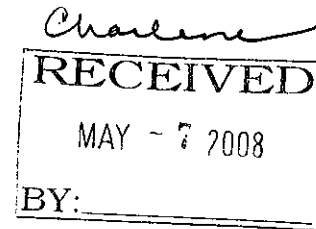




707 Randolph Street, Suite 100 • Napa, CA 94559-2912
Tel: (707) 259-8631
Fax: (707) 259-8638

May 6, 2008

Jack Gingles, Mayor
City of Calistoga
2401 Grant Street
Calistoga CA 94515



Re: Growth Summit Invitation

Dear Mayor Gingles:

It is my honor to invite you and your entire City Council and Planning Commission to attend and participate in the upcoming **Growth Summit**, which is to be held on **June 13, 2008**. This summit is in response to a recent request by the Napa County Board of Supervisors for NCTPA to host a multi-jurisdictional meeting where every jurisdiction's challenges and needs can be expressed and a better-shared understanding can emerge. A common understanding regarding population and job growth in the collective "community" of Napa County will enhance collaborative efforts and allow us to work together for a more cooperative and constructive future.

Each of Napa's diverse communities faces the challenges of meeting the upcoming Housing Element requirements, ongoing environmental, infrastructure and economic development issues. The event's working group, which has representatives of all jurisdictions involved, is designing the summit as an opportunity for each community to discuss their challenges, share information and work towards a collaborative vision for the future.

In order for this event to be a success participation by your full City Council and Planning Commission is respectfully requested. The following steps are also requested in order to make this event a productive one:

- 1) Please complete the attached questionnaire and return to NCTPA by May 28, 2008;
- 2) Review the attached Napa County League of Governments "principles" and identify those which hold your community's top priority;
- 3) RSVP to NCTPA with a list of attendees from your City Council and Planning Commission and notice June 13, 2008 as a special meeting of both you Council and Planning Commission as required by law.

The results of this event are hoped to be multiple fold. First, to provide a better understanding for every participant and the public as to the real challenges each jurisdiction faces now and in the future. Second, to provide a real chance to work together on issues that concern all of us and our constituents. Third, to develop a long term vision for growth in Napa County that reflects the shared values and principles that have given shape to each community.

Thank you so much for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Leddy". The signature is fluid and cursive, with a large initial "J" and a stylized "L".

JIM LEDDY
Executive Director

enclosures: (1) Summit Data Request Questionnaire
(2) NCLOG Community Principles

cc: City/Town Managers
County CEO
Planning Directors

Growth Summit Data Request Form

Each jurisdiction is asked to provide the following information for use in the "Growth Summit." Please keep responses succinct and submit to Jim Leddy, Napa County Transportation and Planning Agency, 707 Randolph Street, Napa CA 94559, by close of business on May 28, 2008.

I. Background Information

- A. Please indicate three goals for the Growth Summit:
- B. Please review the attached NCLOG Principles and list related accomplishments since 2003. Include accomplishments of your jurisdiction alone and in collaboration with others.

II. Population & Housing

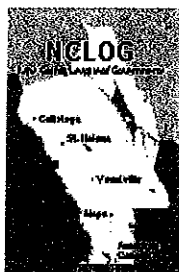
- A. What was your RHNA in the last housing cycle:
- B. What is your RHNA in this housing cycle:
- C. Provide 2005 population and housing figures & cite source (e.g. ABAG, Census, EDD)
- D. Provide a list of "pipeline" projects that have been approved but are not reflected in the 2005 data. Provide the number of dwelling units and estimated population.
- E. Provide 2030 population and housing projections & explain the basis for any differences from ABAG Projections 2007

III. Employment & Non-Residential Development

- A. Provide 2005 employment figures & cite source (e.g. ABAG, EDD)
- B. Provide a list of "pipeline" projects that have been approved, but are not reflected in the 2005 data. Estimate associated employment.
- C. Provide 2030 employment projections and explain the basis for any differences from ABAG Projections 2007

IV. Location/Distribution of Growth & Development

- A. Please provide a map showing how you believe the projected population and employment in 2030 will be distributed using census tracts
- B. Please provide a copy of your general plan land use map & a list of housing sites identified in your current housing element, dated December 31, 2007.



