

Aspiration: Housing and Traffic		
Specific Challenge or Problem	Evidence this Challenge or Problem Exists	Impact of the Challenge or Problem on You?
Overreliance on Hospitality industry for revenue and growth	22% of Revenue (TOT) to Government Hwy 29 on Saturday and Silverado Trail traffic	Traffic congestion due to lack of housing for workers and lack of public transportation
No Regional Planning Entities	Most of the traffic is employees going to work	Congested traffic, lack of air quality
Too many hotel rooms	High traffic / lack of places to park	Traffic and congestion
Infrastructure not keeping up with Development		Traffic and places cannot get employees
Moving employees to work		
Insufficient housing stocks (all levels)		
Traffic impacts on workforce, residents and quality of life		

Solution			
Actions to Solve	Who Needs to Be Involved	Pros Cons	
Bike friendly routes to work	Cities, County, CalTrans, Citizens	Air quality improvement would relieve traffic congestion	Properties on the way of the new trails
Parking lots outside of Urban Areas with Public Transpiration and Shuttles	Businesses and Government should be involved		
Regional Planning Commission instead of Hodge podge of agencies	Employers could give incentives to employees for carpooling	would open new opportunities for younger generations to be attracted to Napa	Involving so many entities is not fast and funding issues
Roundabouts	Government incentive to businesses for employees carpooling		
No permits without infrastructure	Non Profits		
County Environmental Impact Report		Less traffic	less flexibility by not driving personal car
Incentives for carpooling			
Local Permitted Parking		Incentives for businesses to promote carpooling	Potential reduces revenue to govt if by way of tax incentives
Employer van/bus for workers			
Affordable housing trust			

Red indicates top vote getter(s).

Aspiration: Groundwater		
Specific Challenge or Problem	Evidence this Challenge or Problem Exists	Impact of the Challenge or Problem on You?
Understand Aquifer Quality and Quantity	MST - Carneros - Example of lack of early study	Poor water quality
Loss of Hold and Haul H2O		Depend on wells
More treated water - use , creation	Quality is more money to treat	Alternative sources beyond hauling groundwater; cost to consumer
State H2O Quality Mandates \$\$	Not science based	
Allocation is not science based	Not measured	Increased rates
	Delivering water - trucking	Over extraction equals lowered quality
	Localized reduction as a result of new wells	Need for Reverse Osmosis

Solution			
Actions to Solve	Who Needs to Be Involved	Pros Cons	
Groundwater sustainability Agency (GSA)	Newly formed GSA; appointed by the BOS, with State Rules	Good Science	Costs
All groundwater well monitored and reported	County PBES & DPW	Data driven	Complexity of forming a GSA
Reservoirs - No development in watershed	City owned reservoirs	Better Knowledge	Property Rights
Robust enforcement of waste water, discharge (WDR's)	DPN & Consultants (LAS)	Better related to development	Down in developable land
Better define watershed for reservoirs, mapped		Long term protection	Cost-enforcement / test
Incentivize Groundwater well monitoring to get more robust groundwater well usage database		Sustainability	
		Live in Means	

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Aspiration: Land use		
Specific Challenge or Problem	Evidence this Challenge or Problem Exists	Impact of the Challenge or Problem on You?
State requirements from State ABAG for Housing	Photos of the Valley	10 car trip/house/day
	Napa Pipe	Increased traffic
Loss of View Shed	Watson Ranch - large development in American Canyon	Air quality
Commercial use in residential and agricultural areas	Application for variance for LARGE solar farms (American Canyon)	Neighborhoods - quality of life, values of home, health and safety, loss of Agricultural Land
Major corporations, money, and individual wealth lobbies at the County	Vacation Rentals - 1st Ave	
Planning Commission is looking at Parcel by Parcel not cumulative or long-term	Approval of many projects in inappropriate and fire prone areas (i.e. Soda Canyon, Mountain Peak Winery) which results in high visitation	Tourist are in residential areas and local workforce cannot afford to live here
Vacation rentals - individual, second residence and Event Centers and Wineries		
Loss of Agricultural Land Lack of preservation	Vineyard sued (O'Connell) for having vacation rentals	
General Plan out of date (especially related to ordinance and zoning) and lacking enforcement	California loses 40K acres a year to development	
	General Plan not enforced	

