildings of little architectural character. Moreover, business parks tend to devote a large amount of land to parking lots which are visible from the street. This pattern of development would not perpetuate Calistoga's current community character. On the other hand, the addition of smaller scale commercial buildings closer to the central core, on streets such as Lincoln Avenue beyond Grant Street or on Lower Washington Street, could expand the downtown while retaining its character.

While the downtown is intended to be the focus of commercial activity in Calistoga, some opportunities exist for new or expanded commercial development outside of the downtown. One such site is the Maxfield/Adams property on Silverado Trail; Planned Development guidelines for this area are included in the Land Use Element. The improvement of existing commercial buildings in the cluster of commercial development located at Petrified Forest Road and Highway 128 could enhance this area while respecting the character of surrounding rural and low-density residential uses.

Fiscal and Financial Conditions

Calistoga, like virtually every other city in California, funds most of its public services through its General Fund. A breakdown of General Fund revenue sources is shown in Figure ED-2.

Constituting almost half of all General Fund revenues, the transient occupancy tax (TOT), which derives exclusively from the taxation of temporary overnight lodgings, is the single largest source of revenues available for discretionary spending by the administration of Calistoga.

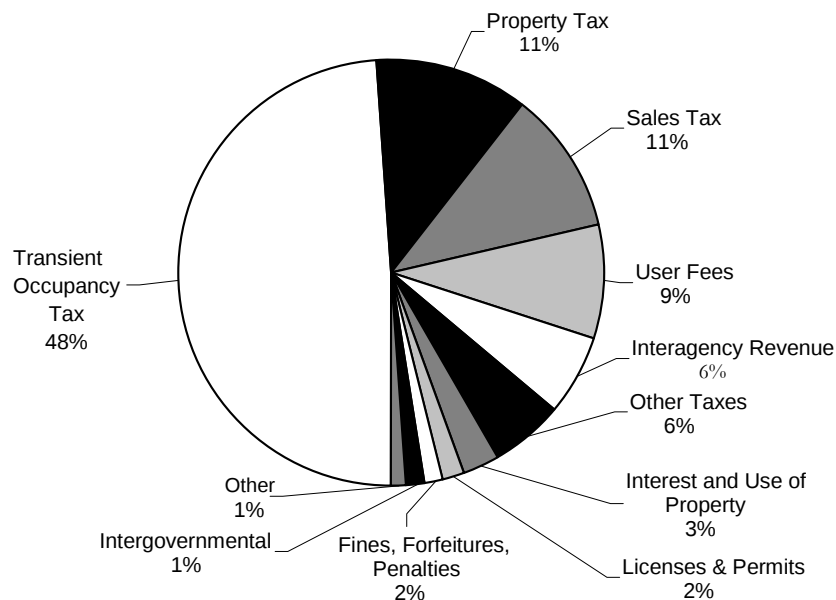
Other General Fund revenues come from property tax. The City collects relatively low amounts of property tax, which can be attributed to two factors:

- An older housing stock combined with a low resale rate, which keeps assessed values locked at a level significantly less than current market value.
- Large vacant and agricultural parcels with minimal improvements that have been transferred intergenerationally from owner to owner. This also has the effect of locking property values below their current market value.

City Procurement of Services

Like any organization, the City of Calistoga procures large numbers of services and products. To a certain extent it can represent the concerns of residents as consumers when it purchases products and makes other decisions that can stimulate or ignore the economy. Whenever the City does anything, for example, operate a community center, write the specifications to construct a building, or choose a vehicle to purchase, it is making a deliberate or unwitting decision to behave in a way that can have an impact on the area's economic, environmental and community strength. As a corporate entity, the City of Calistoga's purchasing decisions have a direct impact on the local economy, and as such, should be made with the goal of supporting, to the extent possible, positive economic, environmental and social outcomes for the local community.

Purchasing decisions made by the City can be directed towards promotion of positive economic and social outcomes for the local community.



Source: City of Calistoga Two Year Budget (Proposed Operating and Capital Improvement Budgets)
 Note: Total Revenues = \$4,579,363

FIGURE ED-2 CALISTOGA GENERAL FUND REVENUES, FY 1999 - 2000

Opportunities for Economic Expansion

Given the issues, opportunities and constraints described above, Calistoga can focus on five specific areas that offer the potential for economic expansion in keeping with the City's existing character:

- Strategies for economic development should focus on the City's strengths, including its small-town character and lifestyle, its compact pedestrian scale, and the affordable housing stock relative to other Napa County communities. Such strategies should recognize these assets while at the same time embrace opportunities for diversification.
- Where growth occurs in spas, lodging and hospitality services, focus on areas where the existing market has not captured customers. As noted above, lodging supplies roughly half of the City's

General Fund revenues through TOT taxes and also provides much of the City's current employment base. Although existing lodging facilities can be maintained to serve the existing clientele, new visitor accommodations should focus on a higher-end customer base. New, wellness-based services are a further area of opportunity for business expansion in Calistoga. Each of these uses will offer even more revenues and some higher paying jobs without competing directly with the existing spa and visitor-serving market, the qualities of which are an important component of local community character.

