

3.0 COMMENTS AND RESPONSES TO COMMENTS

Letter 152

Date: June 15, 2007

To:  
Patrick Lowe, Deputy Planning Director  
Napa County Office of Conservation, Development & Planning  
1195 Third St., Suite #210  
Napa, CA 94559

From:  
Paula J. Peterson   
P.O. Box 296  
Angwin, CA 94508

Subject:  
Draft EIR Comments

RE:  
Comments & Questions

Thank you for the opportunity to comment on the Napa County Draft General Plan and Draft EIR. As a resident of Napa County, I see these documents as vitally important to maintain Napa County's vision of preserving existing agricultural land uses (Ag/LU Goal 1) as well as continuing policies which "collectively...perpetuate...agricultural preservation as the immovable foundation for sound decision making within Napa County". (DGP pg 31)

152-1E/P

Included with this submission are two Matrixes which I have used to provide comments and questions relative to the Napa County DGP and DEIR. The first matrix is the DEIR 2.0 Executive Summary. Second is a Policy Location Matrix. Both of these documents are being used to contain some of my comments and questions as well as indicate areas and/or language I support.

"State CEQA Guidelines Section 15123(b)(1) provides that the Summary shall identify each significant effect with proposed mitigation measures that would reduce or avoid that effect." There are 74 "impacts" identified in Table 2.0-1. Of those nearly 1/4\* are identified as "Significant and Unavoidable" (SU) impacts for all alternatives presented even after implementing the proposed mitigation measures.

- \* Alternative A = 15 SU = 21%
- Alternative B = 16 SU = 22%
- Alternative C = 17 SU = 23%

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For an Environmental Review document this percentage seems unacceptably high to me. It defies logic to approve a “Project” (GP) that would result in the identified consequences of implementing any of the three primary Project Alternatives.

152-1E/P  
cont'd

To prepare for providing comments, I read or reviewed the following documents: Napa County General Plan Amended through 3-5-02, Draft General Plan 2007, Draft EIR Volume I dated 2007, Draft EIR Volume II dated 2007 (Appendices A-E; Appendices F-J were reviewed on-line), County of Napa DGP/DEIR Fact Sheets, Napa County GP Update Policy Location Matrix, portions of Napa County Ordinances (on-line), and portions of the Base Line Data Report. I attended Napa County Up-Valley General Plan Workshops, 2 Steering Committee meetings, 1 Planning Commission meeting. I participated with a group of Angwin residents in reviewing the DGP/DEIR, meeting weekly for the past two months. Regardless, I found it very difficult to correlate, in any meaningful way, the DEIR Alternatives and Mitigation Measures with the DGP Goals and Policies. It is a daunting process and there seems to be a “disconnect” between the Project Vision and Goals and the outcome under the various Alternatives. That said, I have the following overriding observations, comments and/or questions:

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- I am in SUPPORT of the comments and proposal, including map, submitted by Save Rural Angwin. Please give it full consideration as the Land Use Map in AP/LU Element of the General Plan. (REF DGP Page 50) Existing and Alternate maps shown in the DGP and DEIR all provide for building intensity NOT CONSISTENT with Circulation and other infrastructure elements including Community Character, Safety, and Open Space. I support elimination of all of the “Urban Bubbles” as they are artificial unnecessary configurations and confounding to thoughtful land use planning and appropriate zoning.
- Transportation/Circulation Impacts. Mitigation showing changing all 2-lane roads to 4-lane roads (and 4 to 6) as the roadway improvements necessary to accommodate traffic should the proposed building intensities of Alternatives B, C, and E be allowed is NOT FEASIBLE. (REF DEIR Table 4.4-15) Realistically, such a Mitigating Measure would never be funded. For example, private ownership plus set-back distances recommended/required (Table 4.8-5, DEIR Page 4.8-16) along Deer Park and Howell Mt. Rd and the unlikelihood that the County would ever have the capital funds to acquire (through purchase or condemnation) the required footage or parcels to widen the 2-lanes to 4-lanes,

