RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE ST. HELENA 2040
GENERAL PLAN UPDATE AND ASSOCIATED FINAL ENVIRONMENTAL IMPACT
REPORT
CITYWIDE AND INCLUSIVE OF THE THREE IDENTIFIED STUDY AREAS BEYOND
THE CITY BOUNDARY

Recitals

1. 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

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

3. 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

4. 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

5. 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

6. 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

7. 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
8. 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

9. On January 9, 2018, the City Council approved a contract with Dyett and Bhatia to finalize the St Helena 2040 General Plan Update 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

10. 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

11. 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

12. 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

13. 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

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

15. The 2040 General Plan Update includes goals and policies regarding each of the General Plan elements; and

16. On October 23, 2018, the City of St. Helena published the Public Review draft of the 2040 General Plan update; and

17. On October 23, 2018, the City of St. Helena published draft EIR analyzing the environmental impacts of the draft 2040 General Plan Update for public review and comment, proving a 72-day review comment. This period ended on January 2,
2019, and work began on the draft Final EIR, including the Response to Comments; and

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

19. 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

20. 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) in 2015 and this document is found to be consistent with the policies and goals of the 2040 General Plan Update; and

21. 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

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

23. On March 6, 2019, a mailed notice was sent to all parties who's property or property within the agency's jurisdiction, is affected by the proposed 2040 General Plan Update; and

24. A staff report dated March 19, 2019, and incorporated herein by reference analyzed the projects consistency with all required element of the St. Helena Municipal Code, and

25. On March 19, 2019, the Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing.

26. Now, therefore let it be found that, the Planning Commission hereby resolves as follows:

Resolution

A. An Environmental Impact Report (EIR) was prepared to analyze and disclose any and all potential environmental impacts associated with the proposed project, meeting and satisfying all the requirements of CEQA and the State CEQA
Guidelines which is sufficiently detailed so that all of the significant environmental effects of the Project have been adequately evaluated; and

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

C. The Planning Commission finds that agencies and interested members of the public have been afforded ample notice and opportunity to comment on the EIR and the Project; and

D. 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 Final 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 and these findings are provided in the attached Exhibit A and incorporated hereto by reference; and

E. 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. A Statement of Overriding Considerations states that any significant adverse project effects are acceptable if expected project benefits outweigh unavoidable adverse environmental impacts; and

F. Environmental impacts identified in the Final EIR as significant but which the City finds can be mitigated to a level of less than significant, through the imposition of feasible mitigation measures identified in the Final EIR and set forth herein, are described in Section of the DEIR, incorporated herein by this reference; and

G. Environmental impacts identified in the Final EIR as significant but which the City finds cannot be fully mitigated to a level of less than significant, despite the imposition of all feasible mitigation measures identified in the Final EIR and set forth herein, are described in Section of the DEIR, and incorporated herein by this reference; and

H. Alternatives to the 2040 General Plan Update that might eliminate or reduce significant environmental impacts are described in Section C of the DEIR, incorporated herein by this reference; and
I. A discussion of the project benefits and a Statement of Overriding Considerations for the environmental impacts that cannot be fully mitigated to a less than significant level are set forth in Exhibit C, attached hereto and incorporated herein by this reference; and

J. 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 Mitigation Monitoring and Reporting Program is summarized in Table D of the DEIR, attached hereto as Exhibit B and incorporated herein by reference; and

K. Prior to making its recommendation to the City Council action, the Planning Commission reviewed, considered and has exercised its independent judgment on the Final 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 Final EIR is adequate and was prepared in full compliance with CEQA. No comments or any additional information submitted to the City have produced any substantial new information requiring recirculation or additional environmental review of the Project under CEQA.

L. NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends to the City Council that they:

1. Certify the Final EIR and adopt 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. Adopt the Mitigation Monitoring and Reporting Program for the St. Helena 2040 General Plan Update attached here to as Exhibit B; and

3. Approve and adopt the St Helena 2040 General Plan Update, modifying the document to:

   A. Modify General Plan Policy LU1.A to remove the reference to Accessory Dwelling Units and to state "...allow the division of single family homes into duplex and triplex units as by-right in the Medium and High Density Residential Zoning Districts" to make the policy more clear.

   B. To maintain and ensure that the Significance Criteria for Noise related Impacts be a 5 dB threshold of significance.

   C. Reference the County-wide Pedestrian Plan, without referencing a specific date or version, to assist with keeping the 2040 General Plan document up-to-date as additional County-wide plans are conducted over the life of the General Plan.

   D. Remove the Mixed Use re-designation and parking lot references identified in Change Area 10, in favor of keeping the parcels Medium Density Residential.
E. Implement the policy changes identified in the Environmentally Superior Transportation Network Enhancement Alternative.

I HEREBY CERTIFY that the foregoing action to recommend adoption of the St. Helena 2040 General Plan Update and associated Final EIR was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on April 16, 2019, by the following roll call vote:

AYES: Commissioners Ponte, Monnette, Hardy, Hale and Anderson
NOES: None
ABSENT: None
ABSTAIN: None

APPROVED:

Lester Hardy
Chair, Planning Commission

ATTEST:

Noah Housh,
Planning and Community Improvement Director