

Planning, Building & Environmental Services

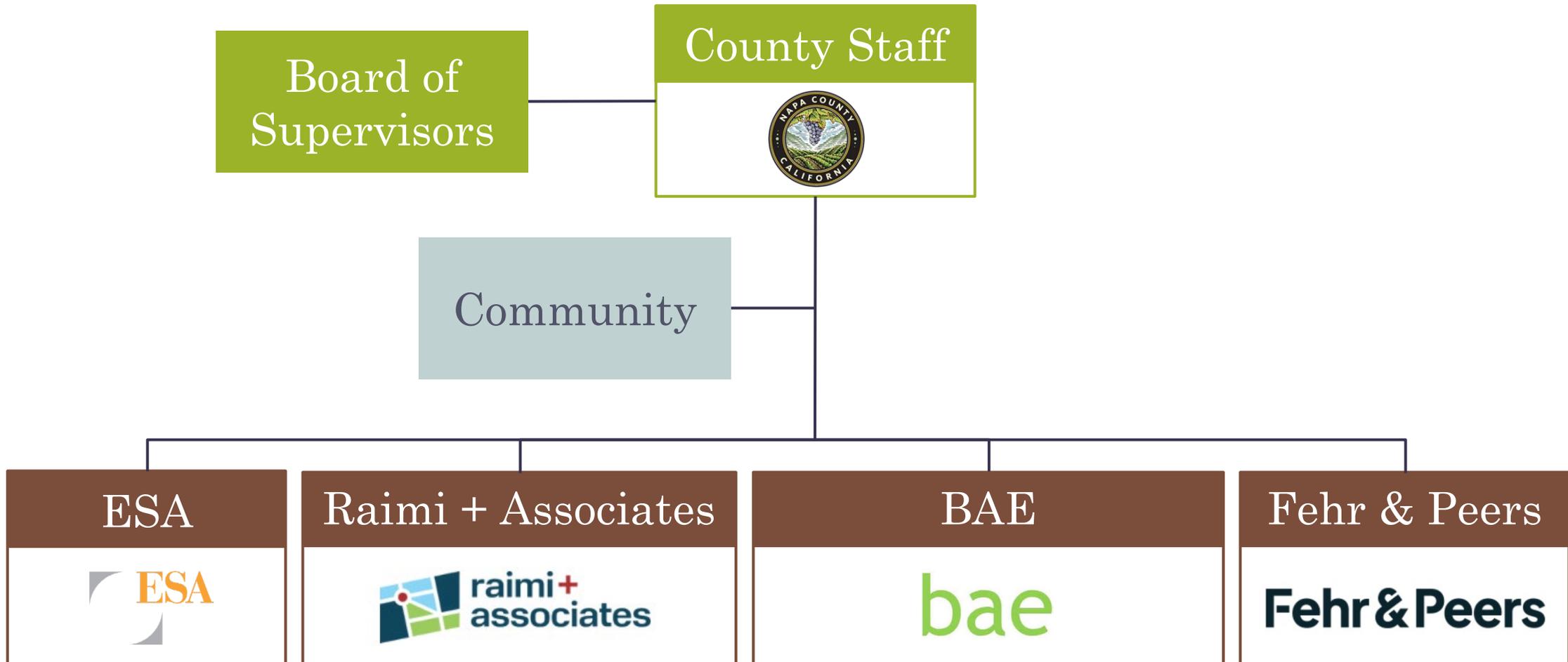
# Napa County General Plan Update (GPU)



Board of Supervisors Hearing | December 16, 2025



# General Plan Team



## WHAT IS A GENERAL PLAN?



1



General Plans describe the community's vision and identifies strategies for managing preservation and change.



The State of California requires every city and county to have a General Plan to guide growth.

2

3

General Plans typically include goals, policies, implementation strategies and supporting graphics.



These components work together to convey a long-term vision that will guide local decision making.



4

5

The General Plan also plays an important role in regulating land use. Its policies and maps form the foundation for City ordinances, guidelines and plans.



