



Mayor: Ann Nevero
Vice Mayor: Sharon Crull
City Council: Greg Pitts
Mario Sculatti
Peter White

**REGULAR MEETING
ST. HELENA CITY COUNCIL
VINTAGE HALL BOARD ROOM – SECOND FLOOR
465 MAIN STREET, ST. HELENA
MARCH 12, 2013
5:00 PM CLOSED SESSION
6:00 PM REGULAR MEETING**

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the “Oral Communication” portion of the agenda may voluntarily complete a “Speaker Card” and submit it to the City Clerk BEFORE that portion of the agenda is called. Speaker cards are available on the table in back of the room. Please observe the time limit of three minutes.

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. PUBLIC COMMENTS PERTAINING TO THE CLOSED SESSION**
- 4. CLOSED SESSION**

CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8)

Property: Wine Train parcels/right-of-way from Deer Park Road, St. Helena to Streblow Drive, Napa

City Negotiator: Gary Broad, City Manager

Negotiating Parties: Napa Transit Investors – Chuck McMinn

Property Owner: Napa Valley Wine Train Inc.

Under Negotiation: Price and terms of payment for potential lease or acquisition of property

- 5. OPEN SESSION – COUNCIL WILL RETURN TO OPEN SESSION AND ANNOUNCE ACTIONS TAKEN IF ANY**
- 6. PUBLIC FORUM:** Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Forum. Each person’s comments shall be limited to 3 minutes. Each person is entitled to speak on any non-agendized item only once at any meeting. Brief questions by Councilmembers for clarifications may be posed and answered, and Councilmembers may make requests that items be placed on future agendas, but in accordance with State Law, no substantive discussion or action may take place unless and until the matter properly appears on the agenda.

- 7. REPORTS BY STAFF AND CITY COUNCIL, FUTURE AGENDA ITEMS, and AB 1234 REPORTS:** Reports by staff and/or Councilmembers on items of general interest or action taken during Closed Session. Brief questions for clarification may be posed and answered, and Councilmembers may request that items be placed on a future agenda. Except under certain circumstances, the Brown Act prohibits any other discussion or action by the City Council.

8. PRESENTATIONS AND PUBLIC RECOGNITIONS

CONSENT ITEMS: Members of the Council or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

- 9.** City Council Minutes of February 26, 2013

Recommended Action: Approve

PUBLIC HEARINGS – None

SCHEDULED MATTERS

- 10.** Council direction to staff whether to process a General Plan Amendment application for the Hernandez Family Trust, 2500 Spring Mountain Road, APNs 009-131-002 & 009-131-047 (62.5 acres total), to change the General Plan designation of 43.64 acres from Woodlands & Watershed to Agriculture. (Interim Planning Director)
- 11.** Review and provide direction on revisions to the General Plan Update Introduction, Climate Change, Economic Sustainability, Parks and Recreation, and Arts, Culture and Entertainment Elements. (Interim Planning Director)

ADJOURNMENT

The next Regular City Council Meeting is scheduled for March 26, 2013 at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street. This agenda was posted at City Hall, 1480 Main Street, and at Vintage Hall, 465 Main Street, St. Helena, California on March 8, 2013.

Delia Guijosa, City Clerk

ITEM NO: 9

**REGULAR MEETING
ST. HELENA CITY COUNCIL
VINTAGE HALL BOARD ROOM – SECOND FLOOR
465 MAIN STREET, ST. HELENA
FEBRUARY 26, 2013
6:00 P.M. REGULAR MEETING**

A complete video recording of this meeting can be found at www.cityofsthelena.org or by calling the City Clerk at (707) 967-2792.

Mayor Nevero called the meeting to order at 6:04 p.m. and the flag was saluted.

ROLL CALL

Present: Councilmembers Sculatti, White, Crull, Pitts, Mayor Nevero

Absent: None

PUBLIC FORUM

Veteran Advocacy Coalition – Board of Supervisor Brad Wagenknecht

Apprised the Council of the Veteran Advocacy Coalition an advocacy for veterans that provides them with services. He said public awareness of the coalition is important and it is also important for everyone to recognize what veterans do for us and to be aware of the difficulties many have when they return from service. He distributed a copy of a resolution that the Board of Supervisors had adopted designating the Veterans Advocacy Coalition as the County Veteran's Support Group and encouraged the City Council to assist with public awareness with regard to the coalition.

Fire Place Burning & Smoking in Condominiums - Bobbi Monnette

Stated that some time ago she had presented the Council with information on fireplace and outdoor burning and wished to again bring the matter to their attention. It was her opinion that the City code falls short as far as regulating this matter. She suggested the Council consider the ordinance that Mammoth Lakes has in place. Staff was asked to review this matter and make a suggestion on how to proceed.

Smoking in Condominiums - Bobbi Monnette

Distributed information on recent legislation concerning smoking in condominiums and apartments.

**REPORTS BY STAFF AND CITY COUNCIL AND FUTURE AGENDA ITEMS and AB
1234 REPORTS:**

NCTPA Ribbon Cutting - Councilmember White

Stated that he and the Mayor had attended the ribbon cutting ceremony for Napa's new transit service.

PRESENTATIONS AND PUBLIC RECOGNITIONS

Proclamation Recognizing March 2013 as Red Cross Month

Mayor Nevero presented Anne Steinhauer, Napa County Red Cross Executive Director, with a proclamation recognizing March 2013 as Red Cross Month.

Ms. Steinhauer thanked the Council and also encouraged residents to participate in the March 8 blood drive that will be held in Napa.

Napa County Arts and Culture Advisory Committee - Grants Announcement

Leslie Wilks and Ed Breed advised the Council of the Napa County Arts and Culture Advisory Committee is seeking proposals from Napa County Arts and Culture non-profit organizations interested in receiving grants. Information can be obtained by calling 299-1478 and they said \$232,000 in grant funds are available.

CONSENT ITEMS

Councilmember Crull moved to approve Consent Items 6 - 8. The motion was seconded by Councilmember Pitts and on roll call carried by the following vote:

AYES: Councilmembers Crull, Pitts, Sculatti, White, Mayor Nevero

NOES: None

Those items approved were as follows:

6. Approved Special February 5, 2013 City Council Minutes;

7. Approved Special February 12, 2013 City Council Minutes; and

8. Approved City Council Minutes of February 12, 2013.

ITEMS REMOVED FROM CONSENT

9. Adopted Resolution No. 2013-10 approving plans and specifications and working details, awarding a contract and authorizing the City Engineer to proceed with construction of the Wappo Park/Pope Street multi use trail project

Mayor Nevero stated she had requested this matter be removed from consent to clarify the actual route of the trail.

Mayor Nevero moved to adopt Resolution No. 2013-10 approving plans and specifications and working details, awarding a contract and authorizing the City Engineer to proceed with

construction of the Wappo Park/Pope Street multi use trail project. The motion was seconded by Councilmember White and on roll call carried by the following vote:

AYES: Mayor Nevero, Councilmembers White, Crull, Sculatti, Pitts

NOES: None

PUBLIC HEARINGS – None

SCHEDULED MATTERS

10. Consideration/action to renew agreement for services with the Carmen Group for federal reimbursement assistance for the St. Helena Comprehensive Flood Protection Project

Staff was directed to provide the Council with additional information on this matter including budget detail and that the matter be tabled until the next meeting.

11. Consideration/action authorizing up to two Council members to travel to Washington D.C. for meetings related to federal reimbursement for the St. Helena Comprehensive Flood Protection Project

Councilmember Crull moved to authorize Councilmembers White and Pitts to travel to Washington D.C. for meetings related to federal reimbursement for the St. Helena Comprehensive Flood Protection project. The motion was seconded by Councilmember White and on roll call carried by the following vote:

AYES: Councilmembers Crull, White, Sculatti, Pitts, Mayor Nevero

NOES: None

12. Resolution No. 2013-11 approving a Memorandum of Understanding with the SEED Fund, administered by Strategic Energy Innovations (SEI), for cooperative purchasing of renewable photovoltaic energy systems

Councilmember White moved to adopt Resolution No. 2013-11 approving a Memorandum of Understanding with the SEED Fund, administered by Strategic Energy Innovations (SEI), for cooperative purchasing of renewable photovoltaic energy systems. The motion was seconded by Councilmember Pitts and on roll call carried by the following vote:

AYES: Councilmembers White, Pitts, Sculatti, Crull, Mayor Nevero

NOES: None

13. City Council discussion/action to schedule three Town Hall meetings for 2013 and selection of topics for the first Town Hall meeting

The Council agreed to schedule a Town Hall Meeting on April 28, 2013 from 4:00 to 6:00 p.m.

14. Consideration/action regarding ways to establish a City link to senior issues, activities and programs within Napa County and consideration of incorporating the approach into committee protocol

Mayor Nevero stated that she had been attending elder meeting groups at the Rianda House and wanted to explore the assistance available to seniors and existing gaps.