The Napa County League of Governments NCLOG

PRINCIPLES FOR CREATING A HEALTHY, VITAL AND SUSTAINABLE NAPA COUNTY

Preamble

Background

In the summer and fall of 2002, faced with the challenge of creating a cooperative solution to Napa's housing needs, and recognizing the complex interrelatedness of development challenges facing the county, the NCLOG Housing and Land Use Committee (now the Community Development Strategy Task Force) launched an effort to draft a countywide Community Development Strategy. To begin the process of drafting that Strategy, and to help guide its creation, the committee adopted a draft set of eleven **Principles**, each with several sub-elements.¹ These Principles have been a constant, prominently displayed theme in all of NCLOG's forums and have served well to introduce the Napa community to the work that NCLOG is attempting. Along with the NCLOG web site, the Principles have been one of the most visible and understandable ways of communicating about NCLOG to diverse groups throughout the county.

In December 2003 a public workshop was held in Yountville to update the Napa community on NCLOG's efforts and to solicit feedback on the Principles. Nearly 100 people attended this workshop and made numerous suggestions about how to revise the Principles. Additional comments and input on the Principles have been received from stakeholders throughout the County involved in the NCLOG process. Based on this input, the current revised version was crafted in April and May 2004 by NCLOG members and staff. The current version has been structured to be able to serve as a basis for possible future development of tracking indicators.

Purpose and use.

This set of Principles is understood as a maturing work-in-progress that represents a broad consensus of the Napa Community about a vision for the future and how everyone can work together to realize that vision. For NCLOG, no specific outcome is the goal for the process. Rather, collaborative planning and building cooperative relationships among jurisdictions and stakeholders is understood as the primary value of its work. These **Principles** are intended to help establish such a cooperative process as the norm in Napa county, drawing on use of the best information support systems. At the same time, it is recognized that Napa County and each of the Cities each maintains responsibility for and jurisdiction over projects in their sphere of influence. In this context,

¹ The original set of "NCLOG Principles" can be viewed on the NCLOG web site at <http://www.nclog.org/docs.php>

PRINCIPLES FOR CREATING A HEALTHY, VITAL AND SUSTAINABLE NAPA COUNTY

jurisdictions have specifically agreed to share information and cooperate on projects that are interjurisdictional in nature.

The 11 Principles attempt to describe a comprehensive view of the significant factors that affect the nature and quality of life in our community. They are:

- Agricultural Preservation
- Collaborative Planning
- Economic Development
- Vital Town Centers
- Environmental Sustainability, Conservation And Enhancement
- Quality Housing
- Coordinated Visitor-Serving Uses
- Mobility And Access
- Social, Cultural And Economic Diversity
- Quality Education
- Quality Social Services

This group of eleven Principles is conceived to be quite stable and to represent all elements of our community life. It is understood that no one program or project will fully address all of these Principles – and that not all of the Principles will be directly applicable to the work that NCLOG is doing at any one time (beyond placing that work in a comprehensive context). In fact, especially as they are put into practice, the Principles might in some cases address competing priorities and will need to be balanced while making decisions.

Format

Each of these fundamental Principles has been structured to articulate specific Goals/Desired Outcomes as well as specific Strategies to achieve those Goals and Outcomes.

The Goals and Desired Outcomes make the Principles concrete and are expressed in terms that can be directly measured and evaluated. They may change somewhat over time as understanding evolves of how the Principles are expressed in Napa and how they relate to each other. Although some Goals and Desired Outcomes may necessarily compete with each other for available resources, they are not fundamentally in conflict with each other. Decision makers are encouraged to maximize the productive outcomes and minimize the negative impacts of competing strategies.

The Strategies, associated with each Principle are specific actions and policy recommendations that will further the realization of the Principles. These Strategies are still quite broad and require considerable fleshing out and careful exposition to put into practice. However, the Strategies will certainly change over time to reflect change in existing conditions and new opportunities.

PRINCIPLES FOR CREATING A HEALTHY, VITAL AND SUSTAINABLE NAPA COUNTY

Principle A. Agricultural Preservation

Goals/Desired Outcomes

The agricultural character and resources of the County are preserved.

Strategies

- A1. Continue to support and respect the intent of **Measure J**²
- A2. Use the **urban growth boundaries** concept to protect existing resources by encouraging infill development, and facilitating orderly growth in and around community centers and public transit.
- A3. Promote **protection of agricultural lands**.
- A4. Promote **sustainable agricultural land management practices**.

Principle B. Collaborative Planning

Goals/Desired Outcomes

Collaborative decision-making is the norm not the exception.

Information driven decisions are achieved with information support systems.