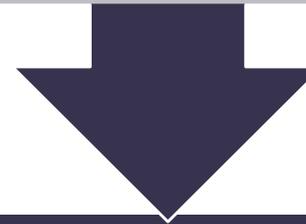
# What is a General Plan?

A long-term roadmap to inform future planning and policy-making for Napa County, building on the success of the current General Plan

**Envision the Future:**  
How will Napa County grow, change, and thrive in the next 20-30 years

**Preserve What We Value:** Protect the places, people, and qualities that make our community special

**Address Challenges:**  
Identify issues and opportunities to improve



The updated General Plan will reflect current conditions, community values, and priorities, and will establish the goals and policies needed to achieve the community's vision.

# What Does a General Plan Include?

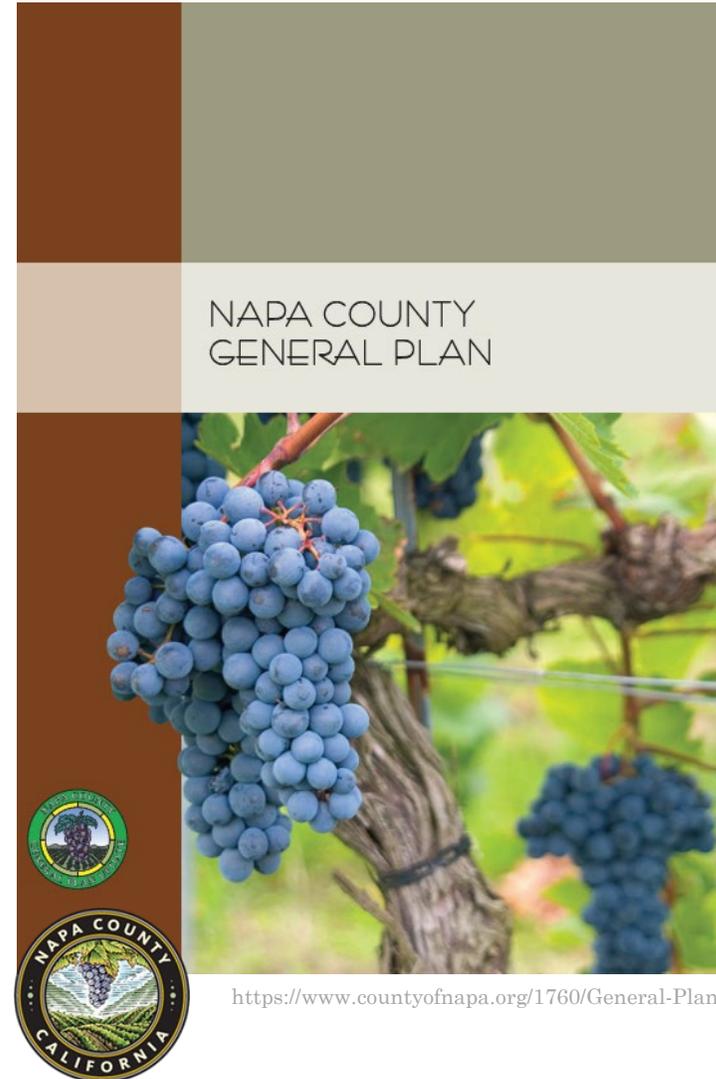
- State law requires 7 elements
- 2 additional elements if cities/counties qualify
  - **Environmental Justice**
  - **Air Quality**
- Some jurisdictions may also include optional elements



