

## 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                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Open Space for the Preservation of Natural Resources</b>                                                                    |                                                                                                                                                                                               |
| Plant and animal habitat areas                                                                                                 | <ul style="list-style-type: none"><li>• <i>Napa River and its riverbanks</i></li><li>• <i>Geothermal marshlands</i></li></ul>                                                                 |
| Rivers, streams, lakes and their banks                                                                                         |                                                                                                                                                                                               |
| Watershed lands                                                                                                                |                                                                                                                                                                                               |
| Areas required for ecologic and other scientific study purposes                                                                |                                                                                                                                                                                               |
| <b>Open Space Used for the Managed Production of Resources</b>                                                                 |                                                                                                                                                                                               |
| Agricultural lands                                                                                                             | <ul style="list-style-type: none"><li>• <i>Vineyards</i></li><li>• <i>Olive groves</i></li><li>• <i>Mineral water springs</i></li><li>• <i>Orchards</i></li></ul>                             |
| Rangelands                                                                                                                     |                                                                                                                                                                                               |
| Forest and timber lands                                                                                                        |                                                                                                                                                                                               |
| Mineral resource production areas                                                                                              |                                                                                                                                                                                               |
| <b>Open Space for Outdoor Recreation and Scenic Resources</b>                                                                  |                                                                                                                                                                                               |
| Areas of outstanding scenic, historic and cultural value*                                                                      | <ul style="list-style-type: none"><li>• <i>Pioneer Park</i></li><li>• <i>Logvy Community Park</i></li><li>• <i>Mount Washington</i></li><li>• <i>Scenic Corridors and Hillsides</i></li></ul> |
| Parks and other areas used for recreation                                                                                      |                                                                                                                                                                                               |
| Scenic corridors and trails                                                                                                    |                                                                                                                                                                                               |
| Links between different open space areas                                                                                       |                                                                                                                                                                                               |
| <b>Open Space for Public Health and Safety**</b>                                                                               |                                                                                                                                                                                               |
| Areas requiring special management or regulation because of risks presented by natural hazards such as earthquakes or flooding | <ul style="list-style-type: none"><li>• <i>Napa River 100-Year floodway</i></li><li>• <i>Steep Hillsides</i></li></ul>                                                                        |

