

2025

General Plan Annual Progress Report



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G E N E R A L P L A N

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City of Napa

Planning Commission: February 19, 2026

City Council: March 17, 2026

I. Introduction

This report has been prepared pursuant to the requirements of Government Code Section 65400. Guidance for the preparation of the report is provided by the Governor’s Office of Land Use and Climate Innovation (LCI).

The purpose of this document is to report on the City of Napa’s progress in implementing its General Plan.

This document was provided to the Planning Commission and City Council for their review on February 19, 2026, and March 17, 2026, respectively, and will be submitted to LCI and the Department of Housing and Community Development (HCD) by April 1, 2026, following these reviews.

II. Background

The City of Napa’s General Plan, Napa 2040 General Plan, was adopted by the City Council in October 2022. As of 2025, no subsequent updates to the General Plan were adopted.

The Napa 2040 General Plan exceeds the requirements of LCI, which mandates that the following seven (7) elements be included in a General Plan: Land Use, Circulation (Transportation), Housing, Conservation, Open Space, Noise, and Safety. Although the City of Napa does not constitute a ‘disadvantaged community’ as identified through Senate Bill 535, the Public Health and Equity element was included as part of the City’s General Plan. The Public Health and Equity element is grounded in best practices in environmental justice and seeks to advance equitable policies within the City.

The City’s 2023-2031 Housing Element (6th Cycle), which is a required element of the City’s General Plan, was adopted by the City Council on October 17, 2023, and certified by the Department of Housing and Community Development (HCD) on December 5, 2023. As of 2025, no subsequent updates to the Housing Element were adopted.

III. General Plan Implementation – Zoning Ordinance Update

A key step in implementing the Napa 2040 General Plan is a comprehensive update to the City’s Zoning Ordinance and Municipal Code. In 2025, City Planning staff worked closely with Lisa Wise Consulting to support efforts to update the Zoning Ordinance.

Developments on the Zoning Ordinance Update (ZOU) Project included the following actions:

- Receiving and reviewing the technical analysis of the Residential Objective Design Standards (“ODS”), which was prepared and published by Lisa Wise Consulting in January 2025. This technical analysis reviewed the City’s existing design guidelines and regulations, providing a baseline for preparing the ODS.
- Hosting one (1) evening community workshop in February 2025, where 50 attendees learned about and discussed the upcoming changes to the Zoning Ordinance. This session helped Planning Staff and the Consultant team gauge the

Community's thoughts on the current Zoning Ordinance and development in the City overall.

- Finalizing the results of the Community Feedback Survey in May 2025, including 421 responses from residents, property owners, business owners, and other community members.
- Hosting two (2) Planning Commission working sessions in May and July 2025, where Planning Commissioners, staff, and members of the public discussed the upcoming changes in the Zoning Ordinance, and 'hot-topic' items, such as food trucks, drive-throughs, and fossil fuel stations. These sessions provided valuable feedback for Staff to consider and incorporate into the updated Zoning Ordinance.
- Internal review of the draft Zoning Ordinance in November and December 2025. Planning Staff, City Departments, and external agencies conducted a detailed review of the draft updated Zoning Ordinance and provided feedback for review and discussion to prepare the final draft.

IV. Additional areas of General Plan Implementation

Apart from the continued work on the comprehensive Zoning Ordinance Update, City staff also worked on the following notable actions, which correspond with the listed General Plan element(s):

Land Use & Community Design Element (E1)

- City Staff in the Planning Division promoted efficient land use patterns by requiring that new developments be within the assigned density range. When feasible, City staff encouraged developers to exceed the minimum density requirements.
- City staff in the Planning Division promoted flexibility in parking and other development requirements, especially in areas targeted for higher-density, mixed-use, and pedestrian-oriented development, such as Downtown, along corridors, and older established neighborhoods in the City.

Transportation Element (E2)

- City Staff in the Planning Division and Development Engineering Division continued to collaborate with the Napa Valley Transit Authority and other regional transit agencies by attending bi-monthly meetings, with a particular focus on the Countywide Transportation Plan Update and the development of a Solano-Napa traffic activity-based model, which would be used to evaluate development Projects.
- City Staff in the Capital Improvements Projects (CIP) Division oversaw the completion of the roadway updates to Browns Valley Road, which included the installation of a protected bicycle lane and flashing crosswalk beacons.
- City Staff in the Development Engineering Division began working with DTA Public Finance, a consulting firm, to evaluate all existing Project Impact Fees, which are applied to development Projects in the City.