- Increased involvement in the wine industry. This can include vineyards and wineries, as well as corollary businesses such as cooperages, printers and distributors. Although the southern Napa Valley has locational advantages for these industries due to its proximity to the Bay Area's major population centers and transportation infrastructure, the continuing expansion of the wine industry may lead to opportunities in the north part of the Napa Valley as well.
- Development of knowledge-based "new economy" businesses such as software and internet development and other information technology-based enterprises. Such businesses, particularly those with only a few workers, can work within existing and potential spaces that can be offered in downtown Calistoga.
- Freeing up the highly-visible street-level commercial spaces along Lincoln Avenue for small retailers, which would create a solid identity for Calistoga's downtown while also maximizing the amount of space dedicated to commercial activities around the downtown core. By creating more of a critical mass of diverse businesses – both retail and non-retail – in the downtown along Lincoln Avenue, this strategy could bring more foot traffic onto Lincoln Avenue and increase its desirability as a place to congregate, socialize, and spend money.

B. Key Findings

1. Given Calistoga's unique character, the City needs tailored economic development strategies that will help to ensure that new economic development fits within and maintains "small-town" character.
2. Land use and economic development policies must treat Calistoga's spa and visitor accommodation industry as a critical asset, while at the same time look for opportunities to diversify the economy.
3. Because of the City's relatively remote location, the options for bringing new non-visitor-serving economic activities to Calistoga are comparatively limited. Where there is very little market interest in conventional industrial development in Calistoga, demand for small-office space is strong, and may reflect the potential for development of knowledge and information-based businesses in the City that seek such facilities.
4. Any economic diversification strategy for Calistoga must be based on the City's strengths, which include:
 - A compact pedestrian scale.
 - An affordable housing stock relative to other locations in Napa County.
 - The existing small-town lifestyle.

5. Calistoga has a relatively large number of low-skill, low wage jobs filled by people living outside the City, and a lack of higher-paying, higher-skilled jobs.
6. Calistoga has a limited supply of existing retail space and sites for lodging relative to very high demand.
7. The City's existing visitor accommodations occupy a market niche as family-oriented businesses with an emphasis on moderately-priced rest and relaxation. They serve the needs of an important portion of the potential clientele, and should be retained. Additional visitor accommodations, with or without spas, serving more upscale clientele could also be developed.
8. The burgeoning Napa Valley wine industry offers opportunities for economic expansion in Calistoga, both in vineyards and wineries and in related secondary industries.
9. "New economy" businesses based on science and technology may have the potential to locate in Calistoga, both because they tend to be less influenced by locational constraints such as distance to markets, and because they often have fewer employees and specialized space requirements, so can be accommodated within existing and potential space available in Calistoga.
10. Opportunities also exist for development and expansion of innovative businesses focusing on health and wellness.
11. The underutilized sites in the downtown offer several good opportunities to intensify development without necessarily changing the area's overall character or scale. New office business can take advantage of the small-scale downtown by locating in existing office mixed-use buildings.
12. Opportunities for expanding and maintaining a local serving economic presence, in areas such as professional services, medical offices, and non-visitor oriented retail exist at the edge of the downtown, and as second story uses along Lincoln Avenue.
13. As a corporate entity and public citizen, the City of Calistoga can directly affect the local economy, through its regulatory and purchasing powers.

C. Goals, Objectives, Policies and Actions

Goal ED-1 Foster a diversified economy that will provide the City with adequate tax revenue and residents with entrepreneurial opportunities and a broad range of occupations.

Objective ED-1.1 Support the lodging industry, which currently generates a large percentage of employment and one-half of the City's General Fund revenue, as a component of the larger economy.

Policies

P1.1-1 Land use and other City decisions impacting the visitor industry shall be considered relative to the industry's fiscal importance to the City.

P1.1-2 Where expansion in the lodging industry occurs, the facilities, with or without spas, should be high-market, full-service and health-and wellness oriented. This would complement current services and generate the highest tax revenues with lowest impact on local services.

P1.1-3 Encourage upgrades of existing lodging facilities to meet the changing demands of customers and to strengthen business vitality.

Objective ED-1.2 Expand economic activity in Calistoga that builds on the community's strengths and reinforces its small town character.

Policies

P1.2-1 The downtown shall be reinforced as the commercial and cultural center of Calistoga in support of tourism and the local economy, except as otherwise provided in the General Plan.

P1.2-2 The City shall promote a balance between local and visitor-serving economic development.

Actions

A1.2-1 Develop an economic development strategy to recruit new businesses to Calistoga.

A1.2-2 Explore the possibility of "branding" for Calistoga businesses and services, which would emphasize the particular qualities of the community in marketing and promotion by both the public and private sectors.

A1.2-3 Work with utility providers to facilitate the provision and availability of high speed/high bandwidth data transmission service throughout Calistoga. Such service is needed by many modern businesses.

A1.2-4 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.

A1.2-5 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.

Goal ED-2 Develop Calistoga's economy so that it responds to the skills and economic needs of the resident population, builds long-term community capacity and integrates economic, social and environmental objectives.

Objective ED-2.1 Provide economic opportunities for Calistoga's entire population.

Actions

A2.1-1 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 such as house-keeping or maintenance.

A2.1-2 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.

