

**SUPPLEMENTAL REPORTS & COMMUNICATIONS I**  
**Office of the City Clerk**

**City Council of the City of Napa**  
**Regular Meeting**

**February 16, 2021**

**FOR THE CITY COUNCIL OF THE CITY OF NAPA:**

**EVENING SESSION:**

**14. ADMINISTRATIVE REPORTS:**

**14.A. General Plan Update.**

- PowerPoint Presentation from City Staff.
- Email from David Campbell received on February 15, 2021. \*
- Email from Christiane Robbins, Keep the Napa Gateway Green, received on February 16, 2021. \*

***\*EMAIL OR HANDWRITTEN COMMENTS WILL BE READ INTO THE RECORD BY CITY STAFF  
DURING THE MEETING.***



N A P A 2 0 4 0  
G E N E R A L P L A N

**City Council Meeting  
2/16/2021  
Supplemental I - 14.A.  
From: City Staff**



# General Plan Update Progress Report

February 16, 2021

# General Plan Progress

- Last Update – August 4, 2020
- General Plan Advisory Committee (GPAC) Activity
  - Draft Vision & Guiding Principles
  - Draft Land Use Plan
  - General Plan Element Framework Documents
- Next Steps
- RHNA – Housing Element Update



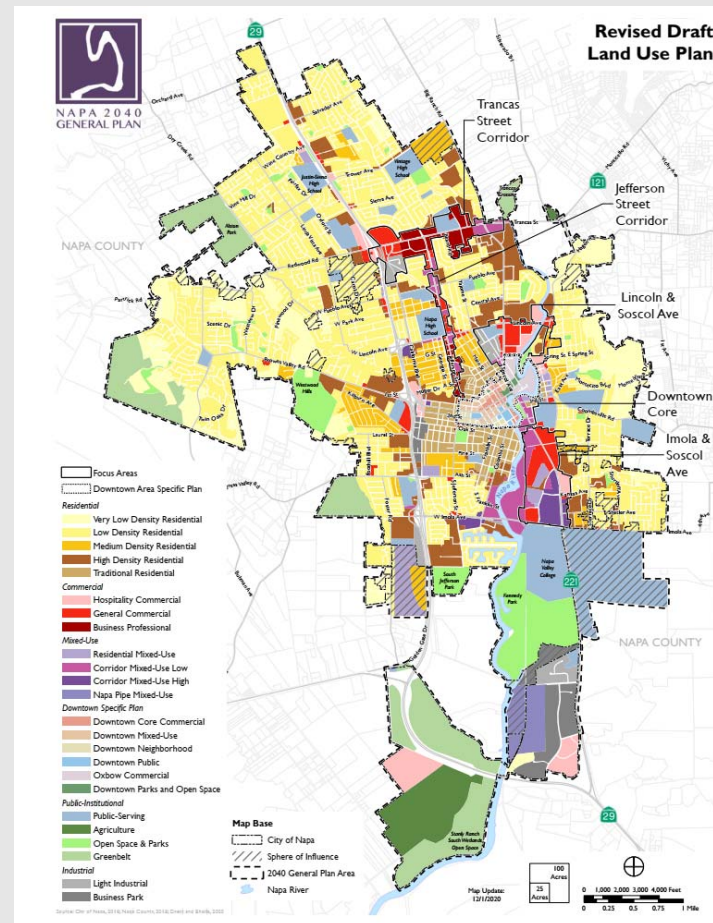
# Draft Vision & Guiding Principles

- Vision & Guiding Principles
  - Community Input
  - Workshops
  - Survey
  - Stakeholder Interviews
  - GPAC Meetings



# Draft Land Use Plan

- Draft Land Use Plan
  - GPAC Meetings
  - Community Workshops
  - Planning Commission Review
- Next Steps



# General Plan Element Framework Documents

- High-Level Overview of Each Element
- Identify Key Policies & Strategies
- GPAC Review
- City Technical Review (TAC)



**General Plan Framework**  
DRAFT January 27, 2021

	Sustainable Communities and Livability	Natural Resources Conservation	Safety and Noise	Public Health and Equity	Economic Development	Housing (separate update from GP)
2. transportation systems, and promote mobility through increased connectivity and intelligent transportation management.	○	●				○
3. Balance local and tourist needs.	●	○	●	○	○	○
4. Promote housing and support a diverse array of housing types to meet the needs of all segments of the population.	●			○	○	●
5. Foster connections to nature and open space.	○	●	○	●		
6. Emphasize environmental sustainability.	○	●	●	●		
7. Achieve a healthy and safe community for all.	○	○	●	●		
8. Promote continued Downtown revitalization.	●		●	○		○
9. Celebrate Culture, Arts, and History.		○	●			
10. Achieve an economically diverse and resilient community.		○				●

● Most Closely Related to Core Value    ○ Closely Related to Core Value

# General Plan Element Framework Documents

## Mandated Elements

- Land Use & Community Design
- Transportation
- Community Services, Parks & Recreation
- Natural Resources Conservation
- Safety & Noise

## Additional Elements

- Historic Resources
- Economic Development
- *Climate Change & Sustainability*
- *Public Health & Equity*



# Next Steps

- Finalize Draft Land Use Plan
  - Planning Commission Feb 18 & March 4
  - City Council April 6
- Community Outreach
  - Spanish Language & Youth
  - Element Frameworks
- Draft General Plan & EIR





# Regional Housing Needs Allocation (RHNA)

	Very Low	Low Income	Moderate	Above Moderate	Total
City	504	291	319	825	<b>1,939</b>
County	369	212	120	312	<b>1,013</b>

- Napa Pipe Agreement
  - City Responsible for 80% of County's RHNA
  - City Total – 2,757
- Housing Element Update
- HE Annual Progress Report 4/6 CC



# Questions



N A P A 2 0 4 0  
GENERAL PLAN



**From:** [David Campbell](#)  
**To:** [Clerk](#)  
**Subject:** PUBLIC COMMENT - AGENDA ITEM 14A - TO BE READ ALOUD  
**Date:** Monday, February 15, 2021 8:10:02 PM

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[EXTERNAL]

Members of City Council:

Tonight, you are beginning the review of the newly developing General Plan that is intended to guide our city through the year 2040. It is a big project, an important project and a necessary project. Unfortunately, the development process appears to be murky and confusing.

