



Local Agency Formation Commission of Napa County
Subdivision of the State of California

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We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture

Agenda Item 6e (Consent/Information)

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Executive Officer

MEETING DATE: February 5, 2018

SUBJECT: Progress Report on General Plan Updates

BACKGROUND

At its strategic planning workshops on March 6, 2017, and May 1, 2017, the Commission provided direction to staff to increase its engagement in General Plan updates for the six local land use authorities; the County of Napa and the five cities/town. This activity also involves staff returning with information about the housing needs for each local land use authority. This information will support the Commission's future decision making as it relates to ensuring logical and orderly growth and development in Napa County.

On October 2, 2017, the Commission considered receiving an informational report that summarizes the most recent General Plan Annual Progress Reports from the County of Napa and each local city and town. The October 2, 2017, report was continued due to the need for additional clarification regarding the housing-related obligations of local land use authorities. The October 2, 2017, report is available online at:

http://www.napa.lafco.ca.gov/uploads/documents/10-2-17_5e_GeneralPlans.pdf

On December 4, 2017, the Commission considered receiving the continued informational report with clarifications made in response to comments from Commissioners. The December 4th report was continued again due to the need to confirm the accuracy of the housing-related data. The December 4, 2017, report is available online at:

http://www.napa.lafco.ca.gov/uploads/documents/12-4-17_5e_GeneralPlansHousing.pdf

Scott Sedgley, Commissioner
Councilmember, City of Napa

Margie Mohler, Commissioner
Councilmember, Town of Yountville

Kenneth Leary, Alternate Commissioner
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Representative of the General Public

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

SUMMARY

This report includes a summary of current and planned activities relating to each local land use authority's General Plan. Information related to housing permits issued and units constructed will be provided to the Commission following the April 1st due date for each land use authority to submit their annual filing with the California Department of Housing and Community Development (HCD). This will include current data relating to each local land use authority's progress in meeting their respective Regional Housing Needs Allocations. Staff anticipates presenting this information at the Commission's June 4, 2018, meeting.

This report is presented for information purposes only. No formal action will be taken as part of this item. A brief summary of current and foreseeable future General Plan activities for each of the six local land use authorities follows.

County of Napa

The County's current General Plan was adopted in 2008. The County is currently in the process of updating the following General Plan Elements: Agricultural Preservation and Land Use; Circulation; Community Character; Conservation; Economic Development; Recreation and Open Space; and Safety.

City of American Canyon

American Canyon's current General Plan was adopted in 1994. American Canyon will begin a comprehensive General Plan Update this year. Current programs are described in American Canyon's Annual Housing Element Progress Report included as part of Attachment Two to the October 2, 2017, report (link on page one of this report).

City of Calistoga

Calistoga's current General Plan was adopted in 2003. Calistoga is currently updating the Infrastructure Element of its General Plan. This update will reflect some of the background information contained in the recent Municipal Service Review for Calistoga adopted in December 2016. This activity will be limited to updating Calistoga's 15-year old Infrastructure Element to reflect current circumstances. No significant changes are anticipated with respect to Calistoga's policies or programs.

City of Napa

Napa's current General Plan was adopted in 1998. In September 2017, Napa circulated a Request for Proposals (RFP) to select a firm to complete a comprehensive General Plan Update and associated Environmental Impact Report (EIR). Five consultants submitted proposals in response to the RFP. Napa anticipates selecting a consultant by March 2018. Napa will also form a General Plan Committee to guide policy development and visioning. It is anticipated that the overall update will be a two to three year process.

City of St. Helena

St. Helena's current General Plan was adopted in 1993. In 2007, St. Helena initiated a comprehensive update to its General Plan (2035 General Plan Update). In 2017, St. Helena determined the draft EIR for the City's General Plan update requires significant revisions and new technical information to be adequate under the California Environmental Quality Act. On January 9, 2018, St. Helena approved a contract with Dyett and Bhatia to complete the St. Helena 2035 General Plan Update and EIR. It is anticipated St. Helena will consider a Final EIR by September 2018.

Town of Yountville

Yountville's current General Plan was adopted in 1992. In June 2016, Yountville updated the Town's General Plan Open Space / Parks Element and Land Use Element. These updates were specific to limiting the Town's future residential growth, discouraging annexation of agricultural lands, adding a map of the Town's Planning Area, and maintaining the existing relationship and boundary between Yountville and the County relating to agricultural lands. Yountville has also initiated a comprehensive review of the existing policies and programs in the Town's current General Plan. Toward this end, Yountville has established a Town Advisory Group that meets monthly to review proposed General Plan policies. The efforts of this group will culminate in a draft comprehensive update to the Yountville General Plan. Following several public meetings and workshops, the draft update will be brought before the Yountville Town Council for adoption in early 2018.

ATTACHMENTS

None