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152-4E

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<p>coupled with the significant environmental consequences of doing so, is INFEASIBLE. Additionally, mitigating to LOS D or better is INSUFFICIENT. The County should require mitigation for Arterials and Collectors to be LOS C or better. Further, LOS seems to focus on the ratio between volume and capacity including comfort and convenience without regard for the roadway classification or condition. This is an INADEQUATE assessment. In the case of Collector roads such as Deer Park and Howell Mtn, implementing the proposed Mitigating Measure would result in greater growth inducement impacts affecting the quality of life in Napa County negatively. (Note: I recognize a specific development proposal is necessary to conduct a comprehensive and reliable analysis - Appendix B, Dowling Associates, Inc.). Finally, Deer Park and Howell Mtn now have a considerable amount of diesel traffic, ever increasing with more drive through commuter and construction related traffic. Diesel exhaust is a toxic Air Contaminant (TAC). Diesel engine particulate has been identified as a human carcinogen. (DEIR page 4.8-7: Problematic for Napa County is the 2006 status identifying 4 of 7 air pollutant concentrations listed in Table 4.8-4 in violation of State &amp; Federal standards).</p>	<p>152-4E cont'd</p>
<ul style="list-style-type: none"> <li>It appears to me that key assumptions made in water studies and fisheries studies do not include evaluation of the rural Angwin area. In addition, the 2050 Study indicates that the unincorporated area and agriculture water uses are the primary users of groundwater in the County with potential shortfall in both “normal” and multi-dry years. Groundwater level data needs to be collected in the rural Angwin area to assess the impacts of increasing pumpage. Depletion of groundwater levels can result in decreasing or eliminating stream flows which contributes to poor fisheries rearing habitat and water quality problems such as stagnant water. Protections need to be put in place to preclude overdraft of Napa County’s finite ground water resources.</li> </ul>	<p>152-5E</p>
<ul style="list-style-type: none"> <li>The DEIR FAILS TO ADEQUATELY address the impacts in rural unincorporated areas to water supply drainages (i.e., Friesen Lakes – Conn Creek – Lake Hennessy). Discharge from large scale development and associated activity may cause or contribute to storm water pollution. Development at the growth levels proposed by the A-C Alternatives will increase impervious areas that could result in a substantial increase in surface runoff and peak discharge. Creeks and drainages are especially productive for plants/biotic communities providing shelter and food sources for resident and migratory wildlife. Wildlife movement has not been well studied in Napa County or analogous landscapes. Development must not be allowed to permanently and negatively impact access of wildlife to food and water. Development (and subsequent activity by people and their household pets) could cause further constriction that reduces the quality of creek corridors. Angwin is identified as a location of special-status animal species occurrences; ACCURACY of the occurrence data is low for the Angwin area.</li> </ul>	<p>152-6E</p>
<ul style="list-style-type: none"> <li>The County’s potential purchase of Angwin Airport is NOT ADEQUATELY addressed in the DEIR. For example, if the Angwin Airport were to become anything other than a landing strip, there could be significant impacts. Increased hanger space and other airport services could be jobs inducing. Further, potential</li> </ul>	<p>152-7E</p>