Shared funding and revenue solutions are encouraged.

Strategies

- B1. Encourage the use of an **information support system** to evaluate alternative planning policies.
- B2. Commit to active participation in the **Napa County League of Governments** as a forum for ongoing communication and sharing of information.
- B3. Advocate for planning policies that provide **incentives for countywide and regional collaboration**.
- B4. **Plan collectively and cooperate** with one another to increase efficiency, allocate and share resources effectively, and commit to an on-going process of working together.
- B5. Consider the **impacts of proposed policies, projects and programs** on each local jurisdiction, the County, and the region as a whole.
- B6. **Think regionally** while respecting the individuality of each community. Recognize the interrelationships between Napa County communities and the linkages to other regions, including Solano and Sonoma Counties.
- B7. Work together to develop funding (including funding from outside sources) to pursue cooperative projects, including joint planning efforts and cooperative development projects.

² Passed in 1990, Measure J confirmed a portion of the Napa county General Plan preserving open space and agricultural lands, setting standards for minimum parcel size, and maximum densities, and locking in its provisions through 2020, except through a vote of the people.

PRINCIPLES FOR CREATING A HEALTHY, VITAL AND SUSTAINABLE NAPA COUNTY

- E3. Provide **recreational opportunities** and activities that are compatible with environmental sustainability, conservation and enhancement goals.
- E4. Support policies that **improve air quality**.
- E5. Support policies that **reduce pesticide use**
- E6. Support policies protecting the right to farm and the viability of agriculture.
- E7. Encourage **energy efficiency and conservation** through innovative practices
- E8. Support programs that **teach environmental values and stewardship**.
- E9. Encourage protection and conservation of **environmental resources**.

Principle F. Quality Housing

Goals/Desired Outcomes

Affordable housing is available for all levels of our workforce and residents

Strategies

- F1. Develop a **fair share housing allocation** that distributes housing units throughout the County.
- F2. Ensure that all new housing developments adhere to a set of planning and design principles for creating **healthy neighborhoods and communities**.
- F3. Encourage a **supply and diversity of housing product types** for all income levels including farm-worker housing, workforce housing, middle-income housing, etc.
- F4. Ensure that **community services and facilities** keep pace with new housing development.
- F5. Encourage **increased housing densities** around transit nodes and neighborhood centers.
- F6. Consider housing development as a **component of major employment generating land uses and activities**.
- F7. Support **infill housing development** with adequate open space.
- F8. Provide sufficient housing to **accommodate local jobs** and promote a jobs-housing balance while protecting agricultural lands

PRINCIPLES FOR CREATING A HEALTHY, VITAL AND SUSTAINABLE NAPA COUNTY

Principle C. Economic Development

Goals/Desired Outcomes

Economic vitality is achieved through business and industries that are **compatible with agriculture and environmental protection**, conservation and enhancement.

A strong economic environment is established for **local businesses that benefit all Napa residents**.

Strategies

- C1. Encourage a **comprehensive evaluation** of future economic development project proposals.
- C2. Ensure **adequate infrastructure** to meet future needs (e.g., water, wastewater, roads, etc.).
- C3. Encourage economic development that provides **well paying jobs** for Napa residents.
- C4. Encourage economic development that **diversifies Napa economy** while supporting core sectors.
- C5. Strengthen **attraction and retention programs and strategies**.

Principle D. Vital Town Centers

Goals/Desired Outcomes

Economically healthy **town and neighborhood centers** are thriving.

Strategies

- D1. Create, strengthen and **revitalize town and neighborhood centers** with mixed-use development
- D2. Encourage tourism and commercial development in towns, with **compatible, not competitive, uses** in unincorporated areas.
- D3. Encourage **high design standards** to promote a quality urban environment, including buildings, parks, plazas, etc.
- D4. Encourage **mixed use and walkable communities** around transit nodes.

Principle E. Environmental Sustainability, Conservation And Enhancement

Goals/Desired Outcomes

An environmentally friendly community adheres to and teaches balanced **environmental sustainability, conservation and enhancement**.

Strategies

- E1. Enact policies that improve the health and functioning of the **Napa River and watershed**.
- E2. Expand **habitat restoration and connectivity**.

PRINCIPLES FOR CREATING A HEALTHY, VITAL AND SUSTAINABLE NAPA COUNTY

Principle G. Coordinated Visitor-Serving Uses

Goals/Desired Outcomes

Visitor-serving uses provide a **quality visitor experience and opportunity** while protecting the environment and quality of life for all Napa residents.