- A2.1-3 Seek funding or other support for programs that connect unemployed Calistoga residents with appropriate jobs in southern Napa County.
- A2.1-4 Encourage State and federal agencies to provide job-training, entry-level employee development programs and other measures to reduce unemployment.
- A2.1-5 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.

Goal ED-3 Recognize the role the City can play within the local economy.

Objective ED-3.1 Use the City's purchasing powers to focus economic development locally where possible.

Policies

- P3.1-1 The City shall seek to support environmental, economic and social responsibility in its purchasing decisions.

Actions

- A3.1-1 Develop guidelines to ensure that City purchases are supportive of the local economy and environment.

I5 GLOSSARY

This glossary explains the technical terms used in the Calistoga General Plan. Definitions come from several sources, including existing Calistoga codes, the California Office of Planning and Research and the American Planning Association Glossary of Zoning, Development and Planning Terms.

A. Abbreviations

ADT	Average daily trips made by vehicles or persons in a 24-hour period.
ADWF	Average dry weather flow (of influent wastewater).
BAAQMD	Bay Area Air Quality Management District
CAAQS	California Ambient Air Quality Standards
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CIP	Capital Improvements Program
CMP	Congestion Management Plan
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
dB	Decibel
DFG	California Department of Fish and Game
DHS	Department of Health Services of the State of California
DUAC	Dwelling units per acre
EIR	Environmental Impact Report (State)
EPA	US Environmental Protection Agency
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FIRM	Flood Insurance Rate Map
HUD	US Department of Housing and Urban Development
HCD	Housing and Community Development Department of the State of California
HOV	High Occupancy Vehicle
I/I	Infill and Infiltration into water and wastewater lines.
JPA	Joint Powers Authority
LAFCO	Napa County Local Agency Formation Commission

LOS	Level of Service
NAAQS	National Ambient Air Quality Standard
PM₁₀	Particulate matter, 10 µm in diameter or less. About a hundred particles of this size would fit in the period at the end of this sentence.
PPM	Parts per Million
PUD	Planned Unit Development
UBC	Uniform Building Code
UHC	Uniform Housing Code
USFWS	United States Fish and Wildlife Service
VMT	Vehicle Miles Traveled

B. Terminology

Above Moderate-Income Household

(See "Household, Above Moderate-Income")

Acceptable Risk

A hazard that is deemed to be a tolerable exposure to danger given the expected benefits to be obtained. The level of loss, injury or destruction below which no specific action by local government is deemed necessary other than making the risk known. Different levels of acceptable risk may be assigned according to the potential danger and the criticalness of the threatened structure. The levels may range from “near zero” for nuclear plants and natural gas transmission lines to “moderate” for farm structures and low-intensity warehouse uses.

Acre-Foot

The volume of water necessary to cover one acre to a depth of one foot. Equal to 43,560 cubic feet, 325,851 gallons or 1,233 cubic meters. In Calistoga, the average single-family household consumed about 0.25 acre feet during 1998, both inside and outside of the home.

Acreage, Gross

The land area that exists prior to any dedications for public use, health and safety purposes.

Acreage, Net

The portion of a site that can actually be built upon, which is the land area remaining after dedication of ultimate rights-of-way for:

- Exterior boundary streets
- Flood ways
- Public parks and other open space developed to meet minimum standards required by City ordinance
- Utility Easements and rights-of-way may not be counted as net acreage

Action

An action is a program, implementation measure, procedure, or technique intended to help to achieve a specified objective. (See “Objective”)

Active Solar System

A system that uses a mechanical device, such as pumps or fans run by electricity in addition to solar energy, to transport air or water between a solar collector and the interior of a building for heating or cooling. (See “Passive Solar System”)

Adverse Impact

A negative consequence for the physical, social, or economic environment resulting from an action or project.

Affordability Requirements

Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low- and low- income households for a specified period.

Appropriate

An act, condition, or state that is considered suitable.

Archaeological Resource

Material evidence of past human activity found below the surface of the ground or water, portions of which may be visible above the surface.

Arterials

Major thoroughfares, which carry large volumes of traffic at relatively high speeds. Arterials are designed to facilitate two or more lanes of moving vehicles in each direction and rarely contain on-street parking.

Assisted Housing

Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, State, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Section 221(d)(3) (below-market interest rate program), Federal Section 101 (rent supplement assistance), CDBG, FHA Section 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Average Dry Weather Flow (ADWF)

The amount of wastewater that flows into a system on an average day during the dry weather part of the year.

Base Flood

In any given year, a 100-year flood that has 1 percent likelihood of occurring, and is recognized as a standard for acceptable risk. See also Floodplain.

Bed-and-Breakfast

A dwelling unit whose residents provide lodging and breakfast for temporary overnight occupants, for compensation.

Below-Market-Rate (BMR) Housing Unit

(1) Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “low income” or “moderate income.” (2) The financing of housing at less than prevailing interest rates.

Below Normal Year Water Yield

A term used in planning for adequate water supplies. It is the amount of water that can be expected to be available 90 percent of the time. (See also “normal year” and “dry year”)

Bicycle Lane (Class II facility)

A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

Bicycle Path (Class I facility)

A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

Bicycle Route (Class III facility)

A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

Big Box Retail

The term used for stores which cover very large floor areas and usually are more similar to a warehouse than a conventional store in their appearance. These businesses typically require high parking to building area ratios and have a regional sales market.