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proposed development adjacent to and/or nearby the airport could compromise operations of the airport if not addressed.	152-7E cont'd
<ul style="list-style-type: none"> <li>• The cumulative impact of timber conversion and well drilling has NOT BEEN ADEQUATELY analyzed. Such impacts could allow for significant irreversible environmental changes and UNACCEPTABLE cumulative impacts.</li> </ul>	152-8E
<ul style="list-style-type: none"> <li>• I would like to see a Goal or Policy added to the DGP Recreation and Open Space or Conservation Elements that encourages the various educational institutions in Napa County to promote green technology programs and courses of study that address Global Warming.</li> </ul>	152-9P
<ul style="list-style-type: none"> <li>• The View Shed Ordinance refers to the General Plan for identification of Scenic Roadways yet the DGP seems to have eliminated that list. Please ensure the Scenic roadways list is incorporated.</li> </ul>	152-10P
<ul style="list-style-type: none"> <li>• The terminology “already developed area” (ref DGP page 14, 15, 33, 39, etc; also Ag/LU 3 and 20) needs to be further defined. Any property with as little as a shed or outhouse could be viewed as “already developed” and could therefore apply to almost all of the County lands. “Existing incorporated and city centered areas” should be more consistently used.</li> </ul>	152-11P
<ul style="list-style-type: none"> <li>• Among the elements of CEQA Guidelines Section 15130(b) for an EIR to be adequate it shall examine reasonable, feasible options for mitigating or avoiding the project’s contribution to any significant cumulative effects. In DEIR 5.0/5.3 the Cumulative Impacts Analysis identifies 15 environmental issue areas, 10 of which are shown to be “Significant and Unavoidable (SU)” and the Project’s contribution would be considered “Considerable”. The cumulative impacts are NOT ADEQUATELY addressed in DEIR for population/housing/employment, transportation and circulation, biological resources, noise, air quality, global warming effects, geology and soils, hydrology/water quality, cultural and paleontological resources, and public services/utilities (specifically water supply).</li> </ul>	152-12E
<ul style="list-style-type: none"> <li>• This Project analysis addresses only approved and pending development projects identified at the time the DEIR was prepared. Large scale in-County projects known to be under discussion have as yet to be included in the overall analysis and will have significant impact on their own as well as cumulative impacts. Other projected development in the Region (i.e. adjacent Lake County) will additionally accelerate UNACCEPTABLE cumulative impacts. The Mitigating Measures related to critical infrastructure fall short <u>even prior to the addition of these potential developments</u>. As is, the DEIR 7.3 “Significant and Unavoidable Environmental Effects” have appalling long-term implications if the General Plan project is accepted under any of the considered primary Alternatives. The policies related to the preservation of rural Napa County and the conservation of significant natural resources are INCOMPLETE.</li> </ul>	152-13E
<ul style="list-style-type: none"> <li>• In DEIR 7.0 Long-Term Implications, 7.3 SU Environmental Effects, again of the 19 Impacts identified, 15 are SU all Alternatives, 2 others have 2 SU Alternatives, and the final 2 have 3 SU Alternatives. Additionally, all 10 Cumulative Impacts will be cumulatively “Considerable”. This surely can not be considered consistent with Napa County’s long standing Vision and Goals regarding quality of life.</li> </ul>	152-14E

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- Correct DEIR 9.0 Acronyms and Abbreviations – CDC is listed twice; CDPR (California Department of Parks and Recreation) is missing in the list. | 152-15E
- It is unfortunate that the Resource Preservation Alternative was evaluated at a lesser level of detail. Given the outcome of the analysis of the A-C and No Project Alternatives, and given the very confusing and unwieldy detail of the growth inducing Alternatives as considerably immitigable, I SUPPORT consideration of distilling the DEIR to one Preferred Alternative that represents the 1 % Measure A Growth Control and is proximate to the Environmentally Superior Alternative, while retaining the work of the aforementioned alternatives in an Appendix. | 153-16E

Thank you for your consideration of my input. The extensive work of County Staff, Consultants, Steering Committee members, Planning Commissioners, Board of Supervisor Representatives and public respondents is **greatly appreciated and applauded.**

*Attachments/Enclosures:*  
*DEIR 2.0 Executive Summary*  
*G-P Policy Location Matrix*  
*EIR Alternatives Development Assumptions*

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General Plan Comments submitted by Paula Peterson 707-965-9995  
 Pg 2 of 4

