CITY OF ST. HELENA

RESOLUTION NO. 2019-


Recitals

A. State law requires the City of St. Helena to adopt and maintain a general plan and contains certain mandatory elements, describes the City’s long-term goals and develops policies and programs to achieve those goals; and

B. The City of St. Helena last completed a comprehensive update of its General Plan, which was approved by the City Council in 1993; and

C. The General Plan update formally began in April 2007, with the “Community Visioning and Existing Analysis” process undertaken by the General Plan Update Steering Committee (GPUSC). This effort involved extensive community input leading to the preparation of first full draft of the General Plan in the summer of 2010. Concurrently, environmental analysis was also taking place, leading to the completion of the General Plan Update Draft EIR in August 2010; and

D. The General Plan Update Draft EIR was subsequently circulated for review, comments were received, and a Final EIR (FEIR) was prepared in October 2010. The Planning Commission completed its review and recommended City Council approval of the document in October 2010, and

E. During the City Council review in late 2010, a number of issues surfaced, most notably concerning water supply. Ultimately, the City Council decided to postpone action on the General Plan in order to appropriately address the issue of water supply. A “Safe Yield Committee” was formed and a Water Management Program was developed. The Water Management Program was adopted by Council in November 2012, and thereafter incorporated into the draft General Plan, and

F. The City Council continued with a detailed review of the draft General Plan during numerous hearings held from late 2013 through June of 2014; and

G. Between April and August of 2016, the Planning Commission held six study sessions to review the 2016 draft of the St Helena 2035 General Plan Update
(April 19, 2016, May 17, 2016, June 7, 2016, June 21, 2016, and July 19, 2016, and August 2, 2016); and

H. On July 19, 2016, the Commission directed staff to incorporate various changes/edits and further directed that staff present this revised summary to the Commission at the August 2, 2016, Commission meeting, which occurred; and

I. On January 9, 2018, the City Council approved a contract with Dyett and Bhatia to finalize the St Helena 2040 General Plan Update (sometimes also hereinafter referred to as the “Project”) and draft a new EIR for the document. In approving this contract, concerns over finalizing the scope of the General Plan Update and EIR analysis were expressed by the City Council; and

J. On February 20, 2018, the Planning Commission and City Council met at a Joint Meeting to finalize the scope of both the 2040 General Plan Update and the resulting environmental analysis (EIR) required to analyze the project under the California Environmental Quality Act (CEQA). The final scope of the General Plan Update was determined at this meeting, including input on the planned Study Areas located outside of the City boundary and co-terminus Sphere of Influence (SOI); and

K. On April 1, 2018, the City issued a Notice of Preparation (NOP) informing community members, Responsible Agencies and all other parties interested in the City's 2040 General Plan Update that an EIR analysis was going to commence. This NOP requested input from all interested parties regarding the Scope of the EIR analysis, with comments being requested between April 1, 2018 - May 1, 2018; and

L. The City held an EIR Scoping meeting at 6:00 pm on April 17, 2018, in the Vintage Hall Board Room, 265 Main St, St. Helena CA, to allow interested individuals to provide their input and feedback to directly; and

M. On August 14, 2018, the Planning Commission and City Council met at a Joint Meeting to provide final direction and input on the scope of both the 2040 General Plan Update and the resulting environmental analysis (EIR) required to analyze the project under the California Environmental Quality Act (CEQA); and

N. In accordance with Government Code Section 65302, a comprehensive update to the City’s General Plan was prepared which, in addition to addressing the mandatory elements required by state law, addressed optional elements for Economic Sustainability; Public Facilities and Services; Historic Resources; Community Design; Climate Change; Parks and Recreation; and Art and Culture; and

O. The 2040 General Plan Update includes goals and policies regarding each of the General Plan elements; and
P. On October 23, 2018, the City of St. Helena published the Public Review draft of the 2040 General Plan update; and

Q. On October 23, 2018, the City of St. Helena published the Draft EIR analyzing the environmental impacts of the draft 2040 General Plan Update for public review and comment, and provided a 72-day public review and comment period on the Draft EIR. This period ended on January 2, 2019, and work began on preparing responses to all comments received on the Draft EIR. The Final EIR, including all responses to those comments was prepared in compliance with all CEQA requirements, which Final EIR is comprised of the Draft EIR dated October 23, 2018, together with the Final EIR dated March 19, 2019 (collectively, all of said documents are referred to herein as the “EIR”); and

R. Per Government Code 65300, the 2040 General Plan Update and EIR applies to the entire Planning Area identified including all of the incorporated City (approximately 3,024 acres) in addition to the three Study Areas (approximately 570 acres) identified therein; and

S. The St. Helena 2040 General Plan Update is a Citywide document that is an integrated and internally consistent statement of the official land use policy for the City of St. Helena; and

T. The City’s Housing Element is a mandatory general plan element and was previously prepared for the 2015-2023 planning period and was certified by the California Department of Housing and Community Development (HCD) and adopted by the City in 2015 and the Housing Element document is found to be consistent with the policies and goals of and incorporated into the 2040 General Plan Update; and

U. The City of St. Helena sent the draft 2040 General Plan to affected entities and agencies in compliance with state law (CEQA Guidelines Section 15082) and contacted California Native American tribes that are on the contact list maintained by the Native American Heritage Commission to invite those tribes to consult on the proposed draft 2040 General Plan Update; and

