

# Napa Communities Growth Summit

June 13, 2008  
Meeting Summary

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## Table of Contents

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I.	Introduction and Overview .....	2
II.	Setting the Stage: Napa Trends, Challenges and Opportunities .....	2
III.	Presentations on General Plans.....	3
IV.	Small Group Discussion .....	5
	Question A1.....	5
	Question A2.....	6
	Question B.....	6
	Question C.....	8
V.	Summary and Next Steps.....	10

### List of Tables

Table 1: Summary of Key Housing Data

### List of Attachments

Napa County League of Governments (NCLOG) Principles for Creating a  
Healthy, Vital and Sustainable County  
Napa Communities Growth Summit Wallgraphic

## **I. Introduction and Overview**

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On June 13, 2008, the Napa County Transportation and Planning Agency (NCTPA) hosted the full-day Napa Communities Growth Summit. Participants representing the County and five cities had the opportunity to discuss and assess the future of Napa in light of the Napa County League of Governments (NCLOG) Principles for Creating a Healthy, Vital and Sustainable Napa County, and to learn about Napa's trends, challenges and opportunities.

This first meeting was intended to convene the group and highlight issues, opportunities, and potential solutions. A second meeting will be held later in the year to identify how some of these issues and opportunities can be addressed by the Napa communities as a whole.

More than 135 participants attended the day-long session. Participants included local elected officials, planning directors, agency staff, representatives from local non-profit organizations, and members of the general public.

Leon Garcia, Chairman with NCTPA, began the meeting with welcoming remarks to participants. He then introduced Daniel Iacofano, Principal, MIG, Inc., as the moderator for the Growth Summit. Daniel provided an overview of the agenda, described the meeting outcomes, and reviewed the general format for the day.

## **II. Setting the Stage: Napa Trends, Challenges and Opportunities**

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Jim Leddy, Executive Director, NCTPA, set the stage with a presentation on trends, challenges and opportunities for the County of Napa. The presentation included demographic information which projected the County's population, mean household income, and total jobs to increase by 2035. Jim referenced the NCLOG Principles for Creating a Healthy, Vital and Sustainable Napa County. He explained that the NCLOG Principles attempt to comprehensively summarize the significant factors that affect all of Napa County's communities. Jim also touched on housing growth and the regional housing needs allocation methodology for the County of Napa. The five communities' and County's projected housing growth and regional housing needs allocation (RHNA) were a key topic of discussion during the remaining time at the Growth Summit.

### III. Presentations on General Plans

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The planning directors of the five cities and the County of Napa gave presentations that began with an overview of their General Plan. The presenters were:

- Brent Cooper, Planning Director, American Canyon
- Jean Hasser, Senior Planner, City of Napa
- Bob Tiernan, Planning Director, Town of Yountville
- Carole Poole, Planning Director, City of St. Helena
- Charlene Gallina, Planning and Building Director, City of Calistoga
- Hillary Gitelman, Planning Director, County of Napa

Each presentation provided population, employment, and housing information specific to the five cities and the County and focused on housing growth in each. Each presenter shared his/her jurisdiction's allocated housing needs and the known location and distribution of development and future growth. Gaps in the provision of housing, based on housing allocation numbers and known housing growth, were identified for each community and the County. Table 1 provides the summary of key housing data presented at the Summit, including RHNA numbers for 2007-2014, the number of approved "pipeline" projects that have been approved but are not reflected in the 2005 data, and the resulting gap in housing required to meet county-wide needs. The presentations concluded with current and future challenges and opportunities facing each community.

**Table 1: Summary of Key Housing Data**

Jurisdiction	Number of Allocated Housing Units (2007-2014)	Number of Approved Housing Units (since 2005)	Housing Gap
American Canyon	728	650	78
City of Napa	2,106	673	1,433
Town of Yountville	87	130	57
City of St. Helena	121	52	69
City of Calistoga	94	132	94
County of Napa	651	117	534

Participants were given the opportunity to comment on and ask questions about the presentations. The following issues were identified by individual participants at the mid-point and end of the presentations:

### **Growth Management Program**

Develop and maintain a growth management program that is informed by the growth rate and the carrying capacity of the community. The carrying capacity should include water and transportation issues, among others.