# Existing Napa County General Plan

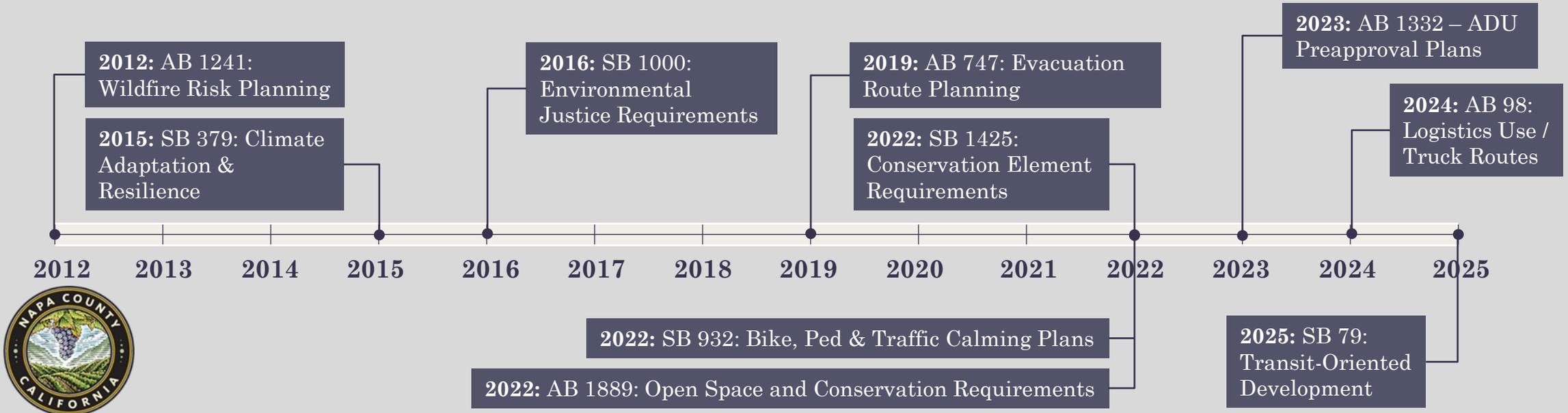
- Adopted June 2008
- Includes the following Elements
  - Agricultural Preservation and Land Use
  - Circulation (2019)
  - Community Character
  - Conservation
  - Economic Development
  - Housing (2023)\*
  - Recreation and Open Space
  - Safety (2023)
  - Implementation

*Note: The Housing Element is required to be updated every 8 years and must be reviewed/approved by the State Department of Housing and Community Development*



# Why Update the General Plan Now?

- State law requires periodic updates to remain legally compliant
- Major State regulatory changes in climate policy, housing mandates, environmental regulations, and community needs since 2008 – **250+ new laws passed**
- Napa County's economic, social and environmental conditions have changed



# General Plan Approach



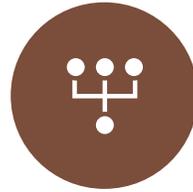
Protect the unique environment and economy of Napa County



Ensure compliance with all State laws and regulations



Build on the technical analysis of existing conditions as part of the Baseline Data Report