\* 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*

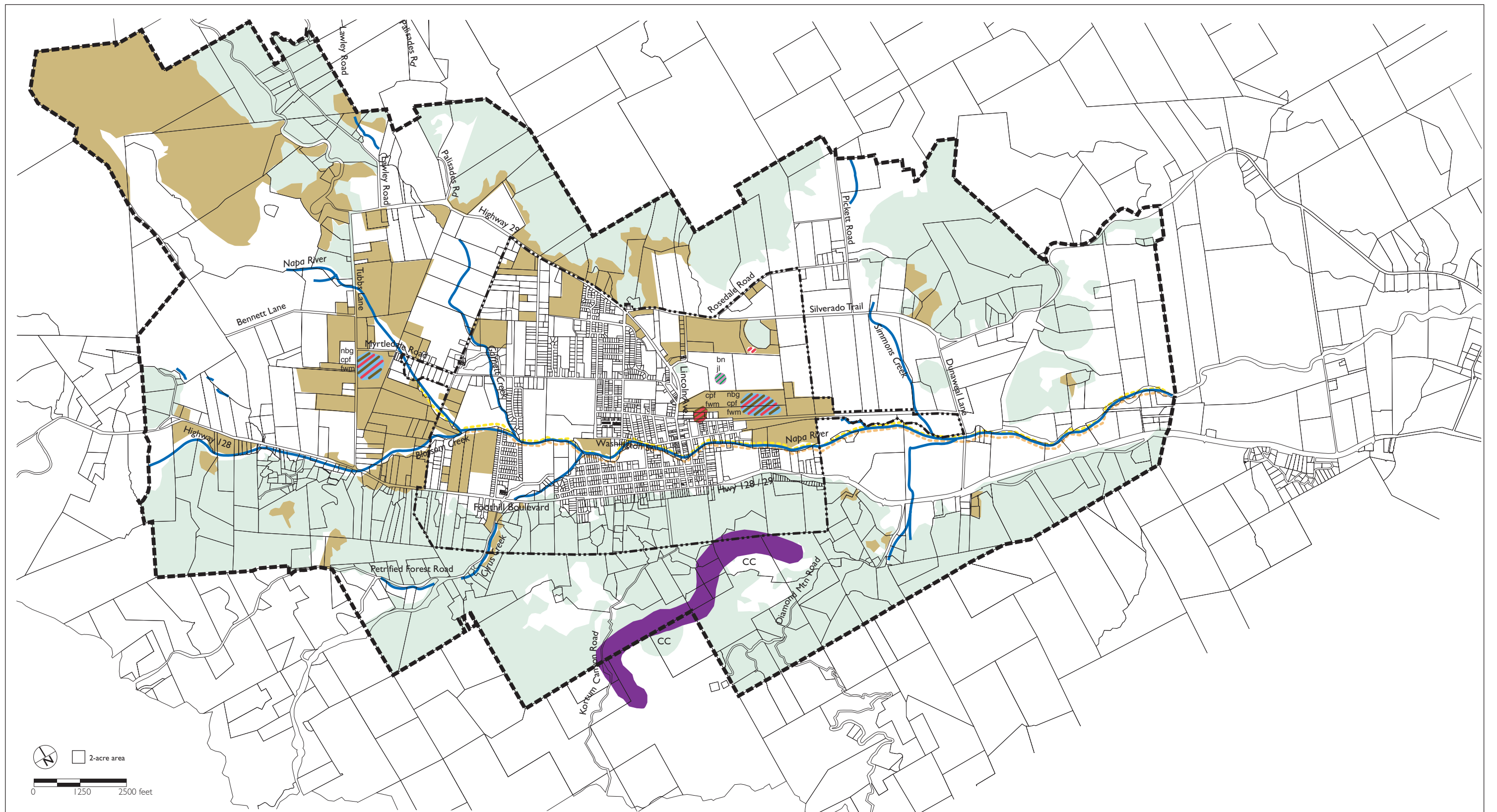
Calistoga and its Planning Area contain several diverse plant and animal communities, which are described below. Several of these communities have been given a high priority ranking by the California Natural Diversity Database (CNDDB) due to rarity and threats; all of them are important to the diversity 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.

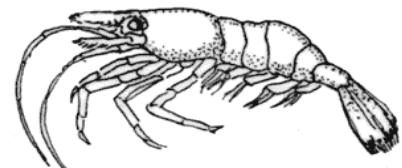
**Animal Species.** Table OSC-2 provides information on the name, status, preferred habitat, and reported occurrences of special-status animal species known or considered to have the highest potential for occurrence in the Planning Area. Of the species listed in the table, only a few have actually been 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*