Julie Spencer, Rianda House CEO, was pleased that this matter was on the agenda stating it is a starting point. She said she is aware of gaps and suggested that one idea is for a city representative to attend their meetings to enlighten the group and keep the Council apprised of senior issues. She said a meeting was occurring this week with many service representatives.

Mayor Nevero suggested consideration of a task force and stated that she would bring the idea up at the senior meeting and would report back to the Council at a later date.

15. Review and provide direction on revisions to the General Plan Update Introduction and to the Climate Change, Parks & Recreation and Arts, Culture & Entertainment Elements
The Council reviewed the General Plan Update Introduction and the Climate Change element, and provided staff with direction on changes.

MOTION TO EXTEND MEETING

The Council continued addressing the General Plan matter and at 9:57 p.m. Mayor Nevero moved to extend the meeting to 10:20 p.m. The motion was seconded by Councilmember White and on roll call carried by the following vote:

AYES: Mayor Nevero, Councilmembers White, Sculatti, Pitts

NOES: Councilmember Crull

MOTION TO EXTEND MEETING

At 10:20 p.m. Councilmember Pitts moved to extend the meeting for five minutes. The motion was seconded by Councilmember White and on roll call carried by the following vote:

AYES: Councilmembers Pitts, White, Sculatti, Mayor Nevero

NOES: Councilmember Crull

The General Plan Update discussion will be placed on the next agenda.

ADJOURNMENT

Mayor Nevero adjourned the meeting at 10:27 p.m.

APPROVED:

Ann Nevero, Mayor

ATTEST:

Delia Guijosa, City Clerk

STAFF REPORT



DATE: March 12, 2013

TO: Mayor and City Council

FROM: Greg Desmond, Interim Planning Director

RE: Council direction to staff whether to process a General Plan Amendment application for the Hernandez Family Trust, 2500 Spring Mountain Road, APNs 009-131-002 & 009-131-047 (62.5 acres total), to change the General Plan designation of 43.64 acres from Woodlands & Watershed to Agriculture.

Project Summary:

The Hernandez Family Trust requests authorization to proceed with a general plan amendment, pursuant to Municipal Code section 17.12.040, for two parcels located at 2500 Spring Mountain Road (APN# 009-131-002 & 009-131-047). The request is to change the designation of portions of these parcels from Woodlands & Watershed to a combined designation of Woodlands & Watershed and Agriculture.

The amendment will allow the applicant to subsequently apply for a parcel map to divide the property into four parcels, two designated Woodlands & Watershed (parcels 1 & 2) and two designated Agriculture (parcels 3 & 4).

The applicant is initiating the amendment in an effort to build a single estate residence including an agriculture/livestock barn and olive oil processing facility.

The first step required to implement these proposed improvements involves the general plan amendment process. If approved, the applicant will be required to submit the following subsequent applications:

- *Parcel Map - to subdivide the existing two (2) parcels in to a total of four (4) parcels.*
- *Design Review – for all new structures.*
- *Use Permits – for agricultural processing facilities, buildings and/or accessory buildings.*

General Plan Analysis:

The general plan provides the following language regarding the Woodlands & Watershed designation:

The Woodlands & Watershed designation provides for very low density residential development within the context of the protection of wildlife, vegetation, open space, and watershed resources. Minimum parcel size is 5 acres. This designation is applied to areas in the hilly eastern-most and western-most portions of the City. The intent is to accommodate low-density, estate type development on the steep, heavily wooded slopes on either side of the valley that are less suitable for agricultural use, rather than permitting such uses to continue to occupy prime vineyard lands.

The total acreage of Woodlands & Watershed designated parcels in St Helena is 467 acres or roughly 15% of total land area within the city limits.

The general plan provides the following language regarding the Agriculture designation:

The Agriculture designation provides for agricultural uses, wineries, single-family residences, and public and quasi-public uses. Within this district residential uses are permitted at a ratio of one (1) dwelling unit per 5 acres provided that after the first unit, any additional units would be restricted to parcels 0.5 acres or less in area; new lots must have a minimum area of 20 acres. The Agriculture designation is applied to extensive areas of the valley floor that surround the urban core area. With the exception of those hillside areas designated Woodlands & Watershed, all lands outside the Urban Limit Line are designated Agriculture regardless of their size or actual use.

The total acreage of Agriculture designated parcels in St Helena is 1,420 acres or roughly 47% of total land area within the city limits.

Both designations are restrictive, and structured to accommodate specific uses based on site features and constraints. Staff believes that it is reasonable to further analyze the proposed general plan amendment to determine the most appropriate designation for the parcels.

The applicant has provided a project statement which is attached.

General Plan Amendment Policy:

Section 17.12 of the City of St. Helena Municipal Code allows the Council to preliminarily review property owner initiated general plan amendments at the first regularly scheduled meetings in March and September of each year. The Council, at its discretion, may order the application to be further processed or may direct staff to cease processing the application.

Council direction to proceed with the application would be in the form of a referral to the Planning Commission. The Planning Commission would then hold public hearings pursuant to state law after the necessary environmental review process and staff analysis have been completed.

Council authorization to proceed does not imply in any way ultimate approval or disapproval of an application.

Recommended City Council Action:

Staff recommends that the Council direct staff to continue processing the general plan amendment application. Staff will then schedule it for future Planning Commission and subsequent City Council review.

Attachments/Exhibits:

Applicant Statement

Exhibit A – existing general plan & zoning

Exhibit B – proposed general plan & zoning

Exhibit C – Adjacent parcel identification map

25 February 2013

Via Hand Delivery

Mr. Greg Desmond
City of St. Helena
1480 Main Street
St. Helena CA 94574

PROJECT NARRATIVE

Application Type: General Plan Amendment/Re-Zone

Project Name: Hernandez Residence ("Property")
Project Sponsor: Hernandez Family Trust
Project Architect: Backen Gillam Kroeger
Project Manager: Matthew Tippell

On behalf of the Hernandez Family Trust (the "Hernandez Family"), I am pleased to submit this General Plan Amendment and Re-Zone for the Property located at 2500 Spring Mountain Road in St. Helena. This will be the primary residence for the Hernandez family who are looking forward to raising their 5 children on this Property.

DESCRIPTION OF PROPOSED AMENDMENTS

General Plan Amendment (Re-Zoning): Pursuant to Municipal Code Section 17.12.040, we are initiating on the Hernandez Family Trust's behalf a General Plan Amendment (GPA) as further described in this letter. The Property currently consists of two parcels; 009-131-002/043, which are 30.39 and 32.15 acres respectively. Both parcels are currently within the Woodlands and Watershed (WW) Zoning district. This application requests the consideration of rezoning the subject parcels to allow for a subsequent parcel map to subdivide the Property into four parcels, two of which shall remain in the WW district (parcels 1 and 2) and two are proposed to be re-zoned to the Twenty-Acre Agriculture District referred to as A-20 (parcels 3 and 4).

SPECIFIC LAND USE PROPOSAL

The Hernandez Family is initiating this GPA in order to build a 24,567 sq/ft primary residence and related landscaping improvements on an area of the Property that is significantly void of trees and less than 5% in slope. They are also planning to build a 4,279 sq/ft guest house, a 1,772 sq/ft cottage and a 444 sq/ft pool cabana with a single bathroom adjacent to a family swimming pool and spa. They have a 2,382 sq/ft barn structure planned which sits adjacent to a 628 sq/ft olive oil pressing room and a 628 sq/ft olive oil bottling room. In order to be able build this project as referenced, the Hernandez Family will need to reconfigure the two parcels to expand the total parcel count to 4 through a GPA, Re-Zone and Parcel Map process.

Exhibit A is a graphic representation of the proposed GPA, Re-Zone and new Parcel Map configuration.

The current WW designation for both parcels restricts the building footprint of each parcel to a maximum 20,000 sq/ft which essentially makes this project extremely difficult, if not impossible to build. Given the Hernandez family's desire to build this project as described, plus the ability to add future structures such as a greenhouse and a small barn to shelter horses, they would need to substantially subdivide the property into a minimum of 8 WW parcels to comply with the current WW building requirements.

In contrast, the plan put forth for the GPA allows the family to achieve their objective while respecting the goals of the St. Helena General Plan and the concerns of the surrounding community. The proposal put forth limits the total parcel quantity to 4 parcels while respecting the overriding goals of WW zoning. The proposed GPA ensures that the residential development (and related structures) minimizes any land use impacts to the surrounding WW land. The GPA is also consistent with the development pattern and parcel size in this area of St. Helena as shown on *Exhibit B* (Neighborhood Exhibit).