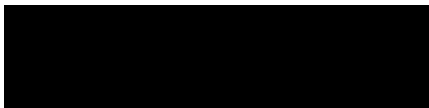
Council appointed a committee, the General Plan Advisory Committee (GPAC) to provide citizen input into the process. Sadly, this has not happened. I have attended many of these meetings and the committee is largely bypassed. For example, when planning staff and the consultant proposed a draft Land Use Element, it included maps with proposed uses for areas within, and even outside of, the city. The GPAC proposed some changes to the maps before they first went to the Planning Commission (PC) last fall but staff, in effect, asked the PC to ignore those proposals and consider the original map as the preferred one. Preferred by whom? Not by your citizen advisors it would seem. Happily, the PC sent them packing and asked for revisions. I suspect that these will be considered at the Thursday meeting of the PC.

But this raises a larger concern: why are maps with land use designations being produced at all before the council has established clear policy in the area. The only policies that I have been able to unearth are included in the 2015 Housing Element. And the staff maps clearly are inconsistent with those policies.

Times change and policies change but policy does not reside in a collection of opaque “guiding principles” that clearly bear the fingerprints of some marketing genius. Policy needs to be clearly established and articulated by city council; that’s your job!

I urge council to step up and let us all debate the guiding **policies** that will direct the creation of a 2040 General Plan. I also urge council to give GPAC a voice, a real voice.

David Campbell



When I despair, I remember that all through history the way of truth and love has always won. There have been tyrants and murderers and for a time they seem invincible, but in the end, they always fall – think of it, always. ***Mahatma Gandhi.***

*Go Green! Think before you print.*

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**From:** [Christiane Robbins](#)  
**To:** [Clerk](#)  
**Subject:** Comment to Council for 02.16.2021 Meeting - Please READ General Plan: Agenda Item 14.A General Plan Update  
**Date:** Tuesday, February 16, 2021 2:53:03 PM  
**Attachments:** [KNGG City Council Letter-02.15.21.pdf](#)  
**Importance:** High

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[EXTERNAL]

Please see Attached Letter to be read during the City Council Meeting this evening.

Christiane Robbins

KEEP THE NAPA GATEWAY GREEN

( [www.savefosterroad.org](http://www.savefosterroad.org) )

*“ Take care of the space you live in ”*

Native American Proverb

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# KEEP NAPA'S GATEWAY GREEN

February 15, 2021

Napa City Council  
Napa, CA 94558

*RE: Agenda Item 14.A General Plan Update  
Draft Vision and Guiding Principles + General Plan Framework*

Dear Members of the Napa City Council:

Please accept this letter on behalf of the Keep Napa's Gateway Green Coalition. Our membership represents hundreds of residents and property owners in the South Napa Gateway area and throughout the City of Napa.

In reviewing the proposed draft Napa 2040 General Plan, Attachment 1, Draft Vision and Guiding Principles, contains overly broad language, much broader than the numbered "policies" contained in the currently operative EN 2020 General Plan. As such, we have significant concerns specific to the 144 acres comprising the Ghisletta and Napa Valley Horseman's Ranch lands and several of the current GP Land Use Element policies support limiting growth in the Gateway areas represented in ATCH 1 - Draft Vision and Guiding Principles ATCH 2 - General Plan Framework.

During the year the citizens of Napa have been presented with various shifting proposed LU maps representing changes in LU for these parcels. Recently, Staff inexplicably reversed course circling back to their first proposal of early 2020 demanding unreasonable intensification. Each proposed draft depicted dramatic intensification comprising multi-family housing, mixed use and commercial development-in conflict, i.e. with LU-1.2; LU-1.5. Regrettably, none of these proposals are accompanied by any real debate nor written policies and/or justifications for these proposed changes.

These proposed "guidelines and principles" are not written policies. As is, they stand in stark conflict with existing policies of the city of Napa, the smart growth directives permeating the rest of their own proposed draft Napa 2040 General Plan and undermine the surveyed voices of Napers. To propose such an inconsistent, marked intensification of development and conflict, often based on inaccurate data points, is premature.

The proposed draft does not delineate nor propose any written changes to the existing policies and proposed land use. These require mitigation of any conflicts in the RUL, ie. LU-3.2. Other issues include the need for the city to fund and build facilities and city services to these areas - standing in conflict with LU-3.5. Given the City's dire budgetary constraints/forecasting, such economic impact cannot be rationally justified.

## KEEP NAPA'S GATEWAY GREEN

The proposed draft GP LU designation map for the Sphere of Influence (SOI) is inconsistent and incompatible with stated GP 2020 land use policies. Consequently, the proposed land use designations would be rendered inconsistent, in-conflict and incompatible.

We request policies actually be written in their proposed draft Napa 2040 General Plan as the deviations of their proposed intensification/development are in conflict with current EN 2020 policies.

It is premature for the GPAC, PD Staff and consultants, D&B to submit this Napa 2040 proposal to the City Council. It is irresponsible for the City Council to arrive at any conclusions based on such amorphous uncertainties.

With thanks for your consideration,

Christiane Robbins  
on behalf of  
KEEP NAPA'S GATEWAY GREEN