



Agenda Date: 2/6/2007
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NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: Hillary Gitelman, Director, 253-4805
SUBJECT: General Plan Update Status

RECOMMENDATION

Director of Conservation Development and Planning and Community Partnership Manager to provide a status report on the General Plan Update and summarize key elements of the Draft General Plan Update and the Draft Environmental Impact Report being circulated for public review starting in mid-February 2007.

EXECUTIVE SUMMARY

The General Plan Update process has reached a critical juncture with the release of a Draft General Plan Update and a Draft EIR for public review expected in mid-February, 2007. The Draft General Plan Update reflects hard work by a 21-member citizen Steering Committee and a multitude of public comments received during public workshops, meetings, and interviews. The Draft EIR assesses a number of generic alternatives, intended to bracket the impacts of whatever plan is finally adopted by the Board.

Following their release, the Draft General Plan Update and Draft EIR will be available on the County's website, and hard copies will be available at the County offices, local libraries, and (when our printed copies run out) a local copy shop. Three public hearings will be conducted during the public comment period, which will last until mid-April (60 days). The current documents are by no means complete or final, and both will benefit from public input during this comment period. The public is encouraged to attend one of our public hearings and/or submit written comments to the planning department.

After the public comment period, the General Plan Steering Committee expects to use the balance of 2007 to address comments received and prepare a revised draft of the General Plan Update for consideration by the County Planning Commission and the Board of Supervisors. During the same timeframe, staff and consultants will be preparing responses to comments received on the Draft EIR. Our current schedule anticipates certification of the final EIR in late 2007, with adoption of the updated General Plan in early 2008. This is an aggressive schedule, which will be achievable with constructive public input and more hard work by the Steering Committee and others.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

At the Board's direction, County staff began a comprehensive update of the County's General Plan in early 2005 with a series of seven "brainstorming" sessions around the County. This was followed by establishment of a citizen Steering Committee, which began meeting monthly in July of 2005, and scoping of a programmatic Environmental Impact Report (EIR) in October 2005.

Now, in February 2007, the planning process has reached a critical juncture with the release of a Draft General Plan Update and a Draft EIR for public review. The Draft General Plan Update reflects hard work by the Steering Committee and a multitude of public comments received during public workshops, meetings, and interviews. As indicated above, the Draft EIR assesses a number of generic alternatives, intended to bracket the impacts of whatever plan is finally adopted by the Board.

As anticipated, the Draft General Plan Update perpetuates the County's commitment to agricultural preservation and contains few dramatic policy changes. The Committee and County staff expect substantive public comment about the following:

- | The future of Angwin & related policies/maps in the General Plan
- | The possibility of a Measure J vote affecting 8-10 acres in Pope Valley
- | The possible use of Napa Pipe and the Boca/Pacific Coast sites for a mix of uses, including housing
- | The proposed Rural Urban Limit (RUL) around the City of American Canyon
- | The ministerial review process suggested for environmentally superior vineyard proposals
- | Policies related to trails, recreation, and responsible stewardship
- | Policies related to Lake Berryessa communities and economic development
- | Incentives offered for historic preservation
- | Policies reflective of our increasingly aging population
- | Policies that maintain the rural character of most County roads while addressing key areas of congestion
- | Energy generation, conservation, and climate change
- | Ground water and resource conservation policies

Following their release on February 16, 2007, the Draft General Plan Update and Draft EIR will be available on the County's website and hard copies will be available at the County offices, local libraries, and (when our printed copies run out) a local copy shop. Three public hearings will be conducted during the public comment period, which will last until mid-April (60 days).

After the public comment period, the General Plan Steering Committee expects to use the balance of 2007 to address comments received and prepare a revised draft of the General Plan Update for consideration by the

County Planning Commission and the Board of Supervisors. During the same timeframe, staff and consultants will be preparing responses to comments received on the Draft EIR. Our current schedule anticipates certification of the Final EIR in late 2007, with adoption of the updated General Plan in early 2008.

SUPPORTING DOCUMENTS

A . General Plan Newsletter - January 2007

CEO Recommendation: Approve

Reviewed By: Andrew Carey