V. On March 8, 2019, a public notice of hearing before the Planning Commission was published in the St. Helena Star/Napa Valley Register; and

W. On March 6, 2019, a mailed notice was sent to all parties owning property within the City’s jurisdiction potentially affected by the proposed 2040 General Plan Update; and

X. A staff report to the Planning Commission dated March 19, 2019, and incorporated herein by reference, analyzed the 2040 General Plan Update and the EIR and discussed the Plan’s consistency with all required element of the St. Helena Municipal Code, and
Y. On March 19, 2019, the Planning Commission of the City of St. Helena, State of California, held a public hearing and considered the 2040 General Plan Update and EIR, the staff report, and all testimony, written and spoken, at a duly noticed public hearing and indicated conceptual support for the Final EIR and its Transportation Network Enhancement 2040 General Plan Update Alternative; and

Z. On April 2, 2019, the Planning Commission of the City of St. Helena, State of California, at a public hearing, considered the 2040 General Plan Update and EIR, the staff report, and all testimony, written and spoken, at a duly noticed public hearing and formally voted unanimously (5-0) to adopt a Resolution recommending that the City Council certify the EIR and approve its Transportation Network Enhancement 2040 General Plan Update Alternative.

RESOLUTION

The City Council of the City of St. Helena, in the exercise of its independent judgment, makes and adopts the following findings to comply with the requirements of CEQA, including Sections 15091, 15092, and 15093 of the CEQA Guidelines, based upon the entire record of proceedings including the EIR which is expressly incorporated herein in its entirety by reference. All statements set forth in this Resolution constitute formal findings of the City Council, including the statements set forth in this paragraph and in the recitals above:

1. The City Council was presented with, and has independently reviewed and analyzed the EIR and other information in the record and has considered the information contained therein prior to acting upon and approving the Project, and bases the findings stated below on such review. The documents, staff reports, technical studies, appendices, plans, specifications, and other materials that constitute the record of the proceedings on which this Resolution is based are on file for public examination during normal business hours at the Planning Division located at City of St. Helena City Hall, 1480 Main St, St. Helena CA; and

2. The findings made in this Resolution are based upon the information and evidence set forth in the EIR and upon other substantial evidence that has been presented at the hearings and in the record of the proceedings.; and

3. The City Council finds that all responsible and interested agencies and members of the public have been afforded ample and legally sufficient notice of and opportunity to comment on the EIR and the Project; and

4. Section 15091 of the State CEQA Guidelines requires that the City, before approving the Project, make one or more of the following written findings for each significant effect identified in the EIR accompanied by a brief explanation of the rationale for each finding: (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR; or, (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency; or, (3) Specific economic, legal, social, technological, or other considerations, make
infeasible certain mitigation measures or project alternatives identified in the Final EIR. The City's CEQA findings comply with this requirement and are provided in the attached Exhibit A and incorporated hereto by reference; and

5. Section 15093 of the State CEQA Guidelines requires that if the Project will cause significant unavoidable adverse impacts, the City must adopt a Statement of Overriding Considerations prior to approving the Project. The City Council's Statement of Overriding Considerations is included in the CEQA findings in the attached Exhibit A; and

6. The EIR considers a reasonable range of potentially feasible alternatives, sufficient to foster informed decision making, public participation and a reasoned choice, in accordance with CEQA; and

7. Public Resources Code Section 21081.6 requires the City to prepare and adopt a mitigation monitoring and reporting program for any project for which mitigation measures have been imposed to assure compliance with the adopted mitigation measures. The City's Mitigation Monitoring and Reporting Program for the 2040 General Plan Update is attached hereto as Exhibit B and incorporated herein by reference; and

8. Prior to taking this action, the City Council reviewed, considered and has exercised its independent judgment on the EIR and all of the information and data in the administrative record, and all oral and written testimony presented to it during meetings and hearings and finds that the EIR is adequate and was prepared in full compliance with CEQA. No comments or any additional information submitted to the City or included in the Final EIR qualify as substantial new information requiring recirculation of the EIR or additional environmental review of the Project under CEQA; and

9. The EIR provides an adequate basis for considering and acting upon the 2040 General Plan Update. The City Council has considered all of the evidence and arguments presented during consideration of the Project and EIR. In determining whether the Project may have a significant impact on the environment, and in adopting the findings set forth herein, the City Council certifies that it has complied with Public Resources Code Sections 21081, 21081.5, and 21082.2.

A. NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of St. Helena:

1. Certifies the EIR and adopts the CEQA findings of fact and statement of overriding considerations for the St. Helena 2040 General Plan Transportation Network Enhancement Alternative attached hereto as Exhibit A; and

2. Adopts the Mitigation Monitoring and Reporting Program for the St. Helena 2040 General Plan Update attached here to as Exhibit B; and

3. Approves and adopts the St. Helena 2040 General Plan Update as modified by the EIR's Transportation Enhancement Alternative.

Approved at a Regular Meeting of the St. Helena City Council on May 14, 2019, by the following vote:
Mayor Ellsworth: 
Vice Mayor Dohring: 
Councilmember Koberstein: 
Councilmember Knudsen: 
Councilmember Chouteau: 

APPROVED: 

ATTEST: 

_____________________
Geoff Ellsworth, Mayor

_____________________
Cindy Tzafopoulos, City Clerk