PO Box 296  
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Current General Plan	Draft General Plan	Proposed Changes	Rationale for Change	
	Pg 19 Re Vision statement: Pg 11 The Napa River.....	(add) and its tributaries		152-17P
	Pg 22 Re Vision statement:	incorporate into this vision or add new vision: Napa County will become known for its successful strategies aimed at reducing global warming impacts.	Napa County has a rare opportunity among counties to be a model leader in terms of quality of life and sustainable employment consciousness.	152-18P
	Pg 33 Ag/LU Goal 3	Concentrate non-agricultural land uses in existing city centers, urbanized or developed areas.	The term "developed" is too broad and too easily applied to residential country areas.	152-19P
	Pg 39 Ag/LU Policy-20 and Policy Ag/LU/21	Delete or modify both of these policies.	The implications of these two policies as they relate to Angwin and Pope Valley and other rural communities in the unincorporated areas of NV/Napa County are growth inducing. They are contrary to the vision statements. They "fuel" the recurrent cumulative impacts identified in DEIR 5.0 and the very long term implications identified in DEIR 7.0.	152-20P

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Current General Plan	Draft General Plan	Proposed Changes	Rationale for Change	
	Pg 48 Policy Ag/LU-48	Expand the "Institutional" designation to <u>Private</u> as well as <u>Public</u> .	Including institutions such as hospitals and schools in this designation that are "private" would be a better match than their current RR designation.	152-21P
	Pg 48 Policy Ag/LU-49	MAKE NO CHANGE IN THIS POLICY	Wholeheartedly support as written.	152-22P
	Pg 49-113	The administrative error of the 1980's that created non-parcel specific "urban bubble" needs to go away!	Designating land use in this hope forward, non-sensical, unthinking way lacks congruency with natural landscape, historical and existing land uses, and defies intelligent planning today for 2030. Good! Bad!	152-23P
	Policy Ag/LU-50 Policy Ag/LU-51	Keep Delete		
	Pg 50-56 Angwin	Delete all Angwin maps represented in DG-Plan DEIR.	Support General Plan inclusion of Same Rural Angwin proposal map submitted to Napa County.	152-24P
	Pg 54 TP2 Sentence 3	"Drawn by housing opportunities and the area's rural character, new Angwin residents share with long-term residents a desire to return the area's rural character, natural beauty and sense of place."		152-25P

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Current General Plan	Draft General Plan	Proposed Changes	Rationale for Change
	Pg 55-56 Policies (Angwin) I support the Proposed document submitted to the County by Save Rural Angwin. In addition, I have the following additions and comments: <u>Policy Ag/LU-53</u>  <u>Policy Ag/LU-58</u>  <u>Policy Ag/LU-62</u>	".... shall contain institutional uses (i.e. the college), residential uses <del>are</del> allowed <del>approved</del> in the county's adopted housing element, and limited neighborhood-serving non-residential uses.  ".... derived from its wooded setting and the scenic agricultural and open space lands viewed upon arrival into the Angwin basin from Napa Valley.  Delete. I do not support the creation of another advisory commission.	I support the college housing need and prefer specific single family homes. I do not support growth-including sub-division.   This would be redundant. The Angwin Community Council already exists to serve this purpose.

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152-27P  
  
152-28P

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Current General Plan	Draft General Plan	Proposed Changes	Rationale for Change
	Pg 92-93	Re-define the intent and purpose of the "Public-Institutional (P-I) land use designation as per proposal submitted by Save Rural Angwin.	
	Pg 98 (3) Location of Growth  I surrender! No more energy, no more time!	Strike "Preference is to be given .... such as Angwin ...."  I surrender! No more energy, no more time!	

152-29P  
  
152-30P



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#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
<b>4.2 Land Use</b>							
<b>Impact 4.2.1</b> Implementation of the proposed Napa County General Plan Update would not result in the physical division of established communities because the proposed General Plan Update consists of maintaining the overall land use patterns of the County rather than developing in a way that might divide established communities (e.g., development of a highway or establishment of land use patterns that divide existing communities). However, land use changes proposed under Alternatives B and C could conflict with existing land uses.	LS	S	S	<b>MM 4.2.1</b> The County shall adopt development standards for the Pacific Coast/Boca and the Napa Pipe sites which shall include, but not be limited to, buffering and visual screening features from existing industrial uses and Syar Quarry, design features that include, physical buffers (e.g. installation of plantings, landscape features, or walls in unique circumstances) to building placement and orientation in a manner that physically separates these sites from incompatible operations of adjacent uses (e.g., truck traffic, odors, stationary noise sources) and implementation of other measures to address noise and vibration (see MM 4.7.1c and MM 4.7.2b).	LS	LS	LS
<i>This is so important,</i> <i>The Angwin "Urban Bubble" as it currently allows for, does divide the community.</i>							
<b>Impact 4.2.2</b> Implementation of the proposed Napa County General Plan	LS	S	S	<b>MM 4.2.2</b> Residential development at the Napa Pipe site could conflict with the Airport Land Use Compatibility Plan if	LS	LS	LS