DESCRIPTION OF THE PARCELS

The Napa Valley has a long and deep history of agriculture. Land zoning ordinances have established agriculture and open space as the best use for land in the fertile valley and foothill areas of Napa County. The deep history of agriculture in the Napa Valley runs through the heart this Property, both figuratively and literally. The two parcels are dotted from top to bottom with one of the oldest olive orchards known to exist in the Napa Valley. The Property was originally part of a 317-acre property owned by Charles Krug and the olive

orchard is believed to have been planted in the 1890s. Only through neglect of the olive orchard over the last century have the native oaks, douglas firs, manzanita brush and poison oak overtaken the fruit orchard that still awakens every spring to reveal its beating heart. The Hernandez Family intends to restore the rich agricultural history of the property through an extensive rehabilitation of the orchard. This will of course not happen in one fell swoop, but rather it will take years, one section at a time, to reclaim the original intent and reveal the beauty that once was. No trees of any kind will be removed during the restoration of the orchard, rather the orchard will be restored through a pruning process which will once again allow for an abundant olive harvest each fall. The Hernandez Family is planning for a 628 sq/ft olive pressing facility on A-20, parcel 3, to accommodate the revitalization of the orchard with the intent of producing the finest Napa Valley Extra Virgin Olive Oil.

Horses also played a large role in the history of these parcels dating back to when the Krug family and the Moffitt family owned this Property and other contiguous parcels to the south. They would ride their horses from the valley floor up to the large meadow area in the midsection of the Property to enjoy the beauty of this pastoral land. The Hernandez Family would once again like to reclaim the roots of the property by having the ability to enjoy horses on the two proposed AG-20 parcels, which the current WW zoning does not allow for. AG-20 Parcel 4 will eventually support a small agricultural barn to accommodate 2 to 4 horses for the family to enjoy.

This Property has a long-standing agricultural history and is surrounded on three sides by active agricultural properties. The Krug Winery stands to the Northeast, the Culinary Institute of America to the east and Beringer Winery to the Southeast while numerous family wineries line the western portion of Hwy 29 to the north and west. The AG-20 adjustment is both consistent with historical use of these parcels and the current AG-20 zoning of adjoining properties to the north, east and west.

THE GOALS AND OBJECTIVE OF THE PROPOSED GENERAL PLAN AMENDMENT AND LOT LINE ADJUSTMENT FURTHER A VARIETY OF GENERAL PLAN POLICIES AND COMMUNITY GOALS

The Hernandez Family has tremendous respect and understanding of the current Woodlands and Watershed (WW) designation that exists on the parcels. WW is intended for low residential development with the overriding goal of protecting wildlife, vegetation, open space and watershed resources. Consistent with the policy underlying WW, land that is forested should not be designated for

residential use if there are adjoining parcels more appropriate for residential development. This is one of the critical elements behind the placement of the lot line that designates between WW and AG-20 and also the General Plan Amendment that allows for AG-20 designation on areas of the parcels that are outside of the heavily forested upper portion of the property. This GPA and Re-Zone are in concert with the guiding principles and strengths of both WW and AG-20 zoning. Parcels 1 and 2 will remain in WW in order to protect and preserve the forested upper section of the property. Although much of this land is part of the 100 year-old olive orchard, the reality is that the beautiful native oaks and douglas fir trees have flexed their muscle over time to shadow out the much slower growing olive trees. This area has become a forest over the last 100 years and we respect the strength and beauty of these trees and have a strong desire to preserve all natural aspects of the Property. All of the proposed WW areas are now heavily wooded with tall fir. The natural topography of the proposed WW parcels is such that these areas would not be suitable for residential purposes. Most of the slopes in the proposed WW parcels are in excess of 20 to 30%.

The two proposed WW parcels have been intentionally sized to be just less than 10 acres each to ensure that they can never be subdivided in the future. WW designation does allow for a minimum parcel size of 5 acres therefore by initiating this GPA and accepting the Re-Zoning, this action ensures the future of the Property as a single use estate residence for the Hernandez Family while allowing them the flexibility to build the proposed project.

In order to ensure that the residential use minimizes any conflicts with the surrounding land uses, the proposal preserves a continuous buffer along the western edge by maintaining the WW designation.

This GPA and Re-Zoning satisfies the following policies of the General Plan:

Growth Management Goals and Policies

2.6.1 – New development required to occur in logical and well defined boundaries, consistent with the ability to provide urban services.

2.6.15: Encourage new residential development in all ranges.

2.6.2 – Urban development shall be allowed to occur only within the Urban Service Area.

2.6.5 – Encourage the continuation of low-density uses adjacent to the Urban Limit Line.

The proposed GPA satisfies all these policies.

CONCLUSION

Based on the above, we ask that the proposed General Plan Amendment and Re-Zoning be considered by the City Council. The re-designation to AG-20 of a portion of the lands to accommodate the Hernandez Family and their desire to build a primary residence, while also restoring the agricultural roots of this land, is well within the objectives set forth in the 1993 General Plan. This residential development is extremely sensitive to the existing agricultural history of the land and therefore ensures that there is little impact from the development on the current parcels and no impact on adjoining properties. The amendments respect the existing condition of the lands by proposing to locate residential development in areas that are relatively flat and deforested.

This GPA and Re-Zoning also enables the total number of parcels to be limited to 4 instead of the 8 potentially needed in order to build this project. The GPA and Re-Zoning also completely removes the future potential of 10 or 12 WW parcels being subdivided on the 62.5 acres as has attempted by prior owners of this land in the past.

We feel this application is the best-intended use of the Property, based upon the deep agricultural history of the land and the guidelines of the St. Helena General Plan. The Hernandez family is very much looking forward to living and raising their children in the St. Helena community for decades to come and would appreciate the support of their project.

Kind regards,

A handwritten signature in dark ink, appearing to read 'M. J. Tippell', with a stylized flourish extending to the right.

Matthew J. Tippell



SCALE: 1"=400'

THIS EXHIBIT IS NOT A
BOUNDARY SURVEY AND IS
FOR GRAPHIC PURPOSES ONLY

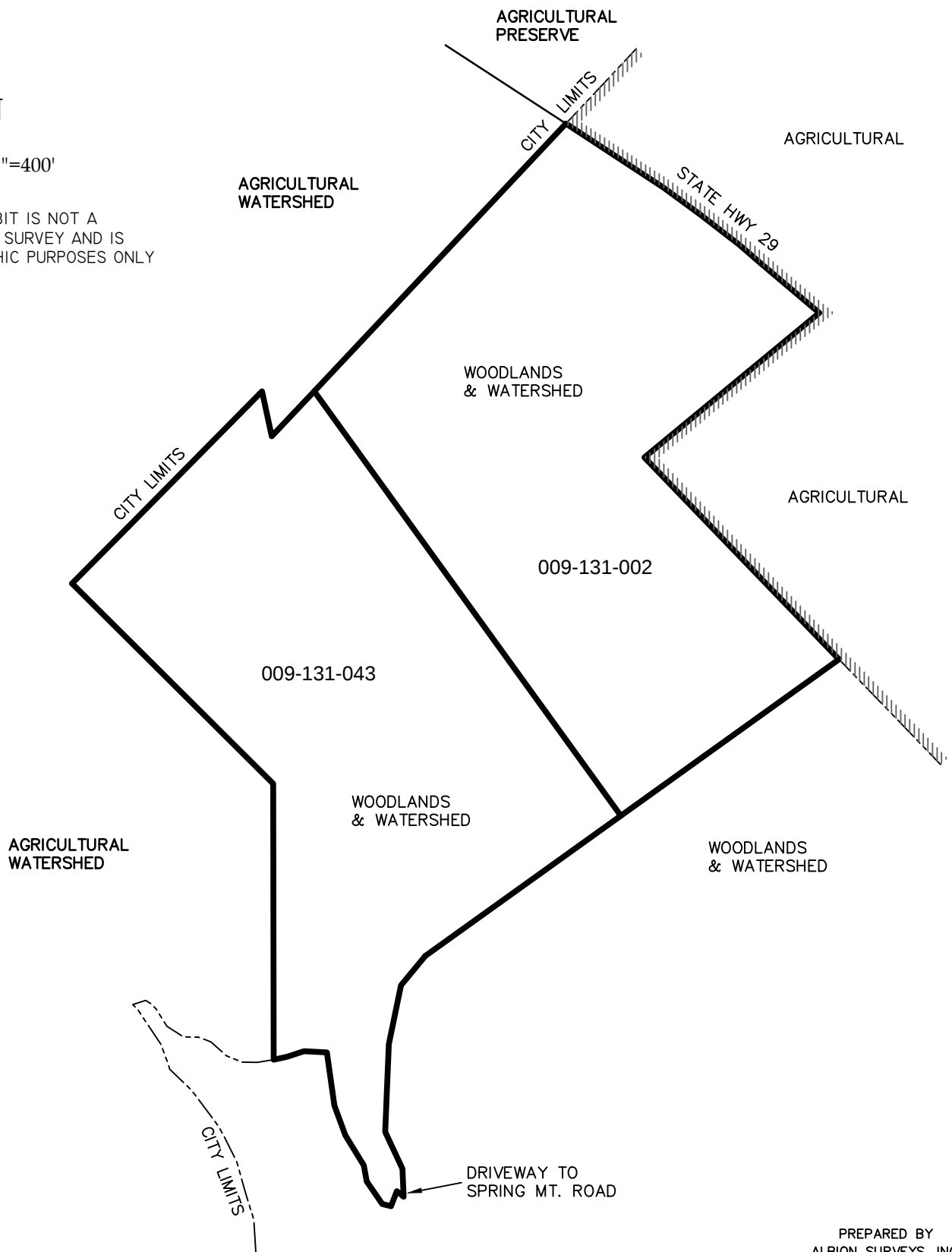


EXHIBIT "A" - EXISTING ZONING

WITHIN N.C.A.P.'s 009-131-002 & -043

CITY OF ST. HELENA, COUNTY OF NAPA, STATE OF CALIFORNIA

PREPARED BY
ALBION SURVEYS, INC.