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Solution			
Actions to Solve	Who Needs to Be Involved	Pros Cons	
Enforce the regulations in the General Plan	Board of Supervisors	Slow increase in traffic because of growth	Legal ramifications
Updated zoning regulations to be relevant (Solar, Sonoma County)	Planning Commission		Costs
	Voters Civic Responses		Discord
Consider Cumulative and Long Term Impact	Taskforces	Peace	Risk of sued by State for no action
	Commissions	Wont be sued (hopefully)	
Enforcement that is equitable and proactive (including rules allowable and not)	Landowners	Preserve beauty	Direct threat to Ag
Concentrate housing into Cities eliminating "In Lieu" fee	Business Interests	Create proper housing in the right areas	Lack of housing
	Federal Government		Cost too egregious
Education and information with transparency	Vintners, Farm Bureau, and Grape / Wine Growers	Protect the Ag by minimizing growth issues	People break rules
	Tourists		
Increased focus on conservation; making the Ag Preserve permanent	Community	Achieve balance	
Aspiration: Surface Water			
Specific Challenge or Problem	Evidence this Challenge or Problem Exists	Impact of the Challenge or Problem on You?	
Deforestation of Watershed	Aerial photographs past vs. presents	Lower reservoir levels and reduced water quality	
Angwin - ground zero for deforestation	Number of timber harvest plans to Cal Fire		
Creeks drying early in season	Anecdotal and visual observations	Limited public access to water ways	
Private ownership of lands around sensitive water bodies	RQWCB categorization of Napa River		
General Plan definition of Agriculture Watershed Open Spaces needs to rely on more Open Space			
Consistency of standards across municipalities, wineries, etc.			

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Solution			
Actions to Solve	Who Needs to Be Involved	Pros Cons	
Bio-orientation systems to capture and treat storm water	Board of Supervisors	Clean water	reduced shareholder value
	(Leadership comes from the top)	aesthetics and beautifications	
First Flush - water sampling and analysis	PBES	reduced fire risk	
Better protection for Class 3 Streams (via science based stream set backs)	Local residents		
	Industry		
Analysis of Angwin Watershed	Local planning and design firms		
	RWQCB		
Land Trust (and other) public ownerships of more private lands	County and City Public Works		
	Local Schools		
Redefine AWOS category to split into separate land uses			
Encourage offsite mitigation for riparian restoration			
Expand bio retention to apply to single family homes, especially large homes			

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Aspiration: Climate Change		
Specific Challenge or Problem	Evidence this Challenge or Problem Exists	Impact of the Challenge or Problem on You?
County does not measure Green House Gas (e.g. tourism, Ag, Buildings, and transportation)	No CAP, draft CAP does not ask for measurement of GHG	We do not know what we are creating in terms of
		Goals must be measurable
Sea level rise - preparation	City isn't factoring sea level rise into their planning	We cant get state funding without data / history
No specific goals/ education/ local ordinances guiding how we tackle climate change	No public information / education about sea level rise / tidal river	Increased risk of flooding
	The County's complacency encourages public complacency	Undoing progress of flood project / measure A
	Stricter building codes / energy efficiency	Increased emergency preparedness costs
	Not a lot of incentives to retrofit existing buildings	Too little to late
		Smoke / Air quality
	Fires	Black carbon / CO2
	Disagreement about what to do going forward	Wildfire impacts
		erosion following loss of plants
	Cal Fire is running out of money	property values
	3rd largest loss of acreage is in California	