- **Neighborhood Preservation**  
Protect existing neighborhood quality and preserve distinct neighborhoods. Ensure infill projects are compatible with existing land uses and neighborhood character.
- **Open Space**  
Ensure that open space is included in the NCLOG Principles.
- **Water Resources**  
Raise awareness of personal water use to stimulate conservation. Address water issues in larger context, including impacts on fish population and vineyard growth.
- **Transportation**  
Integrate transportation planning by identifying needs, opportunities, and interconnections. Relate population numbers to transportation decisions and planning. Work with employers to address transportation impacts.
- **Collaboration among Agencies**  
Ensure the participation of NCTPA in the second part of this process.
- **Climate Change Action**  
Take action to reduce the impact of and contribution to climate change in the County. Use current drought and other issues as catalyst for action.
- **Balance Interests of Communities**  
Address competing interests of communities (i.e. growth, jobs) to provide for all members.
- **Diversity**  
Encourage participation of all of the County's diverse populations in the Napa Growth Summits.

## **IV. Small Group Discussion**

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The group divided into seven small groups to discuss the future of Napa using the NCLOG Principles as a framework for discussion. With the aid of a facilitator, each group spent about twenty minutes on each of the three topics. Discussion questions were as follows:

- A1. Where have the NCLOG Principles for Creating a Healthy, Vital and Sustainable Napa County been applied successfully?
- A2. Where were the NCLOG Principles not applied successfully?
- B. Where do we have opportunities to apply the NCLOG Principles in the future?
- C. What tools do we need to support future application of the NCLOG Principles?

At the end of the discussion, each group was asked to select a reporter to represent the group and share a summary of the group's key points. Daniel Iacofano facilitated this discussion and graphically recorded each group's comments on a large wallgraphic. The completed wallgraphic is included at the end of this document. In addition to the group reports, participants were encouraged to provide written comments on individual comment cards that were turned in at the end of the meeting. The following summary of responses includes a review of the key points reported out by the larger group, recorded in the small group discussions and written on comment cards by workshop participants.

### **Question A1:**

#### **Where have the NCLOG Principles for Creating a Healthy, Vital and Sustainable Napa County been applied successfully?**

Participants discussed where in the County the NCLOG Principles have been applied successfully. There was consistent agreement among the group on many of these points. Participants identified the following successes:

- Agriculture preservation and the extension of Measure J, and other urban growth limit policies.
- Creation of the Napa County Regional Park and Open Space District.
- Implementation of St. Helena's caps on hotel and restaurant development.
- County of Napa General Plan Update process.
- Napa City/County Housing Memorandums of Understanding (MOU).
- Coordination with ABAG to modify how the RHNA housing numbers are allocated.
- Efforts of the Napa County Transportation and Planning Agency.

- Implementation of the Napa River Flood Protection Project and creation of the Napa River Watershed Task Force.
- Trend in land use toward more mixed use and other downtown improvements.
- Strength of the Napa Valley education system.
- Collaboration among agencies in the County.
- Efforts to achieve economic vitality and health of the wine industry.
- Provision of alternative transportation and connectivity efforts.
- Policy development in housing and environmental sustainability.

#### **Question A2:**

##### **Where were the NCLOG Principles not applied successfully?**

Participants were asked to discuss examples of areas where the NCLOG Principles have not been as successful, as defined by the Principles.

Respondents frequently cited the following examples:

- County housing, traffic congestion, transportation issues, economic conditions, and the jobs/housing balance in the County are not adequately addressed.
- City-centered growth should be a higher priority.
- Downtown areas emphasize service to tourists rather than residents.
- Cost of services for residents and businesses is high.
- Providing locations for infill development is a challenge.
- Housing does not adequately accommodate increasing diversity in County.
- Jobs in the County should provide a living wage.
- Cost of government services and facilities is high.
- Infrastructure is not adequately improved and maintained.
- Environmental Impact Assessments do not sufficiently address housing impacts.
- There is a lack of opportunities for youth in the County.