MARCH 6, 2013

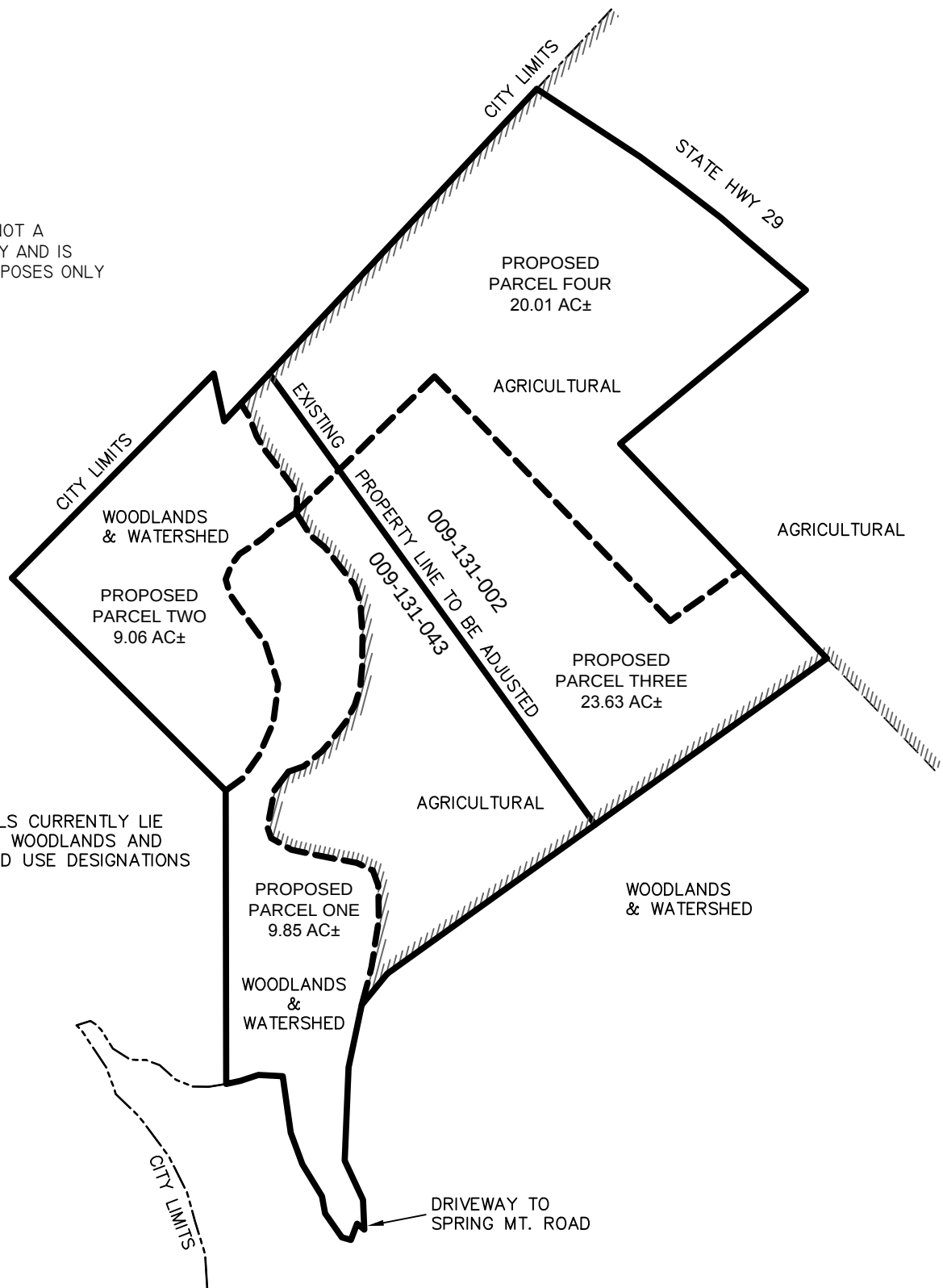
C3D PROJECT 1055
DWG 1055-29 EXH



SCALE: 1"=400'

THIS EXHIBIT IS NOT A
BOUNDARY SURVEY AND IS
FOR GRAPHIC PURPOSES ONLY

SUBJECT PARCELS CURRENTLY LIE
ENTIRELY WITHIN WOODLANDS AND
WATERSHED LAND USE DESIGNATIONS



PREPARED BY
ALBION SURVEYS, INC.



FEBRUARY 26, 2013

C3D PROJECT 1055
DWG 1055-29 EXH

PROPOSED GPA & REZONING EXHIBIT

WITHIN N.C.A.P.'s 009-131-002 & -043

CITY OF ST. HELENA, COUNTY OF NAPA, STATE OF CALIFORNIA



ALBION SURVEYS, INC.
CONSULTING LAND SURVEYORS
1113 HUNT AVENUE
ST. HELENA, CA 94574
(707) 963-1217
FAX (707) 963-1829

DRAWING NOTES

THIS MAP IS NOT A BOUNDARY SURVEY.
IT IS PROVIDED TO LOCATE THE PROPOSED SUBJECT PROPERTY
IN RELATION TO ADJOINING LANDS, HIGHWAYS, ROADS,
STREETS AND NOT TO GUARANTEE ANY FIXED
DIMENSION OR ACREAGE.
A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY
CRITICAL DESIGN WORK, CONSTRUCTION OR CONVEYANCE.
EASEMENTS MAY AFFECT THIS PROPERTY.
THIS SURVEYOR WAS NOT PROVIDED ANY INFORMATION
REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APN: 009-131-002 & -043
ADDRESS: SPRING MOUNTAIN ROAD
ST. HELENA, CA

EXHIBIT "C" - NEIGHBORHOOD EXHIBIT
OF THE LANDS OF
HERNANDEZ
COUNTY OF NAPA STATE OF CALIFORNIA

REVISIONS & ADDITIONS

DATE: 3-6-13		
DRAFTER: S. STEWART	FB:	PG:
DATE:		
DRAFTER:	FB:	PG:
DATE:		
DRAFTER:	FB:	PG:
DATE:		
DRAFTER:	FB:	PG:
DATE:		
DRAFTER:	FB:	PG:

ALBION REFERENCES

PROJECT NO: 1055
ASSOCIATED DWG(S):
PROJECT MANAGER:
DATE: FEBRUARY 26, 2013

DATE OF PHOTOGRAPHY = 2007
DIRECTION OF NORTH BASED ON
A.S.I. TOPOGRAPHIC SURVEYS

STAFF REPORT



DATE: March 12, 2013

TO: Mayor and City Council

FROM: Greg Desmond, Interim Planning Director
Christine O'Rourke, Project Planner

RE: Review and provide direction on revisions to the General Plan Update Introduction, Climate Change, Economic Sustainability, Parks and Recreation, and Arts, Culture and Entertainment Elements. (Interim Planning Director)

BACKGROUND

At the Council meeting on February 26, 2013, Council reviewed the Introduction and Climate Change element of the General Plan Update (GPU). Staff was directed to make changes to both chapters.

DISCUSSION: INTRODUCTION

Council requested staff take a look at enhancing the opening to the Introduction to the General Plan Update. In the following language, the opening is changed by re-arranging the ordering of the first opening paragraphs to immediately connect the old and new General Plans.

Section 1.1:

The City of St. Helena has undergone significant changes since the General Plan was last updated in 1993. Napa Valley's growing popularity as a tourist destination, coupled with increasing development pressures resulting from growth throughout the greater San Francisco Bay Area and Sacramento Valley regions, has led to a strengthening of ongoing efforts to protect St. Helena's agricultural lands. In addition, improvements to existing public facilities and infrastructure and the creation of new parks have helped improve quality of life and enhance property values in the City and its surrounding areas.

Several new trends and topics are important elements of how people approach planning for their communities in the 21st century. Sustainability has emerged as a fundamental principle for all scales of planning and development. The emergence of heritage tourism as an economic development strategy for many towns has led to the further integration of local business enhancement and the preservation of valuable cultural, historic and natural resources. Strengthening pedestrian and bicycle connections, while traditionally important to local mobility and access, is an integral strategy for addressing climate change.

Topics such as local mobility, community health and environmental sustainability are also important as residents plan for the future of this beautiful and truly unique town.

The St. Helena General Plan is a powerful policy and implementation tool designed to reflect these changes, respond to the community's visions and desires for its future, and address changes anticipated to take place in the years to come.

(Remainder of Section 1.1 is unchanged.)