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152-37E

S - Significant

LS - Less Than Significant

SU - Significant and Unavoidable

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#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
Update would not substantially conflict with applicable land use plans, policies, or regulations of other agencies that provide for environmental protection.				it occurred within the "D" Zone, which essentially covers the southern one third (about 50 acres) of the site. To reduce this impact to less than significant, the County would ensure that any future development plan for the Napa Pipe property does not include residential use or other incompatible uses in the D Zone.			
<i>Support</i>							
<b>4.3 Population/Housing/Employment</b>							
<b>Impact 4.3.1</b> Implementation of the proposed Napa County General Plan Update could result in substantial growth in population, housing or employment under the three alternatives that could be in excess of regional projections or the one percent per year housing unit standard set forth in the Napa County Housing Allocation Program.	SU	SU	SU	<b>MM 4.3.1</b> To ensure that dwelling units are approved in excess of limits established by the County's growth management strategy only in those extraordinary circumstances where they are both necessary and desirable, the County shall adopt and implement a policy allowing certain multi-family residential project proposals, if they meet specific requirements, to proceed even if they would result in annual development in excess of the limits. These requirements shall include, but may not be limited to: (1) location in an area that is not designated for agricultural use; (2) execution of a development agreement specifying a phased development plan that would address impacts and infrastructure needs in advance of each phase; (3) making a substantial contribution to meeting	SU	SU	SU
<i>To approve a project (s) that would do this case against voter direction</i> <i>This "mitigation" reads written for "Triad" developments all over the county!</i>							

152-37E  
cont'd

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#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				the County's state-mandated housing needs; and (4) including a significant affordable housing component.			
Impact 4.3.2	SU	LS	LS	MM 4.3.2 To ensure that job growth in the unincorporated County does not substantially out-pace dwelling unit production, the County shall adopt and implement a policy requiring new employment-generating development either to produce on- or off-site housing adequate to meet the demand for Napa County housing associated with the new employment, or to pay an in-lieu housing fee to assist the County with the development of subsidized housing for the neediest segment of the workforce.	SU	LS	LS
				<i>Developments must not be built in unincorporated areas that would result in substantially increasing commutes.</i>			
Impact 4.3.3	LS	LS	LS	None required.	LS	LS	LS
4.4 Transportation							
Impact 4.4.1	SU	SU	SU	MM 4.4.1a The County shall provide a policy in the General Plan establishing a standard for adequate level of service on roads and intersections to be applied to all discretionary projects	SU	SU	SU
				<i>Not acceptable to approve growth that will result in this and are unmitigable</i>			
							<i>Support and add that level of service not be reduced below "C" as result of project approval</i>

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152-40E

S - Significant

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#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
in relation to the existing traffic load and capacity of the street system, within the County and adjacent jurisdictions, and could affect emergency access.				reviewed by the County			
				MM 4.4.1b The County shall include a policy in the General Plan that requires new developments with the potential to significantly affect traffic operations to prepare a traffic analysis prior to discretionary approval of the project.			
				MM 4.4.1c The County shall include a policy in the General Plan that requires new development projects to mitigate their impacts and to pay their fair share of countywide traffic improvements they contribute the need for, including improvements identified in DEIR Table 4.4-20. A countywide traffic impact fee shall be developed in cooperation with NCTPA.			
				MM 4.4.1d The County shall include a policy in the General Plan that requires new residential and commercial development to be concentrated within already developed areas, and <del>Areas planned for development where sufficient densities can support transit services and development of pedestrian and bicycle facilities.</del>			
				MM 4.4.1e The County shall include a policy to the General Plan that supports programs to reduce single-occupant vehicle use and encourage carpooling, transit use, and alternative			