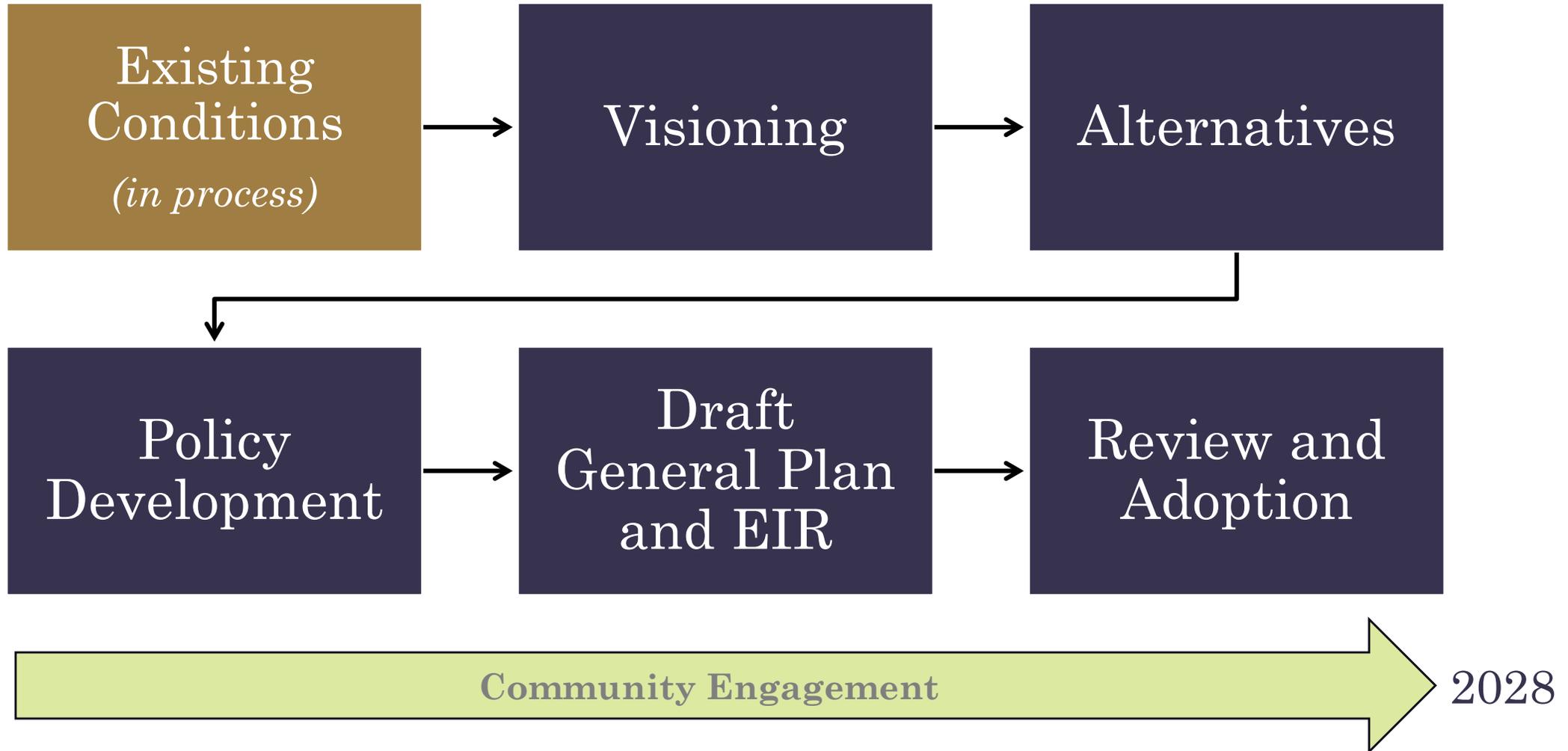


Engage residents, business and property owners, and other interested parties throughout the process.



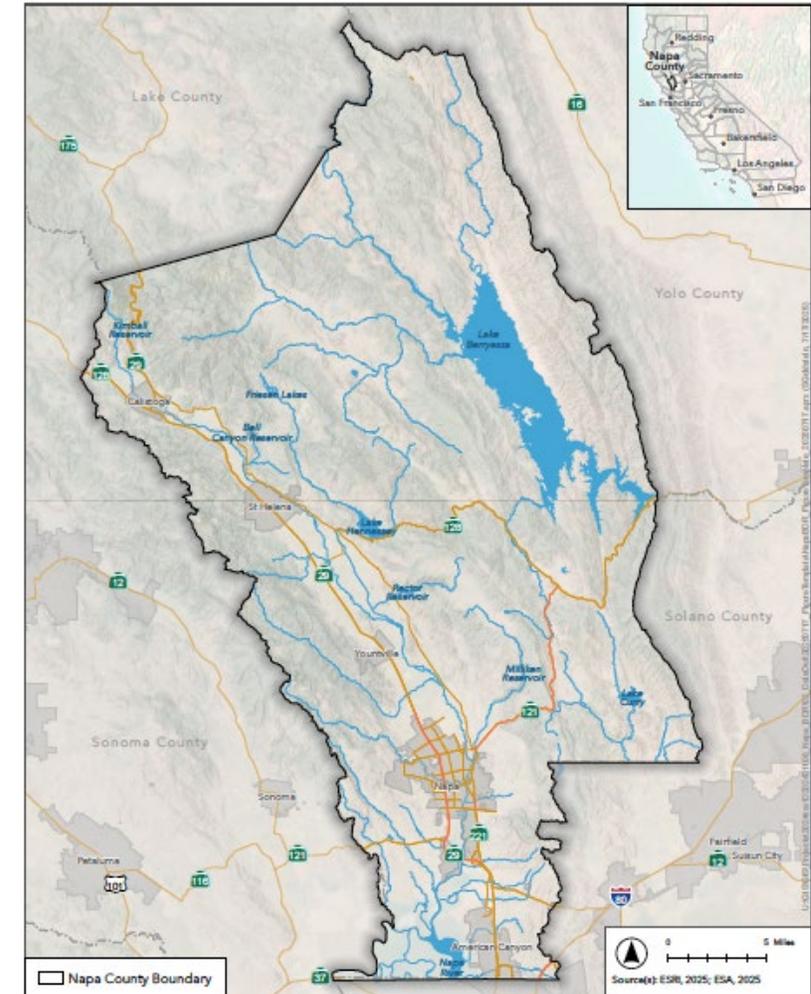
Create a visionary yet implementable Plan