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Solution			
Actions to Solve	Who Needs to Be Involved	Pros Cons	
The County should be a model to make all of its buildings net zero energy	County Board of Supervisors	Moving closer to sustainable lifestyle	Costs (Short Term)
	County Executive Officer		Overcoming inertia
All future development should be net zero energy	Planning Director	Reduced carbon footprint	Cost
	Planning Commission		Resistance
Continue with the Climate Action Plan - mandatory measurement of all Green House Gas (GHG)	Cities and residents	Long term cost savings	Loss of property values (more neighborhood ID to flood)
	Napa Sanitation District		
County should be a leader - partner with coalition of Cities/ County to commit GHG reeducation such as Drawdown Marin, resilient neighborhood education	Army Core	More jobs	
	State	Fewer floods	
	Federal Government	Protecting property	
		Protecting lives	
Analyze / update models to see where flooding			
Disseminate information			
Require flood insurance in change flood zones for renters			
Increase capacity to divert water out of neighborhoods			
Review storm water capacity			
Maintenance of storm water pipes			

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Aspiration: watershed		
Specific Challenge or Problem	Evidence this Challenge or Problem Exists	Impact of the Challenge or Problem on You?
Trophy houses / McMansions	Existence of them in City / County above and east of St. Helena, especially visible in the fire area	Disruptive of the scenery in the Valley
Lack of coordination between County and municipalities		potentially reduced tourism and property values and potentially viability of agriculture
ugly commercial development in the agricultural preserve (solar project / manufacturing)	No coordinated climate plan / traffic plan	developing hillsides contributes to water issues (water quality and climate change)
	proposed solar & manufacturing projects (First Ave and American Canyon)	
Who tells who what is acceptable in what areas?	No Solar ordinance	Cheating / more people asking for forgiveness rather than permission
	Planning Commission Meetings	
Development in the hillsides / woodlands - all development		

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Solution			
Actions to Solve	Who Needs to Be Involved	Pros Cons	
Re-examine universally permitted used throughout the County - relook at definition of agriculture	PBES	Find out what restrictions are working and which are not.	changes that might not be thought through completely. By and large working well
	BOS		
	Community		
ordinances re: manufacturing in Agricultural areas or solar ordinances including where it is possible such as industrial areas	Napa Valley Vintners	Ability to tighten up restrictions better education / understanding among public	Risk of unintended consequences e.g. restrict housing - State comes in
	Grape Growers		
	Farm Bureau		
coordination among municipalities and County to better identify who is responsible for decisions and overall acceptability of projects => not in governments	BVNV	Great responsiveness of BOS based on community desires - help better relationships between different interests	State may pre-empt due to climate concerns trade off between power and view
	PBES		
	BOS		
	Residents		
		Pro unreasonable projects would be eliminated, attorney fees reduced/eliminated property values would be secure	

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Aspiration: Forests / Habitats		
Specific Challenge or Problem	Evidence this Challenge or Problem Exists	Impact of the Challenge or Problem on You?
Conversion to agriculture	aerial photos	Depressing
See habitat as important	development projects	Catastrophic environmental collapse / cascade
Fractured habitat and corridors	biogenic green house gas emissions	Will affect other resources
	Bay Area Critical Linkage Study	affect on climate
Lack of both global and local destruction	Kelly Anderson's Tour	water quality / quantity
	Lack of baseline information not part of college curriculum	reduced biodiversity / species count
Decision makers avoid responsibility		Flawed decision making
Lack of County leadership	Influence of private entities / elite elected officials	Flawed voter info
Lack of enforcement		Inappropriate development
Inability to stand up to money interests	lack of long term vision	Alienation of society from environment
	priority of short term gain	quality of life
		pessimism reduces civic engagement
		mistrust of government

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Solution			
Actions to Solve	Who Needs to Be Involved	Pros Cons	
Make Oak mitigation mandatory - increase ration legislation to project forests from being cut down	Everyone	reduces climate change	Industry opposed
	Schools		institutional pushback
			improve water cycle
Protect 80% of all land (e.g. Parks District, Protect Riparian Corridor, through public lands and easement)		increase carbon sequestration	
Protect Designated Watersheds from Development			
Increase stream setbacks			
Make County decisions making authority on THPS/TCPS			
Create Forest Safe Winery Vineyard Standards			
Educate Tourists about the Environment			
Create leading organizations			
Update BDR			
Hire County Employees with Natural Science			
Continuing environmental education for decision makers			
Diversify economic base			

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