Strategies

- G1. Develop a shared vision and plan for the further development of **visitor-serving uses** throughout Napa County.
- G2. Encourage development of health and cultural and recreational attractions and activities to distribute visitor activity throughout the year.

Principle H. Mobility And Access

Goals/Desired Outcomes

Efficient and effective transportation system take people where they want to go.

Strategies

- H1. Coordinate transportation improvements and resolve disputes through the cooperative forum of the Napa County Transportation Planning Agency.
- H2. **Link transportation improvements** to support local and countywide land use decisions.
- H3. Expand utilization of alternative transportation modes.
- H4. Support collaborative planning efforts related to airports in the county.

Principle I. Social, Cultural And Economic Diversity

Goals/Desired Outcomes

Vibrant communities embrace and celebrate the arts and cultural, ethnic and socio-economic differences and similarities.

Strategies

- I1. Promote **arts and cultural activities** as an integral and necessary dimension of Napa life.
- I2. Preserve **historic resources**.
- I3. Promote **multi-cultural community awareness**.
- I4. Promote the **active participation of all citizens** in civic affairs, and in creating the future of Napa

PRINCIPLES FOR CREATING A HEALTHY, VITAL AND SUSTAINABLE NAPA COUNTY

Principle J. Quality Education

Goals/Desired Outcomes

An **educated community and workforce** is prepared to sustain Napa's economic prosperity, civic vitality and environmental assets.

Strategies

- J1. Ensure the adequacy and quality of **community services and facilities** (e.g., childcare, public transit, schools, etc.).
- J2. Expand **educational opportunities for all Napa residents** including life-long learning and programs to support key economic sectors.

Principle K. Quality Social Services

Goals/Desired Outcomes

Health, social and public safety **services are provided equitably** to our residents.

Adequate **resident-serving recreational opportunities** are available for all age groups.

Communities are **Healthy, safe and enjoyable**

Strategies

- K1. Ensure the adequacy and quality of **community services and facilities** (e.g., childcare, public transit, schools, etc.).
- K2. Ensure the delivery of **quality health and public safety services** to all residents.
- K3. Implement and continue to update the plan for addressing the issue of homelessness.
- K4. Promote development of a **system of childcare** in Napa that supports all of the other Principles.

About NCLOG

The Napa County League of Governments was established in early 2002, with participation from the five cities and the County of Napa. NCLOG's purpose is to address issues of common concern across all jurisdictions, including transportation, housing, economic growth, agricultural preservation, environmental protection and social equity. To this end NCLOG has been successful in helping to craft an agreement among Napa County and the cities of Napa and American Canyon on new housing that will allow all three jurisdictions to meet state requirements. Over the coming months NCLOG will identify other issues of common concern to the county, including development of a long range, countywide visitor serving strategy.

PRINCIPLES FOR CREATING A HEALTHY, VITAL AND SUSTAINABLE NAPA COUNTY

NCLOG Countywide Community Development Strategy Task Force

American Canyon	Ben Anderson	City Council
	Don Colceaser	City Council
	Mark Joseph	City Manger
	Ed Haworth	Planning Director
Calistoga	Dr. Andrew Alexander	Mayor
	Jack Gingles	City Council
	Jim McCann	City Manager
	Rick Tooker	Planning Director
Napa - City	Jill Techel	City Council
	Kevin Block	City Council
	Pat Thompson	City Manager
	Rich Bottarini	Planning Director
Napa County	Bill Dodd (CO-CHAIR)	Supervisor
	Mike Rippey	Supervisor
	Nancy Watt	County CEO
	Patrick Lynch	Planning Director
	Howard Siegel	Com. Partnership
St. Helena	Ken Slavens (CO-CHAIR)	Mayor
	Bill Savidge	City Council
	Bert Johnasson	City Manager
	Carol Poole	Planning Director
Yountville	Todd Carlson	Mayor
	Donna Steiger	City Council
	Kevin Plett	Administrator
	Robert Tiernan	Planning Director

Ex Officio Members:

Napa County Transportation Planning Agency	Mike Zdon
Napa County LAFCO	Dan Schwartz
Napa Housing Authority	Peter Dreier

Staff:

Program Manager	Eliot Hurwitz
Consultant	Daniel Iacofanao
	Kristen Pickus
	Steve Kokotas
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