Bikeways

A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

Biotic Community

A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.

Building Height

The vertical distance from the average contact ground level of a building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge for a gable, hip, or gambrel roof. The exact definition varies by community. For example, in some communities building height is measured to the highest point of the roof, not including elevator and cooling towers.

Buildout

Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. [See “Carrying Capacity (3)”]

Business, Formula

A business or use which adopts or maintains common features with another Calistoga or out-of-town business, including items such as the following: appearance, business presentation, business name, standardized services, uniforms, common interior decor, architecture, exterior design, signs, use of a trademark or logo (but not including logos or trademarks indicated approval by another organization). (See also “Formula restaurant” and “Formula visitor accommodation”)

Capital Improvements Program

A program, administered by a City and reviewed by its Planning Commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually for conformance to and consistency with the General Plan.

Carrying Capacity

Used in determining the potential of an area to absorb development: (1) The level of land use, human activity, or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats. (2) The upper limits of development beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired. (3) The maximum level of development allowable under current zoning. (See “Buildout.”)

City

City with a capital “C” generally refers to the Calistoga city government or administration. City with a lower case “c” may mean any city or may refer to the geographical area of Calistoga (e.g. the city bikeway system.)

City Limits

The legal boundaries of the geographical area subject to the jurisdiction of Calistoga’s city government. For example, development applications for properties located within the city limits must be reviewed by the City.

Cityscape

The composite visual impression that the urban environment possesses, from vantage points outside the urban area as well as within the City itself.

Clustered Development

Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

Co-housing

A type of shared housing arrangement in which a development is constructed with individual units (for families or individuals) with kitchens and baths, and these are grouped around a common kitchen,

gathering room, and childcare facilities. Co-housing developments are typically organized as condominiums.

Collectors

Collectors connect local streets to arterials. They usually provide two travel lanes and may also have bicycle lanes.

Combining Zone

A special purpose zone that is superimposed over the regular zoning map. Combining zones are used for a variety of purposes, such as airport compatibility, flood plain or wetlands protection, historic designation, or special parking regulations. Also called “overlay zone.”

Commercial, Community

A mix of commercial land uses typically serving neighborhoods of the City with services and retail goods of interest to residents.

Community-Based Economic Development

An approach to economic development that evolved in poor and declining areas of large cities. It focuses on the economic needs and skills of the resident population, especially those who have not benefited from a booming economy and conventional economic development strategies. Community-based economic development is a process by which communities initiate and generate their own solutions to common economic problems and thereby build long-term community capacity and foster the integration of economic, social and environmental objectives.

Community Noise Equivalent Level (CNEL)

A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Compatible

Capable of existing together without conflict or ill effects.

Conditional Use Permit

The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

Conservation

The management of natural resources to prevent waste, destruction, or neglect.

Consistent

Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

Conveyance Tax

A tax imposed on the sale, lease, or transfer of real property.

Criterion

A standard upon which a judgment or decision may be based. (See “Standards”)

Cul-de-sac

A short street or alley with only a single means of ingress and egress at one end and with a large turnaround at its other end.

Cultural Resources

Includes historic, archaeological and paleontological resources, as well as human remains.

Cumulative Impact

As used in CEQA, the total impact resulting from the accumulated impacts of individual projects or programs over time.

dB

Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear. The lowest volume a normal ear can detect under laboratory conditions is 0 dB, the threshold of human hearing. Since the decibel scale is logarithmic, 10 decibels are ten times more intense and 20 decibels are a hundred times more intense than 1 db.

dBA

The “A-weighted” scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness even though the noise is actually ten times more intense.

Dedicated Affordable Units

Dwelling units available for rent or purchase at below market rates that are subject to occupant affordability requirements.

Dedication

The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county.

Dedication, In lieu of

Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Demolition by Neglect

Allowing a building to fall into such a state of disrepair that it becomes necessary or desirable to demolish it.

Density

The amount of development on a property. (See also “Density, residential” and “Floor Area Ratio”)

Density, Residential

The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan are expressed in dwelling units per net acreage, after any dedications, and not per gross acre. (See “Acres, Gross” and “Developable Acres, Net”)

Design Review; Design Control

The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. “Design Control” requires that certain specific things be done and that other things not be done. Design Control language is most often found within a zoning ordinance. “Design Review” usually refers to a system established in the Municipal Code, whereby projects are reviewed against certain standards and criteria by a specially established design review board or other body such as the Planning Commission.

Development

The physical extension and/or construction of non-farm land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). The construction of a single-family home on an existing lot, and routine repair and maintenance activities, are exempted.

Disabled

Persons determined to have a physical impairment or mental disorder which is expected to be of long continued or indefinite duration and is of such a nature that the person’s ability to live independently could be improved by more suitable housing conditions.

Dry Year

A term used in planning for adequate water supplies. The dry year is the most infrequent drought year, when the minimum amount of water is available. Statistically, this level would occur only once in one hundred years. This amount of water is less than or equal to what is available more than 99 percent of the time (See also “Below Normal Year Water Yield”, and “Normal Year”)

Dwelling Unit

The place of customary abode of a person or household which is either considered to be real property under State law or cannot be easily moved.