# General Plan Update Process



# Existing Conditions

- The Baseline Data Report (BDR) is the first step in the GPU process
- Provides a scientific assessment of the county's environmental, social, and economic baseline conditions and regulatory framework.
- Data will be used to inform the GPU and Environmental Impact Report (EIR).
- Will include the latest science, data and community input.
- Organized into four topic areas:
  - Community and Public Health
  - Environmental Resources
  - Infrastructure and Mobility
  - Land Use and Agriculture



# The BDR Update Process & Status



**Community Engagement**

- Virtual and in-person workshops to gather feedback
- Focus groups with stakeholders to refine findings



## Data Collection and Analysis

- Review existing conditions across all topics
- Identify data gaps
- Ensure compliance with regulations
- Conduct Round 1 Community Engagement to introduce BDR



## Draft Report Development

- Compile research findings into draft BDR chapters
- Conduct Round 2 Community Engagement to present initial findings
- Refine content based on community input
- Conduct Round 3 Community Engagement during Public Review Period



## Final BDR & Adoption

- Publish final Baseline Data Report
- Present findings to the Board of Supervisors and key decision-makers
- Prepare the final report and data for public access and future planning



# Visioning

- Develops a **shared vision and guiding principles** to shape the General Plan.
- Grounded in **community input** from workshops, surveys, advisory groups and stakeholder meetings.
- Reflects the **core values** – what to preserve and what to improve.
- Provides the **foundation** for land use, policy choices, and long-term priorities.
- Drafted, refined, and confirmed with County staff, Planning Commission and the Board of Supervisors.



# Alternatives and Policy Development

- Translates the community's vision into multiple **land use and policy alternatives**.
- Evaluates different ways to address key topics:
  - Vineyard and winery growth trends
  - Agricultural and natural resource protection
  - Climate resilience and hazard mitigation
  - Mobility and infrastructure improvements
- Compares alternatives across metrics (VMT, GHGs, land cover change, access, resource impacts, etc.)
- Engages County staff, technical and advisory groups, and the community to refine concepts.
- Leads toward a Preferred Plan.



# Draft GPU and EIR



Agricultural Preservation  
and Working Lands



Land Use and Community  
Character



Mobility and  
Infrastructure



Natural Resource  
Conservation



Public Health, Hazards  
and Safety (*Adopted 2023 – not part of this update*)



Environmental Justice  
and Equity



Economic Development  
and Fiscal Sustainability



Housing (*Adopted 2023 – not part of this update*)



# Robust Engagement Approach

- Interactive project website
- 4 Rounds of Community Workshops (each round will have both in-person and virtual workshops)
- 5 topic-specific Thematic Advisory Groups (TAGs), each with 6 Meetings
- 4 Technical Working Group (TWG) Meetings
- 3 Online Questionnaires for broad public feedback on key decisions
- 3 Board of Supervisor (BOS) and Planning Commission (PC) Study Sessions



# Thematic Advisory Groups (TAGs)



## PURPOSE

Provide in-depth, topic-specific community input to guide the General Plan Update (GPU) and ensure that diverse perspectives shape policy.



## WHO

- 5 groups organized by theme ( Ag Preservation and Land Use; Resources Management; Mobility and Infrastructure; Public Health, Hazards and Safety; Environmental Justice and Equity)
- Members selected by Staff and comprised of residents, advocates, and professionals representing different regions/interests.



## ROLE

Bridge technical content and community values across major GPU topics; review and provide feedback on goals, policies, and alternatives.