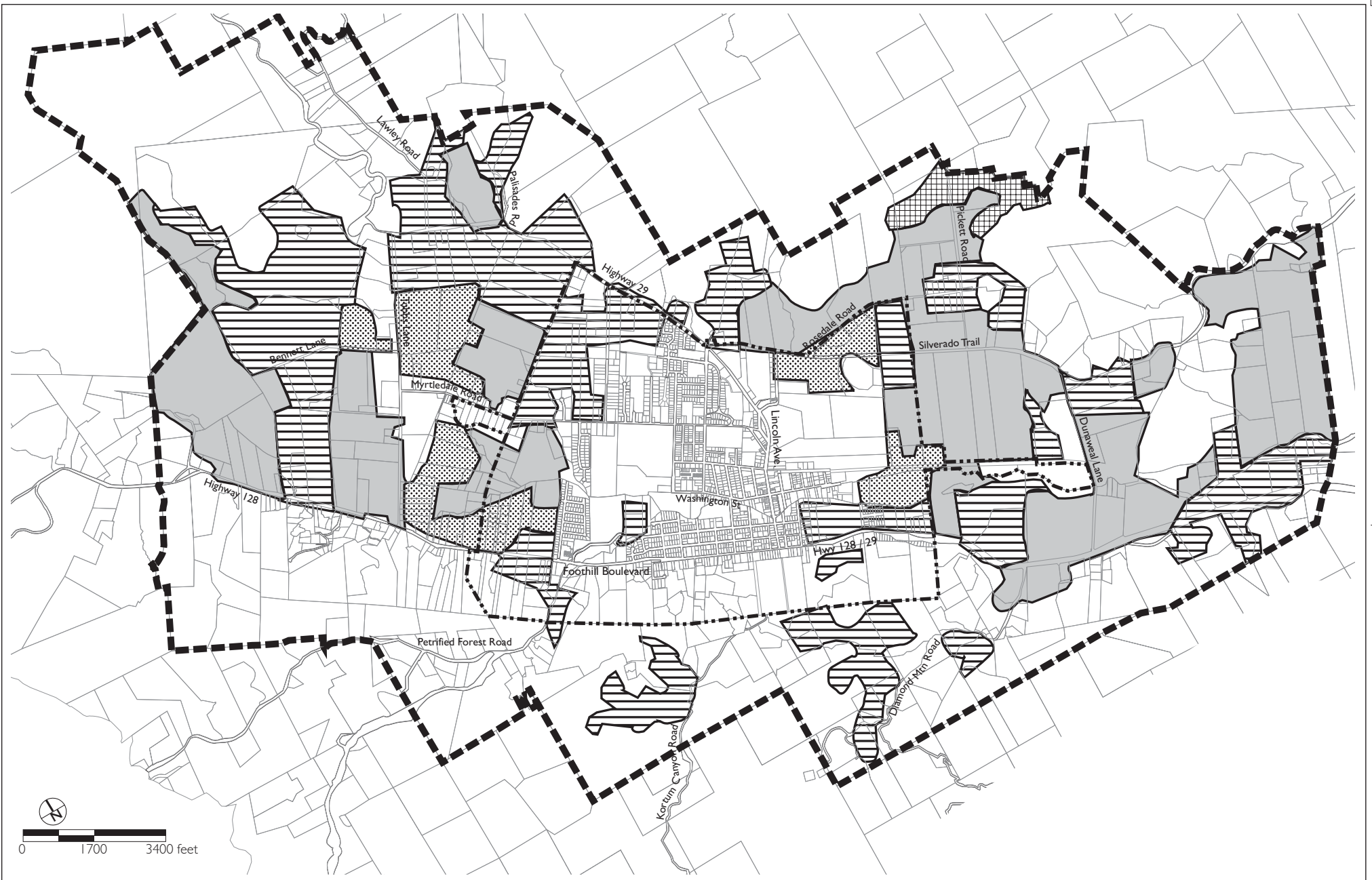
The high level of agricultural productivity in the area is attributable in large part to the area's fertile soils. The soils found within and around Calistoga range from Bale loam to the Forward-Kidd complex. The most prevalent soil type is Bale loam, which covers a substantial part of the area within 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

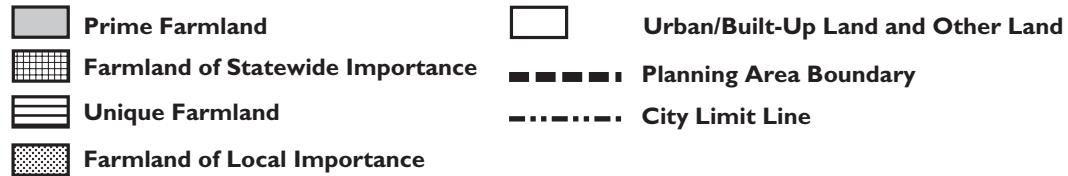
designates farmland as Prime, Unique or of Local or Statewide importance, known as the Important Farmland Inventory (IFI). These designations are based on various criteria that contribute to the suitability of the land for farming, including soil moisture, temperature, pH, erodibility and rock fragmentation. 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**

| <b>Name</b>                             | <b>Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Prime Farmland</b>                   | 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                                                                                           |
| <b>Farmland of Statewide Importance</b> | 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.                                                                                                                                                                                                                                                                                        |
| <b>Unique Farmland</b>                  | 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. |
| <b>Farmland of Local Importance</b>     | 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               |
|--------------------------------------------------|-------------------------------------|--------------------|
| <b><i>City-Owned Recreational Facilities</i></b> |                                     |                    |
| 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> |
| <b><i>Other Recreational Facilities*</i></b>     |                                     |                    |
| 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> |
| <b>Total Recreational Acreage</b>                |                                     | <b>90.11 acres</b> |