As the Council requested, the City Attorney has drafted the following amended language for the Introduction as it refers to the Housing element.

Section 1.5:

The St. Helena General Plan is the primary policy document for the City and the community of St. Helena as it moves toward the year 2030. It sets forth the City's policies to guide future land use decisions, and provides the needed framework to preserve the character and quality of development that the community desires. The General Plan also helps establish the processes by which the City's evolution and changes to existing land uses will take place. The State of California requires that every city and county adopt a general plan to guide decisions related to the conservation of natural resources, the physical form and character of future development, and public welfare and safety. Local ordinances and other plans must be consistent with general plan policies. The St. Helena General Plan establishes the basis for St. Helena's Zoning Ordinance, which serves as the legal regulatory code for land use and development within the City's jurisdiction. ~~*The policies set forth in the General Plan are not legally enforceable mandates, but rather provide the foundation for the design and application of important policy tools, such as the City's Urban Limit Line, design guidelines and form-based codes, and specific ordinances to protect St. Helena's wealth of resources.*~~ An Environmental Impact Report (EIR) outlining the impacts and associated mitigations of proposed land use, circulation and other changes is required by State law to accompany the General Plan and be adopted concurrently.

The General Plan is used in many ways. City planning staff refers to the General Plan when reviewing development proposals, to ensure that projects align with the community's vision. Where public decisions impact the physical environment, the Planning Commission and City Council use the document to guide decision-making. Importantly, the General Plan empowers the City, public agencies that work with the City, and private developers to invest in and design for a future that will enhance the character of the community and sustain and improve the quality of life, in accordance with the values and goals defined in the Plan.

~~*Except as may have been or may be in the future explicitly required by the State of California as a condition of approval of any mandatory element of the General Plan in order to satisfy state law, the goals, policies and implementing actions set forth in this General Plan are not intended as legally enforceable mandates, and create no mandatory duty on the City's part. Rather, they provide the foundation for the design and application of important policy tools, such as the City's Urban Limit Line, design guidelines and form-based codes, and specific ordinances to protect St. Helena's wealth of resources. The City Council and staff ultimately will decide whether, and if so when and how to carry out any goal, policy or implementing action.*~~

DISCUSSION: CLIMATE CHANGE

Amendments to the Climate Change element were crafted to better reflect local, St Helena specific, goals, policies and implementing actions. Council also directed staff to update the element with the most recent data available. Due to the volume of amendments staff has included them as an attachment. Amendments are in ~~purple-strike-through~~ and *purple italics*.

DISCUSSION: ELEMENT REVIEW

Elements scheduled for review at this time are: Economic Sustainability, Parks and Recreation and Arts, Culture and Entertainment. These elements may be downloaded via the following links:

Economic Sustainability:

http://www.cityofsthelena.org/sites/default/files/03_economic_sustainability_revised_073112.pdf

Parks & Recreation:

http://www.cityofsthelena.org/sites/default/files/12_parks_%26_recreation_revised_073112.pdf

Arts, Culture & Entertainment:

http://www.cityofsthelena.org/sites/default/files/13_arts_culture_entertainment_revised_073112.pdf

#

NEXT STEPS

The Council should review and approve revisions to the Introduction and Climate Change element and provide direction to staff regarding revisions to the Economic Sustainability, Parks and Recreation and Arts, Culture and Entertainment elements. Staff will record revisions, analyze any impacts and present its findings back to the Council at a subsequent meeting.

ATTACHMENTS

- Climate Change element revisions

10. CLIMATE CHANGE ELEMENT

10.1 Purpose of the Element

The Climate Change Element presents a framework to help the City respond to and plan for climate change. It aims to effectively **address the City's energy conservation concerns, renewable energy production and use, transportation issues, sustainable business development, and the responsible evolution of the City to reduce climate change impacts** in St. Helena. The policies and actions included in this element seek to align with Napa County's *Community Climate Action Plan Framework Program* and to chart a course that meets St. Helena's specific needs.

The Climate Change Element:

- **10.2 ~~Combating~~ Mitigating and Adapting to Climate Change in St. Helena.** Describes key climate change issues in St. Helena (p. 10-3).
- **10.3 Key Findings and Recommendations.** Identifies key findings and recommendations based on ~~an existing~~ *the latest* conditions analysis and extensive community outreach (p. 10-8).
- **10.4 Goal.** Defines overarching goals to guide policies and implementing action (p. 10-10).
- **10.5 Policies and Implementing Actions.** Identifies policies and implementing actions to accomplish St. Helena's climate change objectives (p. 10-11).

10.2 ~~Combating~~ Mitigating and Adapting to Climate Change in St. Helena

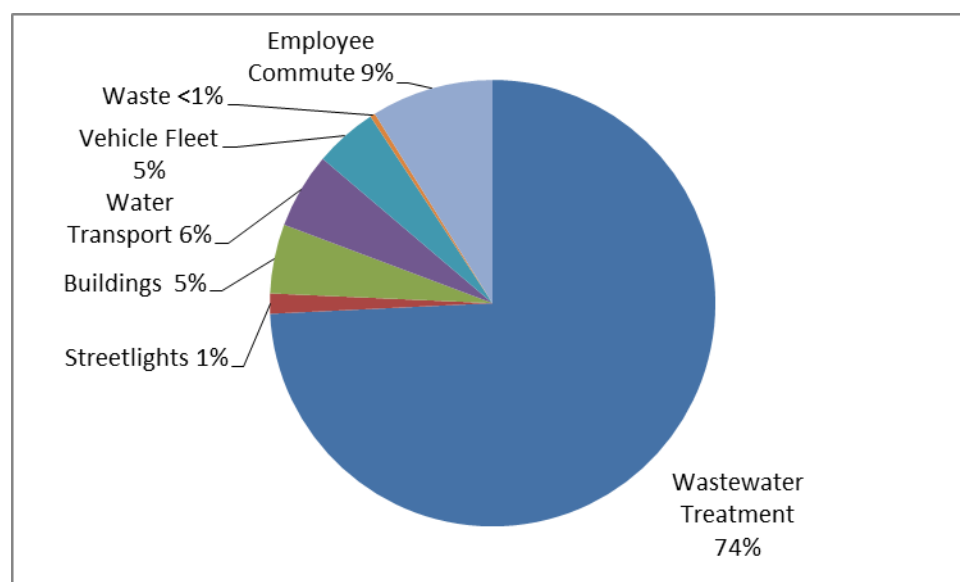
Climate change, also known as global warming, refers to the increase in the Earth's average temperature that has occurred since the middle of the 20th century. This increase in temperature is widely attributed to a buildup of greenhouse gas (GHG) emissions from human-made sources that have proliferated and accelerated since the age of Industrialization. Many scientists project that global temperatures will likely increase in the future, raising broad concern about the effects of temperature change on the Earth's climate. Potential risks include rising sea levels, changing precipitation patterns, expanding desertification and increasing greenhouse gas emissions. Although debate continues about how the United States should engage in the global climate change discussion, many state and local governments have adopted policies to address climate change concerns. By adopting this Climate Change Element, St. Helena can take steps to forward the global climate change agenda at the local level. Moreover, as climactic conditions shift in the coming decades – potentially requiring policy responses unknown today – St. Helena will be position to adapt to and accommodate new federal, state and regional planning requirements as they arise.

St. Helena ~~has~~ joined the International Council for Local Environmental Initiatives (ICLEI) ~~in 2008 and is currently implementing an ICLEI-sponsored program to reduce greenhouse gas (GHG) emissions from City-controlled sources, with a goal of reducing the City's emissions by over 20 percent in the coming years. The program includes a thorough analysis of the City's GHG inventory, a targeted emission reduction strategy, and an implementation and monitoring process to provide a framework for ongoing reduction efforts.~~ In coordination with the ICLEI program and the Climate Protection Campaign, the City developed the 2009 *City of St. Helena Greenhouse Gas Emissions Reduction Action Plan Analysis Final Report*.¹ ~~In 2012, the City completed This report includes~~ a GHG emissions inventory of City-controlled operations and activities. Available data indicate that, in ~~2000-2010~~, the City of St. Helena municipal operations emitted ~~4,007~~ 3,506 metric tons of equivalent carbon dioxide (CO₂e). Municipal GHG emissions varied by end-use sector, with water and wastewater operations and employee commutes generating the largest proportions of total emissions. The remainder of the City's GHG emissions included City buildings, ~~vehicle fleet, and~~ streetlights, ~~water transport facilities, and government-generated solid waste disposal.~~²

¹ Tellus Applied Sciences, Inc. *The City of St. Helena Greenhouse Gas Emissions Reduction Action Plan Analysis Final Report*. 2009

² ~~Tellus Applied Sciences, Inc. *The City of St. Helena Greenhouse Gas Emissions Reduction Action Plan Analysis Final Report*. 2009.~~ Association of Bay Area Governments and ICLEI-Local Governments for Sustainability USA, *City of St. Helena 2010 Government Operations Greenhouse Gas Emissions Inventory*, October 9, 2012.