Community Services, Parks, and Recreation Element (E3)

- City Staff in the Planning Division and Parks and Recreation Department presented to the Planning Commission an application from a private developer to permit four (4) public-access pickleball courts and one (1) practice soccer field at the South Napa Century Center. The Project was approved.
- City Staff in the Parks and Recreation Department finalized the installation of two (2) permanent, ADA-Accessible restrooms at Alston Park.
- City Staff representing all City Departments attended the City's 2nd Annual *Community Open House* at the Las Flores Community Center, helping residents and fellow employees understand the roles of, and services provided by, each City Department.

Historic & Cultural Resources Element (E4)

- City Staff continued to provide technical assistance and review Project documents for the proposed Franklin Station Project, including the rehabilitation of the former United States Post Office building located at 1351 Second Street, which was damaged in the 2014 Napa Earthquake.
- City Staff in the Planning Division processed seven (7) Mills Act Contract requests, which were ultimately approved by the City Council. The Mills Act Contracts would provide property owners with property tax reductions in exchange for a minimum 10-year commitment to preserve, maintain, and restore the property in accordance with the City's Historic Preservation Ordinance.

Climate Change and Sustainability Element (E5)

- City Staff in the Planning Division continued to enforce the moratorium on new or expanded service (fossil-fuel) stations, resulting in no new or expanded service stations.
- City Staff continued and ultimately concluded its Leaf Blower Rebate Program with Napa Climate Now! and the Solano-Napa Small Business Development Center, which offered local landscaping and gardening businesses rebates of up to \$1,000 for the purchase of electric-powered leaf blowers. City Staff attended two (2) community events to promote and inform local business owners about the rebate program.
- City Staff in the Parks and Recreation Department continued their work with Davey Resource Group, a consulting firm, on a draft of the Urban Forestry Management Plan, which would establish long-term strategies for the care and preservation of the City of Napa's Urban Forest.

Natural Resources & Conservation Element (E6)

- City Staff continued to enforce the required setback from creeks, water courses, and riparian areas, helping to preserve plant and wildlife habitats.
- City Staff continued to consult with, and refer proposed developments in sensitive areas to, State and Federal agencies as appropriate, for their review and comment.

Safety & Noise Element (E7)

- City Staff reviewed the updated 2025 Fire Hazard Severity Zone Map as prepared by Cal Fire and used the map as a tool for discussions regarding new development and protection of the existing built environment.
- City Staff continued to closely review development within the designated floodplain areas, to ensure that the Project designs could withstand a flooding event and would not jeopardize the existing surrounding or downstream structures.

Public Health & Equity Element (E8)

- City Staff from multiple departments participated in the Napa City Academy, designed to help Napa residents learn about the functions and role of their city government.
- City Staff in the Planning Division continued to consider the goal of creating ‘complete neighborhoods’—neighborhoods where residents have convenient access to goods and services on a daily or regular basis—when reviewing applications for new development and land uses.
- City Housing Division staff received authorization to enter into an Exclusive Negotiating Agreement (ENA) with Nova Domus Development, LLC, to negotiate the terms of the development and operation of affordable for-sale units at 3875 Jefferson Street, which is a city-owned property.

Economic Development Element (E9)

- City Staff from the Economic Development Division finalized the Napa RiverLine Strategic Plan, with assistance from the selected consultant team, the Napa RiverLine Advisory Committee (stakeholders), and a Technical Advisory Committee (TAC) consisting of City and external agency staff. The Strategic Plan outlined the next steps to bring the RiverLine vision to life.
- City Staff from the Economic Development Division, in collaboration with local entrepreneurs, businesses, City departments, and external government agencies, hosted the first Napa Small Business Resource Fair. The resource fair provided an opportunity for new and existing business owners to learn more about regulations, permitting, and financing, as well as success stories from local entrepreneurs and small businesses.

V. Actions in the Coming Year (CY 2026)

- City Staff in the Planning Division anticipate that the updated Zoning Ordinance and Municipal Code will be available in draft form for public review in Spring/Summer of 2026, with adoption tentatively scheduled for Fall/Winter 2026.
- City Staff in the Planning Division will continue updating the Planning Division webpage with timely information on notable Projects, including the First Street Napa Project and the Crescent Project at the former Napa County Health and Human Services property.
- The Community Resources and Development Department (formerly the Community Development Department) will continue cross-divisional collaboration

among the Economic Development, Building, Planning, Housing, Code Enforcement, and Parking Enforcement Divisions, to improve processes and provide timely, informative service to residents, developers, and stakeholders.

VI. Informational Document

This document serves as a reporting document and does not create or alter policy. The contents of this document are for informational purposes only. Therefore, the preparation and review of this document is exempt from the requirements of CEQA, per CEQA Guidelines Section 15060(c).