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152-42E

152-43E

152-44E

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2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation			
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C	
				<p>MM 4.4.1f modes such as bicycling, walking, and telecommuting. In addition, the County shall seek to maintain total trips in the County using travel modes other than private vehicles (transit, walking, bicycling, public transit, etc.) at 2006 levels.</p> <p>The County shall provide a policy in the General Plan that requires the County of Napa to demonstrate leadership in implementation of programs encouraging the use of alternative modes of transportation by its employees, as well as the use of alternative fuels. Example programs shall include:</p> <ul style="list-style-type: none"> <li>• Preferential carpool parking and other ridesharing incentives,</li> <li>• Flexible working hours,</li> <li>• A purchasing program that favors hybrid, electric or other non-gasoline vehicles,</li> <li>• Secure bicycle parking,</li> <li>• Transit incentives</li> </ul>				<p>152-44E cont'd</p> <p>152-45E</p>
				<p>MM 4.4.1g The County shall include a policy in the General Plan that requires all developments along fixed transit routes to provide amenities designed to encourage carpooling, bicycle, and transit use in coordination with</p>				152-46E

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2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation			
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C	
				<p>MM 4.4.1h NCTPA. Typical features would include bus turnouts/access, bicycle lockers, and carpool/vanpool parking.</p> <p>The County shall include a policy in the General Plan that states where sufficient right of way is available, bicycle lanes shall be added to county roadways when repaving or upgrading of the roadway occurs as <del>feasible</del>.</p>				<p>152-46E cont'd</p> <p>152-47E</p>
				<p>MM 4.4.1i The County shall provide a policy in the General Plan that requires that abandoned rail right-of-way shall be used for alternative uses such as public transit routes, bicycle paths, or pedestrian/hiking routes when feasible.</p>				152-48E
				<p>MM 4.4.1j The County shall provide a policy in the General Plan that requires that pedestrian and bicycle access shall be integrated into all parking lots and considered in the evaluation of development proposals and public projects.</p>				152-49E
<p>Impact 4.4.2 Implementation of the proposed General Plan Update could substantially increase hazards due to a design feature (e.g., sharp curves or</p>	S	S	S	<p>Implement mitigation measures MM 4.9.4 and MM 4.13.1.1a and b.</p> <p><i>Design features must not be approved that increase hazards</i></p>	LS	LS	LS	152-50E

S - Significant                      LS - Less Than Significant                      SU - Significant and Unavoidable

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				County Code to ensure that all construction related activities within 0.25 miles of a stream or other drainage course that have a potential for excess soil erosion due to winter rains have protective measures in place or occur before September 30 <sup>th</sup> . In addition, the County shall ensure enforceable fines are levied upon violators and violators are required to perform all necessary remediation activities.			
Impact 4.6.2	S	S	S	Implement mitigation measures MM 4.11.3b, MM 4.11.2a, MM 4.11.4	LS	LS	LS

*add: Projects shall not result in an increase in downstream sedimentation*

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
Impact 4.6.3	S	S	S	Implement mitigation measures MM 4.11.3a, MM 4.11.3b and MM 4.11.9.	LS	LS	LS
Impact 4.6.4	S	S	S	Implement mitigation measure MM 4.11.5e and MM 4.11.4. <i>Development projects shall not lower groundwater levels offsite; shall not result in any reduction in surface baseflow contribution to either groundwater aquifer or receiving waters (creeks, ponds, etc) adjacent or downstream of the project site.</i>	LS	LS	LS
Impact 4.6.5	S	S	S	MM 4.6.5a The County shall provide a policy in the General Plan that requires the County to modify County Code or establish an ordinance that prohibits the removal of riparian vegetation and ensures the restoration of historic riparian vegetation where feasible for projects requiring discretionary approval. The County shall develop a	LS	LS	LS