Figure 10.A Government Operations Emissions by Sector, 2010



In 2009, St. Helena joined with other Napa County jurisdictions to prepare the Napa Countywide Community Climate Action Framework. The draft, completed in December 2009, provides a consensus-based context for further more detailed planning efforts. It outlines a package of 53 actions that, when translated into locally specific programs and projects countywide, will help meet climate protection targets.

Table 10.1 presents 2005 and 2010 GHG emissions data *in metric tons of CO₂e* for the St. Helena community. In 2005, emissions community-wide emissions totaled 43,831 metric tons CO₂e; in 2010 emissions totaled, 44,008 metric tons CO₂e, a small increase of 0.4 percent. Table 10.1 shows the breakdown of emissions by sector. The largest source of emissions is from the commercial/industrial sector, which contributed 35 percent of total community-wide emissions in 2010, followed by the transportation sector (29 percent), residential sector (25 percent), off-road vehicles and equipment (5 percent), agriculture (3 percent) and waste (2 percent). Emissions were reduced in all sectors except the transportation sector, which increased 36 percent. Emissions from the transportation sector are generated by automobiles and trucks travelling on local roads and include pass-through traffic. *per capita residential emissions, households and jobs. In 2005, St. Helena's estimated per capita GHG emissions were 1.77 metric tons of CO₂e, and totaled five percent of Napa County's total CO₂e emissions. This figure is higher than any other residential per capita emissions in the County, and also higher than the County per capita average of 1.46 metric tons. In the same year, residential and garden emissions per household were 4.51 metric tons of CO₂e, also totaling five percent of the County total for this category. Commercial/industrial emissions per job totaled 7.97 metric tons of CO₂e, or four percent of the County's total emissions.*³

³ Association of Bay Area Governments and ICLEI-Local Governments for Sustainability USA, City of St. Helena 2005 and 2010 Community-Wide Greenhouse Gas Emissions Inventory, 2012. *City of St. Helena. DRAFT Napa County Carbon Footprint Results, 2009.*

~~Targeting climate change policies to reduce individual and household emissions is essential to achieving the City's long term GHG reduction goals. Moreover, strengthening policies to improve commercial and industrial building efficiency, encourage vehicle fleet replacement and reduce employee vehicle miles traveled (VMT) can significantly reduce GHG emissions in the City.~~

Table 10.1. Greenhouse Gas (GHG) Emissions *per Capita/Households/Jobs* in St. Helena

<u>Sector</u>	<u>2005 Emissions (MTCO₂e)</u>	<u>2010 Emissions (MTCO₂e)</u>	<u>Change (MTCO₂e)</u>	<u>Percent Change</u>
<u>Commercial/Industrial</u>	<u>16,588</u>	<u>15,444</u>	<u>-1,144</u>	<u>-7%</u>
<u>Transportation</u>	<u>9,520</u>	<u>12,907</u>	<u>3,387</u>	<u>36%</u>
<u>Residential</u>	<u>11,169</u>	<u>10,946</u>	<u>-223</u>	<u>-2%</u>
<u>Off-road Vehicles and Equipment</u>	<u>2,248</u>	<u>2,191</u>	<u>-57</u>	<u>-3%</u>
<u>Agriculture</u>	<u>1,622</u>	<u>1,468</u>	<u>-155</u>	<u>-10%</u>
<u>Waste</u>	<u>2,684</u>	<u>1,053</u>	<u>-1,631</u>	<u>-61%</u>
<u>TOTAL</u>	<u>43,831</u>	<u>44,008</u>	<u>177</u>	<u>0.4%</u>

~~The transportation sector is the largest generator of GHG emissions in Napa County, with mobile sources—automobiles and trucks—providing the greatest level of emissions. A 2006 Bay Area Air Quality Management District (BAAQMD) report indicated that approximately 55 percent of GHG emissions in Napa County resulted from mobile source emissions.⁴ The high cost of housing in St. Helena has resulted in a largely non-resident workforce, with employees living in neighboring cities and counties and commuting relatively long distances to work. By actively supporting the development of workforce housing, the City can begin to address the current jobs housing imbalance and reduce the number of vehicle miles traveled due to long commute distances.~~

~~BAAQMD reports that in 2002 stationary emissions and area emission sources, such as emissions resulting from agricultural activities, natural gas distribution and waste disposal sources, accounted for approximately 45 percent of Napa County's GHG emissions. Within this figure, most of the emissions attributable to St. Helena were generated by the residential, commercial and agricultural sectors. Enacting policy provisions to address stationary and area emissions sources as part of a broad climate change effort is essential to meeting the City's long-range climate change goals.~~

~~In 2012, the City adopted a GHG reduction target of 20 percent below 2005 levels by the year 2020. This target is consistent with the State's goal to reduce California emissions to 1990 levels by the year 2020. Through Assembly Bill 32 and other legislation, the State is implementing measures that will reduce~~

⁴ Bay Area Air Quality Management District. 2006. Source Inventory of Bay Area Greenhouse Gas Emissions. San Francisco, CA.

emissions by improving fuel efficiency in vehicles, reducing the carbon intensity of transportation fuels, increasing the use of renewable power, and other actions. However, local action is needed to ensure St. Helena meets its reduction target.

Targeting climate change policies to reduce vehicle miles traveled on local roads is essential to achieving the City's long-term GHG reduction goals. Moreover, strengthening policies to improve commercial and residential building efficiency, conserve energy, and eliminate organic waste from landfills can reduce community emissions. Within government operations, improving building efficiency, utilizing renewable energy, and replacing vehicles with more fuel-efficient models can significantly reduce GHG emissions.

In 2009, St. Helena joined with other Napa County jurisdictions to prepare the Napa Countywide Community Climate Action Framework. The Framework, adopted by the Napa County Transportation and Planning Agency in 2010, provides a consensus-based context for further planning efforts by the individual cities and towns. It outlines a suite of ___ actions that, when translated into locally specific programs and projects countywide, will help meet climate protection targets. Many of the implementing actions contained in this Climate Change Element are based on the actions identified in the Framework.

10.3 Key Findings and Recommendations

There are several challenges and opportunities facing St. Helena related to climate change. The following key findings and recommendations are based upon comprehensive existing conditions analysis and community input.

- St. Helena is currently implementing a program to reduce greenhouse gas (GHG) emissions from City ~~facilities controlled sources~~, *based on findings in the City of St. Helena Greenhouse Gas Emissions Reduction Action Plan Analysis (Final Report April 22, 2009) sponsored by the International Council for Local Environmental Initiatives (ICLEI).* The City's goal is to reduce citywide emissions by ~~over 20 percent in the coming years~~ *15% below 2005 levels by the year 2020.*
- The City of St. Helena municipal operations emitted ~~4,007~~3,506 metric tons of equivalent carbon dioxide (CO₂e) during the year ~~2000~~2010. Water and wastewater operations and employee commutes generated the largest proportions of total emissions (~~43-74~~ percent and ~~28-9~~ percent, respectively). *Water transport facilities accounted for 6 percent of emissions, followed by City buildings accounted for 24 (5 percent of emissions, and street lights (1 percent) and government-generated waste (less than 1 percent). contributed 8 percent of total City-controlled emissions.* By implementing measures for future action relating to building and equipment energy efficiency, fuel efficiency, alternative fuel options and alternative energy generation, the City can make strides to meet its GHG reduction goals and be a model for other businesses and institutions seeking to reduce long-term emissions levels.
- *The City is in the process of adopting the Napa Countywide Community Climate Action Framework (Draft December 2009) which included an inventory of city-wide emissions from various sources for each of the five cities and the unincorporated area of Napa County. The framework contains 53 consensus-based actions that will*

guide the collective county to meeting GHG reduction goals. The collaborative process was managed by the Napa County Transportation and Planning Agency.

- *The Napa Countywide Community Climate Action Framework will be used as a springboard for preparation and adoption of the City of St. Helena Climate Action Plan which will present city specific goals and actions.*
- *In 20052010, St. Helena's estimated community-wide GHG emissions totaled 44,008 metric tons CO₂e, and per capita emissions were 7.57 metric tons CO₂e. Emissions rose 0.4% from 2005 levels. per capita GHG emissions were 1.77 metric tons of CO₂e, and totaled five percent of Napa County's total CO₂e emissions. This figure is higher than any other residential per capita emissions in the County, and also higher than the County average of 1.46 metric tons. In the County, St. Helena residential emissions account for the highest proportion of greenhouse gases per household, and industrial and commercial emissions account represent the highest proportion per job While commercial and industrial sources represented the greatest share of community-wide emissions in 2010, emissions from these sources decreased 7 percent between 2005 and 2010. On the other hand, transportation emissions, which accounted for the second largest source of emissions in 2010, increased 36 percent. Emissions from residential buildings, off-road vehicles and equipment, agricultural operations, and waste disposal all decreased between 2005 and 2010. These reductions, however, were only enough to compensate for the significant rise in transportation emissions.*
- *A 2006 Bay Area Air Quality Management District (BAAQMD) report indicated that approximately* Approximately 29 percent of community-wide emissions in St. Helena result from on-road vehicles. *55 percent of GHG emissions in Napa County resulted from mobile source emissions.* Effective land use planning that reduces vehicle miles traveled and promotes alternate modes of transportation is essential to mitigating climate change. By focusing on improving bicycle and pedestrian connections across the City and reducing commute and truck trips, St. Helena can address auto-related emissions levels at both the local and regional levels.
- St. Helena relies primarily on surface water runoff and groundwater sources for its water supply. This dependence on rainfall could leave the City vulnerable to water shortages if rainfall frequency were to decrease due to climate change. Fully integrating water resource conservation policies and implementation measures into the City's Climate Change Element is essential to ensuring that St. Helena will have adequate water supplies to meet its future needs.
- Approximately 32 percent of St. Helena's economy relies on markets that may be adversely affected by climate change, most importantly agriculture and tourism. By considering the water supply in future climate change scenarios, and supporting measures to recycle and reuse water as much as possible in the near future, the City can begin to strengthen the viability of its industries, markets and employment into the future.