## APPROACH

6 rounds of meetings held at major milestones (Introduction, Vision, Alternatives, Preferred Plan, Draft GPU; Shared kick-off and topic-specific breakouts)

# Technical Working Group (TWGs)



## PURPOSE

Provide coordinated, interdepartmental and interagency technical input to ensure the GPU is feasible, implementable, and aligned with regulatory requirements.



## WHO

County departments and partner agencies



## ROLE

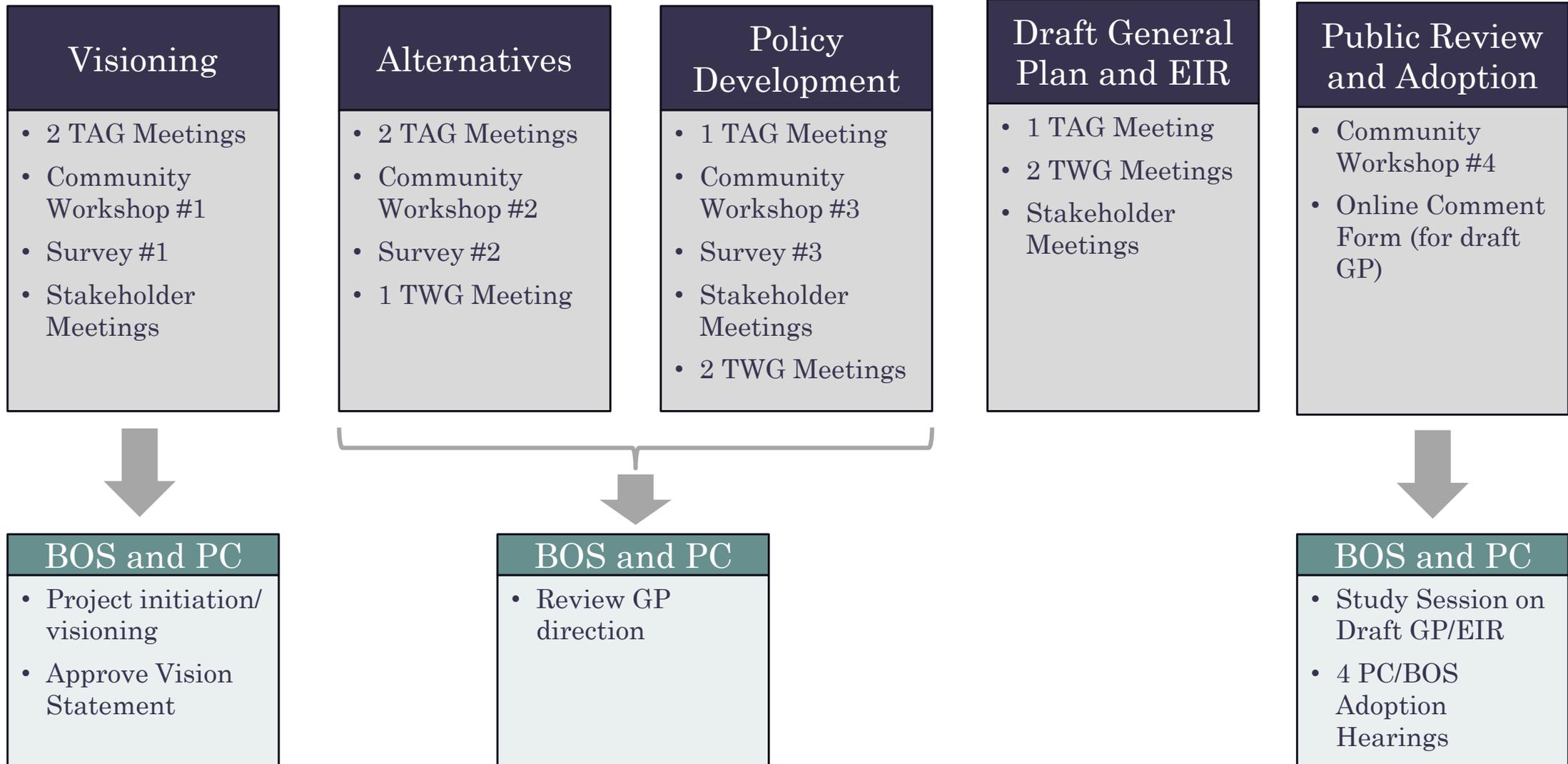
Review major draft deliverables; identify cross-departmental issues early; and ensure consistency and alignment across GPU elements.