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
thus indirectly result in the loss of populations or degradation of habitat for special-status fish species.				<p>stream program in coordination with Regional Water Quality Control Boards, California Department of Fish and Game, U.S. Fish and Wildlife Service and National Oceanic and Atmospheric Administration National Marine Fisheries Service and other coordinating resource agencies that identifies essential stream and stream reaches necessary for the health of populations of native fisheries and other sensitive aquatic organisms within the County's watersheds. Where avoidance of impacts to riparian habitat is infeasible along stream reaches, appropriate measures will be undertaken to ensure that protection, restoration and enhancement activities will occur within these identified stream reaches that support or could support native fisheries and other sensitive aquatic organisms to ensure a no net loss of aquatic habitat functions and values within the county's watersheds.</p> <p>MM 4.6.5b The County shall provide a policy in the General Plan that requires the County to develop CEQA standards that require disclosure of gravel removal that results in adverse effects to native fisheries during project review. The County shall require mitigation that results in no net adverse effects to stream bed</p>			

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>attributes necessary for native fisheries health. This may include restoration and improvement of impacted habitat areas (e.g., gravel areas and pools woody debris areas) <i>and maintenance of cool water temperature</i></p> <p>MM 4.6.5c The County shall provide a policy in the General Plan that requires the County to modify County Code or establish an ordinance that prohibits construction activities within the channel of any waterway identified (based on information in the BDR and Appendix G of the DEIR) to contain existing or potential spawning habitat for special-status fish species during limited time periods of spawning activities.</p> <p><i>Require a Construction Plan</i></p>			
Impact 4.6.6 Land use and development under the proposed General Plan Update could adversely affect fish migration and thus directly result in the loss of populations or degradation habitat for special-status fish species.	S	S	S	<p>MM 4.6.6 The County shall provide a policy in the General Plan that requires that subsequent development activities and roadway improvements not directly disturb the bed and bank of any waterway known or suspected to contain fishery resources to the maximum extent feasible. If avoidance is determined to be infeasible by the County, then BMPs <i>and/or</i> habitat restoration shall be <i>type</i> incorporated (in consultation with California Department of Fish and Game, U.S. Fish and Wildlife Service and National Oceanic and Atmospheric Administration National</p>	LS	LS	LS

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### 3.0 COMMENTS AND RESPONSES TO COMMENTS

#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
Impact 4.7.2	LS	S	S	<p>property owners to demonstrate implementation of the recommended methods.</p> <p>The following mitigation measures shall apply to Alternatives B and C.</p> <p>MM 4.7.2a The County shall include a policy in the General Plan that requires that new vibration sensitive development, such as residences, shall be avoided within 100 feet of all railroad tracks and other identified sources of strong ground vibration to the extent feasible. For residences proposed within 100 feet of any significant source of groundborne vibration, a vibration study shall be conducted prior to construction by a qualified consultant to ensure that residents would not be exposed to excessive vibration levels that be disruptive (e.g., potential to interrupt sleep) or cause structural damage. The results of the study shall include performance standards to fully mitigate vibration impacts, which may take the form of building setbacks, site design, soil compaction/grouting, and other appropriate methods.</p> <p>MM 4.7.2b The County shall include a policy in the General Plan that requires new vibration sensitive development, such as residences, within proximity of the</p>	LS	LS	LS

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cont'd

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#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>Syar Quarry or haul roads leading to the Syar Quarry shall be buffered and constructed to avoid significant disturbance related to ground borne vibration (e.g., potential to interrupt sleep or cause structural damage). A vibration study shall be conducted by a qualified consultant prior to construction to determine the extent of the buffer and other required measures related to building/foundation design. Prior to issuance of a building permit, the property owner shall demonstrate how study recommendations will be implemented to fully mitigate vibration impacts.</p>			
Impact 4.7.3	SU	SU	SU	<p>Implement mitigation measures MM 4.7.1a and MM 4.7.4.</p> <p><i>Insufficient MM's to still result in SU. Safe of feasible MM's must negate project approval. DEIR by 4.7-28 had picture of that traffic noise will remain the same producing the growth of the DBP.</i></p>	SU	SU	SU
Impact 4.7.4	LS	SU	SU	<p>MM 4.7.4 The County shall include as a policy to the General Plan that a detailed noise analysis be conducted by a qualified noise consultant as part of roadway improvement project design where it is determined that a proposed roadway widening or extension may expose existing noise-sensitive land uses to traffic noise in excess of County noise standards or</p> <p><i>or when traffic volume will increase as a development impact, or</i></p>	LS	SU	SU