\* 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

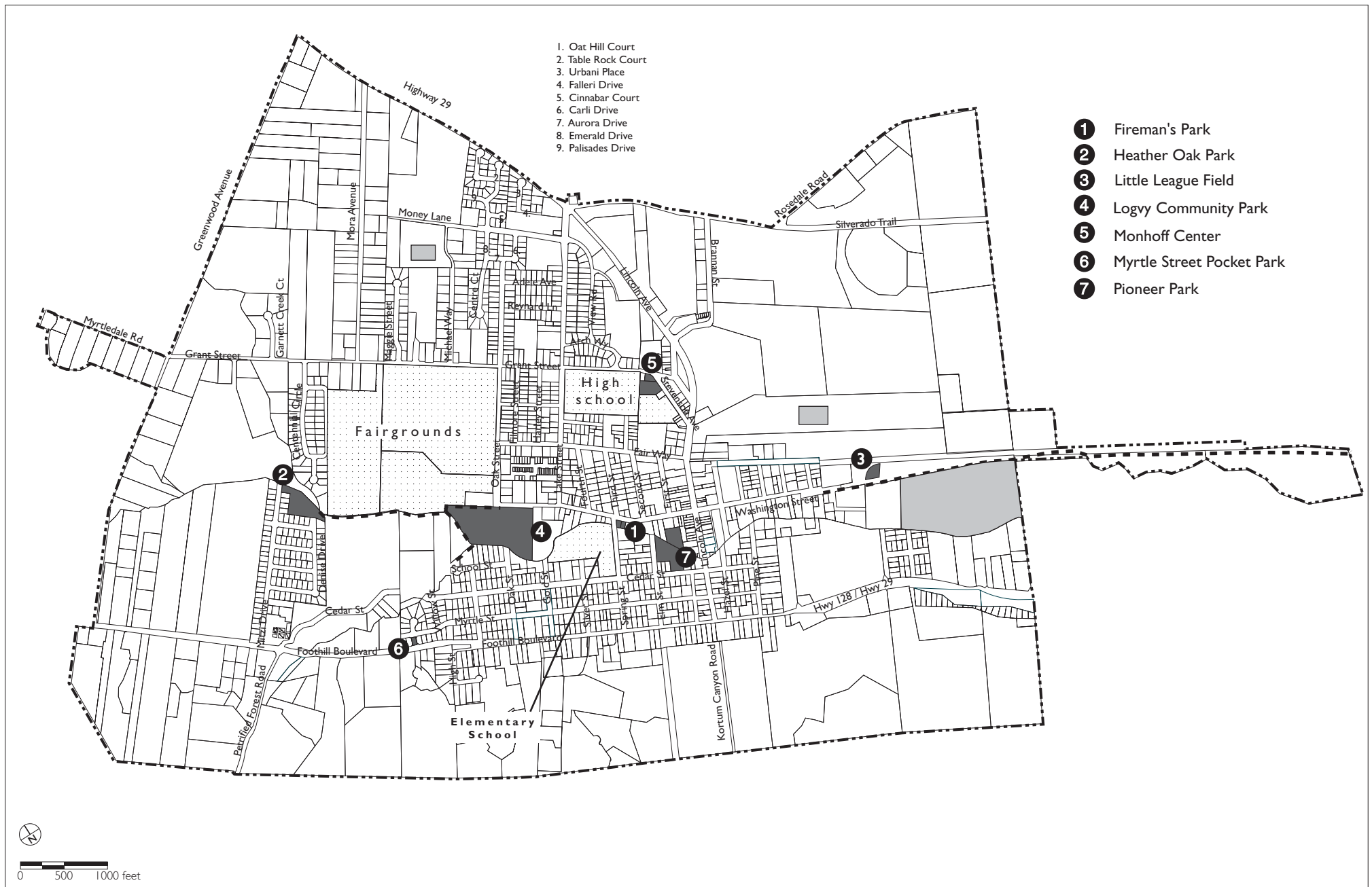


FIGURE OSC-3



## PARKS AND RECREATION AREAS

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.*

---



- ● ● Scenic Corridors  
\*Tubbs Lane not shown
- - - City Limit Line

FIGURE OSC-4

SCENIC CORRIDORS

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 PM<sub>10</sub> levels also exceed the State standard of 50 kg/m<sup>3</sup> 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.<sup>1</sup>

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.

---

<sup>1</sup> 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.

|                                                                                                  |
|--------------------------------------------------------------------------------------------------|
| <p><b>Goal OSC-6. Protect and improve Calistoga's existing high standard of air quality.</b></p> |
|--------------------------------------------------------------------------------------------------|

**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.