Ecosystem

An interacting system formed by a biotic community and its physical environment.

Elderly

Persons 65 years of age or older.(Napa Co H.E.)

Endemic Species

Species native to, and restricted to, a particular geographical region.

Entry Corridor

Entrance to an urban area, or to an important part of a city, along a major roadway.

Floor Area Ratio (FAR)

The size of a building in square feet (gross floor area) divided by net land area, expressed as a decimal number. For example, a 60,000 square foot building on a 120,000 square-foot parcel would have a floor area ratio of 0.50. The FAR is used in calculating the building intensity of non-residential development.

Floodplain, (100-year)

The area which has a one percent chance of being inundated during any particular 12-month period. The risk of this area being flooded in any century is 1 percent, but statistically, the risk is almost 40 percent in a 50-year period.

Floodway

The part of the floodplain capable of conveying the 100-year flood with no more than a one-foot rise in water. The floodway includes the river channel itself and adjacent land areas.

Floodway Fringe

The part of the floodplain outside the floodway. Development is typically allowed to encroach in this portion of the floodplain, providing certain constraints are met.

Formula Business

See Business, Formula; Restaurant, Formula; and Visitor Accommodation, Formula

Gateway

An area of Calistoga, comprising one or several parcels, located where a major street meets the City limits. It is a point along a roadway at which a motorist or cyclist gains a sense of having left the environs and of having entered the City.

General Plan

A compendium of City policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council. In California, the General Plan has seven mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, Public Safety) and may include any number of optional elements.

Geothermal Resources

Naturally-occurring resources, including hot and warm water springs, steam, and volcanic ash associated with geothermal energy from beneath the earth's surface.

Goal

A description of the ideal state for Calistoga. It includes the key physical or community characteristics that Calistogans wish to maintain or create.

Gray water

The less-contaminated portion of domestic waste water, including wash water from clothes washers and laundry tubs.

Green Construction and Land Development

The use of methods and materials that are more environmentally benign than conventional methods or products. Examples include nonconventional building materials like straw bale and site design to improve passive solar energy potential.

Greenhouse Effect

A term used to describe the warming of the Earth's atmosphere due to accumulated carbon dioxide and other gases in the upper atmosphere. These gases absorb energy radiated from the Earth's surface, "trapping" it in the same manner as glass in a greenhouse traps heat.

Group Quarters

A residential living arrangement, other than the usual house, apartment, or mobile home, in which two or more unrelated persons share living quarters and cooking facilities. Institutional group quarters include nursing homes, orphanages, and prisons. Non-institutional group quarters include dormitories, shelters, and large boarding houses.

Habitat

The physical location or type of environment in which an organism or biological population lives or occurs.

Household

All persons occupying a single dwelling unit.

Household, Family

Two or more related persons occupying a dwelling unit

Household, Non-Family

A single person living alone, or two or more unrelated persons sharing a dwelling unit.

Household, Above Moderate-Income

A household whose income, with adjustment for household size, is greater than 120 percent of the County median household income, as published annually by the State of California, Department of Housing and Community Development.

Household, Low-Income

A household whose income, with adjustments for household size, does not exceed 80 percent of the County median household income, as published annually by the State of California, Department of Housing and Community Development.

Household, Moderate-Income

A household whose income, with adjustment for household size, falls between 80 percent and 120percent of the County median household income, as published annually by the State of California, Department of Housing and Community Development.

Household, Very Low-Income

A household whose income, with adjustments for household size, does not exceed 50 percent of the County median household income, as published annually by the State of California, Department of Housing and Community Development.

Impervious Surface

Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Implementation

Actions, procedures, programs, or techniques that carry out policies.

Land Use

The occupation or utilization of an area of land for any human activity or any purpose.

Large Family

A family of five (5) or more persons.

Land Use Designation

One particular category in a classification series of appropriate use of properties established by the General Plan Land Use Element.

Level of Service (LOS) Standard

A standard used by government agencies to measure the quality or effectiveness of a municipal service, such as police, fire, or library, or the performance of a facility, such as a street or highway.

Level of Service (Traffic)

A scale that measures the amount of traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay.

Level of Service A

A relatively free flow of traffic, with little or no limitation on vehicle movement or speed.

Level of Service B

Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.

Level of Service C

Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.

Level of Service D

Designates the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.

Level of Service E

Represents traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.

Level of Service F

Describes unsatisfactory stop-and-go traffic characterized by "traffic jams" and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and "upstream" intersections may be blocked by the long queues.

Local Street

Provides direct access to properties; generally they carry the lowest traffic volumes.

Low-Income Household

(See Household, Low-Income)

Manufactured Housing

Residential structures that are constructed entirely in the factory, and that since June 15, 1976, have been regulated by the federal *Manufactured Home Construction and Safety Standards Act of 1974* under the administration of HUD.

Mixed Use

Any mixture of land uses, including mixtures of residences with commercial, offices with retail, or visitor accommodation with offices and retail. As distinguished from a single use land use designation or zone, mixed use refers to an authorized variety of uses for buildings and structures in a particular area.

Mobile Home

A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

Mobile Home Park

A parcel of land under one ownership that has been planned and improved for the placement of two or more mobile homes for rental purposes for nontransient use.