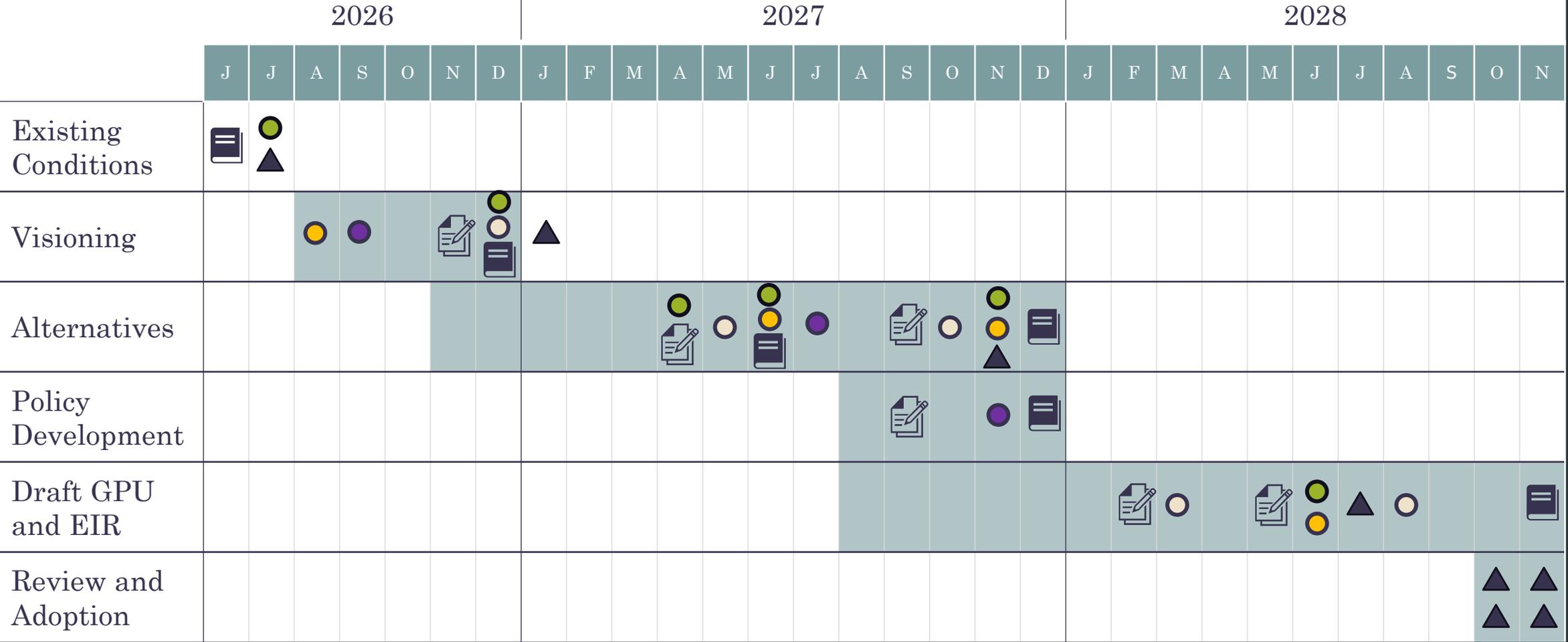
## APPROACH

5 virtual meetings at key milestones (Initiation, Vision, Alternatives, Preferred Plan, Draft GPU); topic-specific breakouts as needed.

# General Plan Update Process Engagement Activities



# General Plan Update Timeline



- Draft Deliverable
- Final Deliverable
- TWG Meetings
- TAG Meetings
- Workshops
- Questionnaires
- Study Sessions/Hearings

# Next Steps for BDR and GPU



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# Thank you

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