



INTRODUCTION

The effectiveness of the General Plan ultimately depends on how it is implemented and maintained over time. State law requires that most actions of local governments affecting the physical environment be consistent with the general plan, and sets out guidelines for the plan's monitoring, updating, and amendment.

This chapter contains goals, policies, and programs addressing ongoing administration and implementation of the General Plan, and laying out standards for amending the RUL, based on City criteria and City-County agreements.

ADMINISTRATION AND IMPLEMENTATION

This section contains goals, policies, and programs to ensure that the City of Napa maintains attention to the General Plan by providing for routine review and update of the *Policy Document* and *Background Report* and ensuring that other City regulations and ordinances are consistent with the General Plan.

GOAL A-1 To provide for the ongoing administration and implementation of the General Plan.

POLICIES

- A-1.1. The City shall review the *General Plan* annually and revise it as deemed necessary.
- A-1.2. The City shall conduct a major review of the *General Plan*, including the *General Plan Policy Document* and *Background Report*, every five years and revise it as deemed necessary.
- A-1.3. The City shall review and amend, as necessary, applicable ordinances and regulations to ensure consistency with the *General Plan*.

- A-1.4 The following General Plan Amendment Procedure shall be followed:
 - a. Any General Plan Amendment shall be adopted in the same manner as provided for Zoning Ordinance Amendments, pursuant to Title 17, except as provided below.
 - b. An application for a General Plan Amendment shall be made in writing in a form prescribed by the Community Development Director during the months of January, May and September. This limitation shall not apply to General Plan Amendments initiated by the City Council, Planning Commission or Community Development Director. Individuals and/or groups seeking to change a general Plan land use classification independent of an application should contact the city council.
 - c. In considering a General Plan Amendment, the Planning Commission and City Council shall find that the Amendment is in the public interest and that there is internal consistency with other goals, policies and programs of the General Plan.
 - d. Adoption of a General Plan Amendment shall be by resolution and shall be effective immediately.

IMPLEMENTATION PROGRAMS

A-1.A The Planning Commission shall review the *General Plan* annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The Planning Commission's report to the City Council shall include, as the Commission deems appropriate, recommendations for amendments to the *General Plan*. This review shall also be used to satisfy the requirements of *Public Resources Code* §21081.6 for a mitigation monitoring program for this General Plan.

Responsibility: Planning Commission;
Planning Department
Time Frame: Annually

A-1.B The City shall conduct a major review of the *General Plan*, including the *General Plan Policy Document* and *Background Report*, every five years and revise it as deemed necessary.

Responsibility: City Council;
 Planning Commission;
 Planning Department
 Time Frame: FY 04-05; every five years
 thereafter

A-1.C The City shall investigate and implement, as appropriate, mechanisms to be used for funding the five-year update of the General Plan.

Responsibility: City Manager;
 Finance Department;
 Planning Department
 Time Frame: Ongoing

A-1.D The City shall review and may amend, as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the *General Plan*. These shall include the following:

- a. *Zoning Ordinance*
- b. *Subdivision Ordinance*
- c. Development standards
- d. Capital Improvement Program

Responsibility: Planning Department;
 Public Works Department
 Time Frame: Ongoing

A-1.E The City shall implement the provisions of this General Plan through its ongoing project review process.

Responsibility: City Council;
 Planning Commission;
 Planning Department
 Time Frame: Ongoing

RURAL URBAN LIMIT

The City's Rural Urban Limit (RUL) is the City's urban growth boundary, established through City and County policy, and voter-approved initiatives. Recognizing the General Plan amendments to adjust the RUL may be proposed from time to time, this section lays out a set of criteria for consideration of any such proposals.

GOAL To ensure that any expansions of the RUL are consistent with City and County goals for environmental protection and growth management.

A-2

POLICIES

A-2.1. The Rural Urban Limit (RUL) shall define the extent of urban development through the year 2020. Any proposal for inclusion within the RUL shall be judged according to the criteria set out below. Since the urban area within the RUL is mutually recognized by the County and City as the most appropriate location for urban uses, all sites must be contiguous to the existing RUL in order to be considered for inclusion. The decision to include or not to include an area in the RUL should not be based on any single criterion.

- a. RUL modifications should use natural features (e.g., watercourses, ridgelines) as boundaries so as to create physical separation between adjacent land uses, act as a buffer between urban and rural uses, and delineate a permanent urban boundary;
- b. Land proposed for inclusion should not include Class I and II soils (as defined by the U.S. Soil Conservation Service) and active commercial vineyards or other intensive agriculture;
- c. Land proposed for inclusion should generally be suitable for urban development; it should not include significant wetlands or other important natural resource lands, or be so constrained by environmental factors (e.g., steep slopes, flood impacts) as to be unsuitable for development;
- d. Land proposed for inclusion should help to establish a logical and contiguous development pattern and be accessible to urban services (e.g., water, sewer, city fire protection, schools, parks);
- e. The City should seek to avoid including land that would, if developed, have significant negative visual impacts on the existing city;
- f. The City may choose to expand the RUL in order to allow for City-controlled development and/or conservation at gateways into Napa that affect the "image of the city."