Moderate-Income Household

(See "Household, Moderate-Income")

Modular Unit

A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units onsite into a structure for residential, commercial, educational, or industrial use. The modular unit differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California housing law design standards. California standards are more restrictive than federal standards in some respects (e.g., plumbing and energy conservation). Also called Factory-Built Housing.

Natural Habitat Area

An area that sustains animal and vegetative biotic resources that has not been improved or disturbed. Natural Habitat Areas can also be areas that were previously "disturbed" and have been reclaimed or rehabilitated.

Non-Conforming Use

A use that was valid when brought into existence, but no longer permitted by later regulation. "Non-conforming use" is a generic term and includes (1) non-conforming structures (because their size, type of construction, location on land, or proximity to other structures is no longer permitted); (2) non-conforming use of a conforming building; (3) non-conforming use of a non-conforming building; and (4) non-conforming use of land. Any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

Normal Year

A term used in planning for adequate water supplies. Refers to those years when the City can expect to receive all of the water it has contracted to receive (entitlement). This is because supply conditions (e.g., the amount of rain and snow collected in reservoirs, groundwater availability) are normal. Based on historical experience, normal years occur 63 percent of the time. (See also "below normal year" and "dry year.")

Objective

A specific statement of desired future condition toward which the City will expend effort in the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be measurable and time-specific. The State Government Code (Section 65302) requires that general plans spell out the "objectives," principles, standards, and proposals of the general plan. "The addition of 100 units of affordable housing by 1995" is an example of an objective. Housing Law requires objectives contained in the Housing Element to be quantified.

Overlay

A land use designation on the Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation in some specific manner.

Parcel

A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Pedestrian-Oriented Design

An approach to site and neighborhood design intended to facilitate movement on foot in an area, as opposed to design that primarily serves automobile movement. Examples of pedestrian-oriented design include pathways following the most direct route from sidewalk to front door, continuous building streetwalls with shop windows, outdoor cafes, street trees and benches.

Planning Area

The Planning Area is the land area addressed by the General Plan. The Planning Area does not lead to regulatory powers outside of the City limits. Instead, it signals to the County and to other nearby local and regional authorities that City residents recognize that development within this area has an impact on the future of their community, and vice versa. The unincorporated land within the Calistoga Planning Area will remain under the jurisdiction of the County of Napa. Under State law, the City will be invited

to comment on development within the Planning Area that is subject to review by the County. (See also Sphere of Influence)

Policy

A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an implementing action or program. (See "Action")

Qualified Affordable Rental Units

Dwelling units available for rent at below market rates that are subject to affordability requirements. See also assisted housing.

Residential Care Facility for the Elderly, Large

A long-term residential facility for more than 12 seniors who may require limited medical care, and that allows residents to live independently in their own unit; provides meals, housekeeping and transportation services; has a scheduled calendar of events for residents; offers assistance with dressing, personal hygiene and medications; and has a resident doctor and/or registered nurse on staff.

Restaurant, Formula

A restaurant or eating establishment devoted to the preparation and offering of food and beverage for sale to the public for consumption either on or off the premises. Such an establishment adopts or maintains common features with another Calistoga or out-of-town business, including items such as the following: business name, appearance, or business presentation, standardized menus, ingredients, food preparation, interior decor, uniforms, architecture, exterior design, signs, use of a trademark or logo (but not including logos or trademarks indicated approval by another organization). (See also Business, Formula)

Riparian Corridor

A habitat and vegetation zone which is associated with the banks and floodplains of a river, stream or lake. Riparian trees and shrubs are typically phreatophytes, plants whose root systems are in constant contact with groundwater.

Section 8 Rental Assistance Program

A program of the US Department of Housing and Urban Development (HUD) that subsidizes rents for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD for a metropolitan statistical area) and the household's contribution toward the rent, which is set at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Semi-Public Space

An area, either interior or exterior, which is owned and managed by a private entity but which is used by the public.

Sensitive Receptors

Uses sensitive to noise such as residential areas, hospitals, convalescent homes and facilities, and schools.

Shared Housing

Two or more unrelated people, each with private sleeping quarters, share a dwelling, so as to provide safety, needed assistance, or reduce housing costs.

Skilled nursing facility

A licensed health-care institution for persons who need nursing care, but do not require hospitalization. Services generally include the supervision of the care of every patient by a physician, the employment full-time of at least one registered nurse, the availability of nursing care 24 hours a day, the availability of a physician on an emergency basis and the presence of facilities for storing and dispensing drugs.

Spa

A facility, either independent of or in conjunction with visitor accommodations, where personal services such as facials, massage, showers, and baths (including mud, steam, mineral baths) are provided.

Sphere of Influence

Under State law, the term used for the area outside of the city limits which a city expects to annex in future years. Calistoga's Sphere of Influence is the same as the city limits because it is City policy that no additional land will be annexed into Calistoga. (See also Planning Area)

Steep Slope

An area with a greater than 5 percent slope.

Supportive housing

Housing with no limit on length of stay, that is occupied by a target population, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Traffic Calming

Measures designed to reduce motor vehicle speeds and to encourage pedestrian use, including:

- narrow streets
- tight turning radii
- sidewalk bulbouts
- parking bays
- textured paving at intersections
- parkways between sidewalks and streets

Transitional housing

Rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Unincorporated Area

Encompasses properties that are located outside of cities. Development in the unincorporated area is subject to County jurisdiction.