- St. Helena has commissioned a local Climate Protection Task Force (CPTF) to advise the City Council on steps St. Helena can take to reduce the negative impacts of global warming. *At the time of this printing, the CPTF is to create a Climate Action Plan for St. Helena that will complement and support the climate change efforts of neighboring jurisdictions.*
- Currently, St. Helena does not have a comprehensive recycling program for City departments and facilities, nor has it established waste-reduction targets for waste generated in City operations. Creating a recycling program and setting waste-reduction targets for City operations can enable the City to lead by example in citywide waste-reduction efforts.
- *The City has adopted a goal to reduce community-wide emissions by 15 percent below 2005 levels by the year 2020, provided that attainment of such a goal is economically feasible and an appropriate use of City resources.*

10.4 Goals

The goals of the Climate Change element are:

Increase Citywide Transportation-Related Energy Efficiency.

The City seeks to reduce demand for fossil fuels by decreasing vehicle miles traveled, improving transit options and the fuel efficiency of vehicles, supporting the use of renewable energy-powered vehicles, and creating a bicycle and pedestrian-friendly environment.

Reduce Energy Demand Through Improved Building and Design.

St. Helena is dedicated to reducing energy demand by promoting development and construction that improve resource conservation and efficiency, and to improving the energy supply by switching from fossil fuels to renewables.

Reduce Consumption and Divert Waste.

The City is committed to achieving overall waste diversion of 75 percent to 90 percent by the year 2020.

Ensure the Sustainable Management of Agriculture, Natural Resources and Urban Forests.

St. Helena is dedicated to protecting and increasing the amount of vegetation and biomass in local soils, reducing emissions from agricultural sources, encouraging responsible and sustainable agricultural and landscaping practices, and significantly reducing water use to protect local water resources.

Increase Community Engagement and Advocacy.

The City seeks to increase participation in greenhouse gas reduction efforts through marketing programs and community outreach. In addition, they are committed to engaging and advocating for collaborative policy and legislative solutions at the local, regional, state, federal and global levels.

Improve the Efficiency of Local Government Operations.

St. Helena is dedicated to reducing fossil fuel consumption by local government operations, improving the energy efficiency and reduction of carbon emissions of City and County facilities and operations, and reducing solid waste attributable to City and County operations and facilities.

10.5 Policies and Implementing Actions

A range of policies and implementing actions are outlined below and organized into the following topic areas:

1. Transportation and Mobility;
2. Buildings and Energy;
3. Consumption and Solid Waste;
4. Agriculture, Natural Resources and Urban Forests;
5. Community Engagement; and
6. Local Government Operations.

The policies mandate, encourage or allow certain actions to be pursued throughout the duration of the General Plan. They draw directly from the Napa Countywide Community Climate Action Plan Framework, and reflect St. Helena's commitment to coordinating its climate change measures with countywide efforts to address climate change. Together they serve as strategic directions for City staff and partners, highlighting where time and resources should be focused.

Topic Area 1: Transportation *and* Mobility *and Land Use*

Policies

CC1.1 Promote *a the City's commitment to urban-centered growth, adopting zoning and design standards to develop mixed-use,* "walkable" and "bikeable" *neighborhoods city. [Draft Napa Countywide Community Climate Action Plan Framework, Action T1]*

~~CC1.2~~ *Promote land use decisions that support the County's goals to maintain and improve the County's overall balance of jobs and housing, by locating jobs and housing in proximity to*

~~each other and improving the match between wages and housing cost. [Draft Napa Countywide Community Climate Action Plan Framework, Action T2]~~

CC1.32 Support transportation planning efforts to optimize fuel efficiency *and reduce vehicle miles travelled on local roads.* ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action T1]~~

CC1.3 *Seek initiatives that provide efficient modes of transportation for visitors and residents.*

Implementing Actions

CC1.A Adopt and implement pedestrian and bicycle networks within St. Helena that *may* connect to a countywide multi-use trail that extends from Calistoga to American Canyon. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action T1]~~

CC1.B If feasible maintain and enhance existing express bus, local bus and paratransit services. *Provide shuttle service between the three upvalley towns. Support the establishment of a northbound express bus during peak commute hours.* Ensure that these services provide opportunities to connect with proposed countywide service improvements, such as a centralized transit center in Downtown Napa. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action T4]~~

CC1.C Expand Park and Ride areas and other support facilities to encourage public transportation use, and car and van pooling. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action T4]~~

CC1.D ~~Conduct an evaluation~~ *Evaluate* of truck and freight rail routes through the City. Based on these findings, develop policies and strategies to improve circulation and neighborhood compatibility issues. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action T4]~~

- CC1.E Adopt and implement transportation plans in accordance with the Napa County Transportation and Planning Agency’s (NCTPA) Strategic Transportation Plan to increase transit service and ridership in St. Helena and connections with County transit services. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action T4]~~
- CC1.F Establish programs to reduce vehicle miles traveled by supporting local hiring, food production, farmers’ markets and community-based “buy local” campaigns. For General Plan purposes, “local” includes St. Helena and its residents, as well as the residents and areas of the surrounding towns and unincorporated County that have traditionally been served by St. Helena’s commercial and retail services. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action T4]~~
- CC1.G Evaluate parking standards to help reduce vehicle miles traveled *by reducing vehicle idling*. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action T4]~~
- CC1.H Increase walkability and bikeability to encourage a reduction in local auto trips. Strengthen outreach to increase awareness of pedestrian and bicycle amenities throughout the City.
- CC1.I Require discretionary development projects to assess and mitigate the impacts of vehicle miles traveled using transportation demand management programs, including providing transit amenities. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action T4]~~
- CC1.J Initiate programs that encourage car-free tourism through incentives, outreach, awareness and creating a bicycle and pedestrian-friendly environment. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action T4]~~
- CC1.K Adopt and implement programs to assist businesses and organizations switch from fossil fuel-powered fleet vehicles to vehicles powered by clean, renewable energy sources. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action T4]~~
- CC1.L Develop parks and open spaces in support of efforts to create walkable, bikeable mixed-use neighborhoods, especially to complement higher-density development *and connect lower-density areas*.
- CC1.M Design and operate the public street system to optimize fuel efficiency. Consider fuel efficiency in the design of street extensions, connections and right-of-way controls at intersections, and monitor and adjust traffic signals. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action T4]~~

Topic Area 2: Buildings and Energy

Policies

- CC2.1 Encourage measures to reduce energy demand through conservation and efficiency. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action T4]~~
- CC2.2 Support local efforts to improve the energy supply by switching from fossil fuels to renewables. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action T4]~~

Implementing Actions

- CC2.A Partner with the County of Napa to implement an AB811 program that makes funding available to residential and commercial property owners seeking to improve their properties to conserve energy and water, and to generate solar energy. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action T4]~~
- CC2.B Pursue state and federal funding programs designed to reduce energy demand through conservation and efficiency. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action T4]~~
- CC2.C Implement improved energy conservation (Title 24) standards for new buildings, and other state building code standards for high performance “green” buildings, beginning in 2011. Utilize established green building standards, such as Leadership in Energy and Environmental Design (LEED) and Build it Green. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action T4]~~
- CC2.D ~~Adopt ordinances~~ Continue to reduce energy use by promoting domestic water conservation and requiring water-efficient landscape improvements associated with new construction. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action T4]~~
- CC2.E Reduce greenhouse gas emissions from buildings and energy use. Require or request that new development projects ~~assess~~ greenhouse gas emissions due to energy use, and incorporate energy and ~~City safe yield~~ water conservation measures into projects. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action T4]~~
- CC2.F In support of countywide energy generation efforts, increase local renewable energy generation. Adopt production standards for the City based on quantifiable measures that increase per capita generation levels. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action BE6]~~

CC2.G Remove regulatory impediments and economic disincentives associated with the generation and use of energy from renewable sources, such as wind, geothermal and solar energy. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action BE7]~~

~~CC2.H Adopt design review measures for new development that require the planting of deciduous shade trees along the south side of parcels in order to improve shade conditions.~~