#### **Question B:**

##### **Where do we have opportunities to apply the NCLOG Principles in the future?**

Participants were asked to identify where the County has opportunities to apply the principles in the future. Small groups discussed pending and future opportunities for application of the NCLOG Principles. The following opportunities were identified:

- **Local, State, and Federal Policies**
  - Address inconsistencies between local, state, and federal policies.
- **NCLOG Principles Update**
  - Update and rebrand the NCLOG Principles to adequately address and represent the County's key issues and encourage their use in County and city policy and reports.
  - Focus the future application of the NCLOG Principles on housing, water, open space, and transportation, especially expanding public transit in the County.
  - Involve all cities and the County in future application of the NCLOG Principles.
  - Apply NCLOG principles to projects in the County such as the Napa Pipe project.
- **NCLOG's Role**
  - Assign NCLOG authority in decision-making, while serving an advisory role and ensuring all decision-making is transparent and collaborative.
- **Collaboration and Inclusion**
  - Adjust regulatory processes in the County and cities to be collaborative.
  - Develop partnerships between County and cities to increase emphasis on and further city-centered growth, particularly in Napa and American Canyon.
  - Ensure participation of **all** jurisdictions in this planning effort.
  - Engage non-profit organizations in future solutions.
  - Provide consistent outreach to neighborhoods and communities.
- **Housing**
  - Reform the existing RHNA housing allocation process to be collaborative between ABAG, County and cities.
  - Work cooperatively with industry to provide housing opportunities for employees.
- **Transportation**
  - Increase mobility opportunities and public transit, especially east to west options, to provide for residents and employees.

- **Open Space and Agricultural Preservation**
  - Preserve and expand open space.
  - Increase agricultural preservation.
  - Focus the County's role on the protection of open space, agriculture and natural resources while shifting cities' role to focus on residential, commercial and industrial uses.
- **Sustainable Development**
  - Support the implementation of green building practices and developments such as Angwin's Eco-Village.
  - Encourage the development of high density housing.
- **Service Consolidation**
  - Investigate the consolidation of services in the County.

**Question C:**

**What tools do we need to support future application of the NCLOG Principles?**

Participants discussed tools needed to support future applications of the NCLOG Principles. Small group facilitators suggested examples of tools such as a feasibility study or a data set. The following key tools emerged from the discussion:

- **Plans and Policies**
  - Utilize specific plans to further the NCLOG Principles.
  - Develop a system to evaluate government policies and actions against overall goals and NCLOG Principles.
- **Growth Management Tools**
  - Adjust RHNA method to be applicable to Napa growth patterns and considerations.
  - Create a roadmap for development for future growth in the County.
- **NCLOG Principles**
  - Recommit to the NCLOG Principles.
  - Update NCLOG Principles to include and more thoroughly address relevant issues in the County and shift the focus of the Principles to be on community sustainability as well as carrying capacity.

- **Collaborative Planning**
  - Continue the process of collaboratively discussing the future of Napa among Napa communities and County.
  - Establish a new agency and institutional practices, such as a regional planning board, to implement strategies and policies that emerge from the Napa communities' growth management process.
  - Use emergency preparedness as a template for collaborative planning.
- **Initiatives and Studies**
  - Develop a neighborhood-based urban preservation initiative.
  - Develop and conduct a study to consolidate services in the County.
- **Public Education**
  - Expand public education.
  - Use technology to share information and outcomes of the Napa Growth Summits.
  - Use tools, such as a web site, to support application of the NCLOG Principles.
- **Tools to Address Housing**
  - Conduct a cumulative housing impact analysis.
  - Address regional housing supply issues.
  - Explore other opportunities to better address and regulate housing supply issue, including impacts on the jobs/housing balance.
  - Consider allocating a portion of a transfer tax to support workforce housing.
- **Energy Resources**
  - Identify actual energy-generating potential in the County.
- **Water Conservation Tools**
  - Promote water conservation through public education strategies and mechanisms.
  - Assess groundwater status in the County and determine future implications.

- **Design Review**

- Create design guidelines to ensure design principles are followed County-wide.
- Create a design review committee and require design review for all projects.

## **V. Summary and Next Steps**

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Daniel Iacofano summarized the group reports and general outcomes of the meeting. Leon Garcia made closing remarks for the Summit and thanked all of the participants for coming.

Part II of the Napa Communities Growth Summit will be held in Fall 2008.