Use

The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City zoning ordinance and General Plan land use designations.

Use, Non-conforming

(See "Non-conforming Use")

Very Low-Income Household

(See Household, Very Low-Income)

Visitor Accommodations

A business primarily devoted to providing transient occupancy to non- residents, including but not limited to bed and breakfast inns and facilities, inns, hotels, and motels.

Visitor Accommodations, Formula

A Visitor Accommodations business which adopts or maintains common features with another Calistoga or out-of-town business, including items such as the following: business name, appearance, or business presentation, standardized services, uniforms, interior decor, architecture, exterior design, signs, use of a trademark or logo (but not including logos or trademarks indicating approval by another organization). (See also Business, Formula)

Wastewater Irrigation

The process by which wastewater that has undergone appropriate treatment is used to irrigate land.

Zoning

The division of a city by ordinance or other legislative regulation into districts, or zones, which specify allowable uses for real property and size restrictions for buildings constructed in these areas; a program that implements the land use policies of the General Plan.

Zoning District

A designated area of the City for which prescribed land use requirements and building and development standards are or will be established.

APPENDIX A

HISTORIC RESOURCES

TABLE AI PRIMARY HISTORIC RESOURCES WITHIN CITY OF CALISTOGA

ID #	Address	Type	Architectural Style	Estimated Date	Code
Berry Street					
1	1322	House	Colonial Revival	1905	A
Cedar Street					
2	1004	House	Greek Revival	1875	A*4
3	1018	House	Greek Revival	1875	A*4
4	1300	House	Second Empire	1874	A*2N
5	1311	Resort cottage	Italianate	1860	A*3
6	1321	Church	Romanesque Revival	1869; 1902	A*4
7	1300 blk	Public park	--	1936	A*4
8	1410	House	Queen Anne	1890	A*4
9	1413	House	Gothic Revival	1870	A*3
10	1414	House	Craftsman	1910	A*
11	1418	House	Craftsman	1910	A*
12	1601	House	Bungalow	1915	A*
Foothill Boulevard					
13	304	House	Queen Anne	1895	A
14	512	House	Vernacular	1880	A*4
15	1209	Burial vault	--	1865	A*4
16	1213	House	Craftsman	1910	A*4
17	1423	House	Greek Revival	1875	A*3
18	1523	House	Spanish	1930	A
19	1805	House	Gothic Revival	1875	A*3
20	2100 blk	Cemetery	--	1894	A*4
21	2412	House	Tudor Revival	1920	A*4
22	2650	House	Craftsman	1915	A
23	2650	Barn	Vernacular	1900	A*4
24	2653	House	Vernacular	1930	A
Grant Street					
25	1506	Resort stables	Vernacular	1860	A*3

Codes

A: Primary Historic Resource, based on preliminary visual survey, May 2000

S: Currently listed as a State Historic Landmark

N: Currently listed on the National Register of Historic Places

* Included on Master List, Napa County Historic Resources Inventory, December 1978

A number after the asterisk indicates that a Historic Resources Inventory Form (DPR 523) was prepared for the property in 1978 and the following ratings applied:

- 1 Listed on National Register
- 2 Determined to be eligible for the National Register
- 3 Appears to be eligible for the National Register
- 4 May be eligible for the National Register

ID #	Address	Type	Architectural Style	Estimated Date	Code
26	2028	House; Barn	Vernacular	1900	A*
27	2551	House	Greek Revival	1881	A*3
Kortum Canyon Road					
28	near Foothill	Winery building	Vernacular	1890	A*4
Lake Street					
29	1402	House	Bungalow	1920	A*4
81	1405	House	Greek Revival	1875	A*
30	1438	House	Greek Revival	1880	A*3
31	1503	House	Queen Anne	1890	A*
Lincoln Avenue					
32	1125	House	Colonial Revival	1905	A*
33	1139	House	Italianate	1873	A*3
34	1224	House	Gothic Revival	1875	A*
35	1250	Hotel	Craftsman	1920	A
36	1316-20	Stores	Spanish	1925	A*
37	1334-36	Fraternal hall	Vernacular	1902	A*4
38	1339	Bank	Vernacular	1890	A*3
39	1343-47	Fraternal hall	Vernacular	1887	A*3
40	1350-54	Stores	Mission Revival	1910	A*4
41	1356-60	Stores	Mission Revival	1910	A*4
42	1362-64	Stores	Vernacular	1888	A*4
43	1365-71	Stores	Vernacular	1925	A*3
44	1373	Bank	Neoclassical	1921	A*3
45	1403-09	Stores	Vernacular	1902	A*3
46	1410	Tavern	Moderne	1932	A*3
47	1417-21	Stores	Mission Revival	1904	A*
48	1457	Hotel	Mission Revival	1919	A*3N
49	1458	Railroad depot	Vernacular	1868	A*1NS
50	1614	Resort/spa	Spanish	1923	A
51	1712	Resort/spa	Various styles	1910s	A*3