CC2.HH Establish programs that encourage owners to retrofit existing structures to incorporate energy-efficient and “green” building standards. (Also see the Community Design Element, Topic Area: 1)

Topic Area 3: Consumption and Solid Waste

Policies

CC3.1 Enhance recycling, composting and source reduction services for residential and commercial uses to support Napa County’s countywide waste reduction goal to achieve overall waste diversion of 75 percent to 90 percent by 2020. (Also see the Public Facilities and Services Element, Topic Area: 4) ~~[Draft Napa Countywide Community Climate Action Plan Framework]~~

Implementing Actions

CC3.A Establish programs and create incentives to achieve a 75 to 90 percent citywide construction and demolition debris waste diversion level by 2020. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action SW1]~~

CC3.B Establish programs and create incentives to achieve a 75 percent organic (food and green) waste diversion level by 2020. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action SW2]~~

CC3.C Establish citywide collection services for segregated food waste from commercial sources. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action SW3]~~

CC3.D Encourage home composting of organic waste. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action SW4]~~

CC3.E Create and support other programs, such as the Napa County Green Business Program and the green restaurant program, that help achieve the 75 to 90 percent overall waste diversion goal. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action SW5]~~

- CC3.F Adopt environmentally-preferable purchasing measures and explore joint-purchasing agreements with partner agencies and businesses. ~~[Draft Napa Countywide Community Climate Action Plan Framework, Action SW6]~~

Topic Area 4: Agriculture, Natural Resources and Urban Forests

Policies

- CC4.1 Support efforts to protect and increase the amount of vegetation and biomass in soil, and reduce emissions from agricultural sources. ~~[Draft Napa Countywide Community Climate Action Plan Framework]~~
- CC4.2 Encourage responsible and sustainable agricultural and landscaping practices. ~~[Draft Napa Countywide Community Climate Action Plan Framework]~~
- CC4.3 Strengthen water conservation measures that result in significant reductions in local water use and the protection of local water resources. (Also see the Community Design Element, Topic Area: 1) ~~[Draft Napa Countywide Community Climate Action Plan Framework]~~
- CC4.4 Support efforts to expand and improve the City's managed urban forest program in order to reduce greenhouse gas emissions and improve overall air quality. (Also see the Open Space and Conservation Element for additional policies and implementing actions relating to urban forests.)
- CC4.5 Promote community gardens to reduce emissions generated in food transportation.*

Implementing Actions

- CC4.A Establish programs to support and encourage local agriculture, food production and school and community gardens. ~~[Draft Napa Countywide Community Climate Action Plan Framework, AN1]~~
- CC4. B Promote edible landscaping where possible.
- CC4.C Establish programs and plans that create and enhance urban forests and greenways. ~~[Draft Napa Countywide Community Climate Action Plan Framework, AN2]~~
- CC4.D Assess the impact of land use changes, new vineyards and urban development on carbon sequestration. ~~[Draft Napa Countywide Community Climate Action Plan Framework, AN3]~~

- CC4.E Support efforts by local growers and restaurants to produce and use locally-grown food and remove associated regulatory hurdles. ~~[Draft Napa Countywide Community Climate Action Plan Framework, AN4]~~
- CC4.F Revise ordinances to further protect habitat and mitigate the conversion of oak woodlands, natural resources, riparian habitat and other important natural communities by permanently protecting similar habitats. ~~[Draft Napa Countywide Community Climate Action Plan Framework, AN5]~~
- CC4.G Support and promote the Napa Green Certified Winery Program and the Napa Green Certified Land Program. ~~[Draft Napa Countywide Community Climate Action Plan Framework, AN6]~~
- CC4.H Adopt landscape ordinances that promote drought resistant plants, and limit or restrict lawns and other high-water-demand plants unless irrigated with reclaimed or grey water systems. ~~[Draft Napa Countywide Community Climate Action Plan Framework, AN7]~~
- CC4.I Develop and adopt energy-saving and environmentally-sound domestic water conservation plans. ~~[Draft Napa Countywide Community Climate Action Plan Framework, AN8]~~
- CC4.J Establish an urban forestry program to ensure a coordinated and comprehensive approach to maintaining and increasing the City's trees. [Staff direction]

Topic Area 5: Community Engagement

Policies

- CC5.1 Support local efforts to market programs and conduct community outreach through schools, non-profit groups, community organizations and the business community to increase participation in greenhouse gas (GHG) reduction efforts. ~~[Draft Napa Countywide Community Climate Action Plan Framework]~~
- CC5.2 Engage and advocate for collaborative programs, policies and legislative solutions at the regional, state, federal and global levels to reduce global GHG emissions. ~~[Draft Napa Countywide Community Climate Action Plan Framework]~~
- CC5.3 Expand local awareness about gardening, composting and agriculture.

Implementing Actions

- CC5.A Partner with the St. Helena Unified School District, private schools, community-based non-profit organizations and others to undertake public outreach and education efforts that broaden community involvement in reducing greenhouse gas emissions. ~~[Draft Napa Countywide Community Climate Action Plan Framework, CE1]~~
- CC5.B Market and encourage participation in incentive programs that improve energy efficiency. ~~[Draft Napa Countywide Community Climate Action Plan Framework, CE2]~~
- CC5.C Foster and build public-private partnerships that help achieve greater energy efficiency and reduce greenhouse gas emissions. ~~[Draft Napa Countywide Community Climate Action Plan Framework, CE3]~~
- CC5.D Promote programs designed to advance sustainable business practices in St. Helena. Use the Napa County Green Business Program as a model for a City-based effort. ~~[Draft Napa Countywide Community Climate Action Plan Framework, CE4]~~
- CC5.E Participate in and help develop effective regional, state and federal solutions to reduce emissions. ~~[Draft Napa Countywide Community Climate Action Plan Framework, CE5]~~
- CC5.F Engage and assist local agencies and utility companies toward achieving greenhouse gas reduction targets. ~~[Draft Napa Countywide Community Climate Action Plan Framework, CE6]~~
- CC5.G Enable long-term solutions by investing in and supporting science and engineering education. ~~[Draft Napa Countywide Community Climate Action Plan Framework, CE7]~~
- CC5.H Support the United States' participation in international greenhouse gas reduction efforts. ~~[Draft Napa Countywide Community Climate Action Plan Framework, CE8]~~
- CC5.I Establish an outreach program to raise public awareness about gardening, composting and agriculture. Utilize public access television, the City's website, public notices and workshops to engage a broad and diverse range of residents.

Topic Area 6: Local Government Operations

Policies

- CC6.1 Ensure that the City leads by example in managing its local government operations while implementing the following policy directions:

- ~~Encouraging~~ *Encourage* the reduction of fossil fuel consumption by local government operations. ~~[Draft Napa Countywide Community Climate Action Plan Framework]~~
- ~~Improving~~ *Improve* energy efficiency, *implement alternative and renewable energy solutions* and reduce greenhouse gas emissions in City and county facilities and operations. ~~[Draft Napa Countywide Community Climate Action Plan Framework]~~
- Reducing solid waste from City and County operations and facilities. ~~[Draft Napa Countywide Community Climate Action Plan Framework]~~

Implementing Actions

- CC6.A Transition City fleets to vehicles powered by clean, renewable energy sources. ~~[Draft Napa Countywide Community Climate Action Plan Framework, LG1]~~
- CC6.B Install electric vehicle charging stations with funding from state and federal sources. ~~[Draft Napa Countywide Community Climate Action Plan Framework, LG2]~~
- CC6.C Encourage alternatives to agency employees' use of single-occupancy vehicles by providing bicycle racks, preferential parking permits for carpools and vanpools, commuter information and other incentives. ~~[Draft Napa Countywide Community Climate Action Plan Framework, LG3]~~
- CC6.D Conduct audits and regularly monitor the effectiveness of City and County energy efficiency implementation measures and adapt them to meet targets. ~~[Draft Napa Countywide Community Climate Action Plan Framework, LG4]~~
- CC6.E Convert street lighting, water pumping, water treatment and other energy-intensive operations to more efficient technologies. ~~[Draft Napa Countywide Community Climate Action Plan Framework, LG5]~~
- CC6.F Ensure that new municipal or substantially-renovated municipal facilities incorporate cost-effective strategies for reducing greenhouse gas emissions, conserving energy and water and utilizing sustainable construction practices. ~~[Draft Napa Countywide Community Climate Action Plan Framework, LG6]~~
- CC6.G Consider carbon emissions from the production, transportation, use and disposal of goods as a criterion for City purchasing decisions. ~~[Draft Napa Countywide Community Climate Action Plan Framework, LG7]~~
- CC6.H Establish a comprehensive, user-friendly recycling program that involves all City departments and facilities. Recover 70 to 85 percent of all waste generated in City operations. ~~[Draft Napa Countywide Community Climate Action Plan Framework, LG8]~~

- CC6.I Install renewable energy systems at City facilities.
- CC6.~~I~~^J Review and update the implementation actions recommended by the City's Climate Protection Task Force (CPTF) on an annual basis.