ID #	Address	Type	Architectural Style	Estimated Date	Code
Myrtle Street					
52	1108	Public library	Craftsman	1924	A
53	1403	House	Second Empire	1886	A*2N
North Oak Street					
54	1448	Water tower	Vernacular	1905	A
Rosedale Road					
55	285	House; Barn	Colonial Revival	1915	A
Second Street					
56	1421	House	Colonial Revival	1904	A*4
Spring Street					
57	1206	House	Craftsman	1910	A*
58	1210	House	Queen Anne	1890	A*
Wappo Avenue					
59	109	Resort cottage	Vernacular	1877	A*4N
60	302	Resort store	Italianate	1862	A*3S
Washington Street					
61	714	Resort/spa	Colonial Revival	1905	A
62	906	Bungalow court	Spanish	1930	A*
63	913	House	Queen Anne	1885	A*4
64	1232	City Hall	Vernacular	1902	A*4
65	1311	Resort cottage	Italianate	1860	A*S
66	1314	House	Colonial Revival	1905	A*4
67	1317	House	Queen Anne	1887	A*4
68	1401	House	Italianate	1880	A*4
69	1512	House	Vernacular	1890	A
70	1519	Church	Fort Ross	1945	A*4

Note: Within each table, numbering refers to location and is not a reflection of relative importance.

TABLE A2 POTENTIAL PRIMARY HISTORIC RESOURCES WITHIN THE UNINCORPORATED PART OF THE PLANNING AREA

ID #	Address	Type	Architectural Style	Estimated Date	Code
Bennett Lane					
71	1310	House	Queen Anne	1890	A
Dunaweal Lane					
72	1085	House	Queen Anne	1890	A
Foothill Boulevard					
73	3227	House	Spanish	1940	A
74	3260	House; barn	Craftsman	1915	A
Greenwood Avenue					
75	1831	House	Italianate	1880	A
76	at Garnett Creek	Stone bridge	--	1904	A
77	2063	House	Queen Anne	1890	A
Lawley Road					
78	3292	House	Bungalow	1910	A
Myrtledale Road					
79	3076	Resort/Spa	Craftsman	1910	A*
Petrified Forest Road					
80	255	House	Vernacular	1885	A
Silverado Trail					
82	4801	House	Craftsman	1910	A
83	at Palisades Road	House	Creek Revival	1870	A
Tubbs Lane					
84	1148	House	Italianate	1880	A
85	1271	House	Creek Revival/ Italianate	1880	A

The City of Calistoga does not have land use jurisdiction outside of city limits. Consequently, it is recommended to the County that properties listed in Table A-2 be designated as historic properties.

Codes

A: Primary Historic Resource, based on preliminary visual survey, May 2000.

* Included on Master List, Napa County Historic Resources Inventory, December 1978

**SECONDARY HISTORIC RESOURCES
CITY OF CALISTOGA AND PLANNING AREA**

Map #	Address	Description
Berry Street		
B1	1310	Church
B2	1314	House
B3	1328	House
B4	1300 blk	Bridge
Cedar Street		
B5	1002	House
B6	1010	House
B7	1017	House
B8	1301	House
B9	1307	House
B10	1315	House
B11	1617	House
B12	1700	House
B13	1706	House
B14	1710	House
B15	1716	House
B16	1720	House
B17	1998	House and barn
Dunaweal Lane		
B77	1183	House
Earl Street		
B18	1402-10	Apartment building
Fair Way		
B19	1419	House
B29	1502	House
B21	1508	House
B22	1604	House

Map #	Address	Description
Filmore Street		
B23	1509	House
First Street		
B24	1465	House
Foothill Boulevard		
B25	900	House
B26	910	House
B27	911	Inn
B28	1015	House
B29	1019	House
B30	1020	Gas station
B31	1111	Motel
B32	1207	Drive-in
B33	1323	House
B34	1610	House
B35	1715	Barn
B36	1722	House
B37	1807	Motel
B38	1814	House
B39	2525	House
Grant Street		
B41	1806	House
B42	1821	House
B43	2273	House and barn
Harley Street		
B23	1516	House
Lake Street		
B44	1401	House
B45	1405	House
B46	1414	House

Map #	Address	Description
B47	1420	House
B48	1428	House
B49	1520	House
B50	1525	House
B51	1809	Two houses
Lincoln Avenue		
B52	1108	Gas station
B53	1400-1406	Hotel
B54	1413	Stores
B55	1414	Stores
B56	1547	House
Money Lane		
B57	1820	House and barn
B58	1848	House and barn
Myrtle Street		
B59	1001	House
B60	1015	House
B61	1504	Church
B62	1610	House
North Oak Street		
B63	1435	Exhibition building
Pickett Road		
B78	2200 (?) blk	Resort cottage
B79	2200 (?) blk	Resort store
Pine Street		
B64	1110 (?)	House
B65	1206	House
B66	1318	House
Second Street		
B67	1417	House

Map #	Address	Description
Silver Street		
B68	1207	House
Silverado Trail		
B69	100	House and two barns
B80	4771	House and barn
Spring Street		
B70	1101	House
B71	1323	House
Third Street		
B72	1407	House
B73	1425	House
B74	1438	House
B75	1443	House
Tubbs Lane		
B81	1340	House
B82	1473	House
Washington Street		
B76	1609	House

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