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152-73E

152-74E

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#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation			
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C	
faster rate than the population. Land uses and development would result in increased emissions of ozone precursors resulting primarily from vehicles. The increased emissions would exceed the BAAQMD thresholds. In addition, the General Plan Update would not fully support the Clean Air Transportation Control Measures that Cities and Counties are identified as having a role in implementing.				MM 4.8.1b The County shall include a policy in the General Plan that the County shall support intergovernmental efforts directed at stringent tailpipe emissions standards and inspection and maintenance programs for all feasible vehicle classes and revisions to the Air Quality Attainment Plan to accelerate and strengthen market-based strategies consistent with the General Plan.				152-77E
				MM 4.8.1c The County shall include a policy in the General Plan that requires the evaluation of potential project-specific air quality impacts (based on the Bay Area Air Quality Management District's CEQA Guidelines) of new development projects and will require appropriate design (e.g., provision of energy efficiency features in building design), construction (e.g., use of reduced emission construction equipment), operational features (e.g., provision of alternative forms of transportation and use of reduced emission vehicles and equipment), and/or participation in Bay Area Air Quality Management District air quality improvement programs to reduce emissions.				Support but should go further to address impact of specific developments particularly the immediate footprint of the development like construction access roads.
				MM 4.8.1d The County shall include a policy in the General Plan that requires all new County vehicles to conform with				Support

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation			
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C	
				applicable emission standards at the time of purchase and throughout their use. The County will also purchase the lowest emitting vehicles commercially available to the maximum feasible to meet County vehicle needs.				152-78E cont'd
Impact 4.8.2 Implementation of the General Plan Update would lead to construction and new residential uses that could have wood burning devices. These activities would increase PM <sub>10</sub> emissions for an area that already exceeds the State ambient air quality standards.	SU	SU	SU	MM 4.8.2 The County shall include the following as a policy in the General Plan:  The County shall seek to reduce particulate emissions and avoid exceedences of state PM standards by:  a) <del>Providing information regarding</del> <i>Requiring</i> low emitting fireplaces to property owners who are constructing or remodeling homes;  b) Fireplaces or wood stoves in new developments with densities greater than one residential home per acre, shall comply with current EPA emission standards for wood-burning stoves or be fueled by natural gas;  c) Disseminating information in support of the BAAQMD's "Spare the Air Tonight" program when particulate matter exceedences	SU	SU	SU	Not acceptable when more can be done from merely providing information.

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### 3.0 COMMENTS AND RESPONSES TO COMMENTS

#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				equipment (alternative fuels, particulate matter traps and diesel particulate filters). These measures shall be made conditions of approval and/or mitigation to projects to ensure implementation.			
Impact 4.8.4 Implementation of the General Plan Update may locate new sensitive receptors near existing or future sources of odors. In addition, existing sensitive receptors could be affected by new sources of odors developed under the General Plan Update.	S	S	S	MM 4.8.4 The County shall include a General Plan policy that requires: <ul style="list-style-type: none"> <li>When new development that would be a source of odors is proposed near residences or sensitive receptors, either adequate buffer distances shall be provided (based on recommendations and requirements of the California Air Resources Control Board and BAAQMD), or filters or other equipment shall be provided to reduce the potential exposure to acceptable levels. Potential mitigation associated with this policy requirement will be coordinated with any required permit conditions from BAAQMD.</li> <li>When new residential or other sensitive receptors are proposed near existing sources of odors, either adequate buffer distances shall be provided (based on recommendations and</li> </ul>	LS	LS	LS

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#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				requirements of the California Air Resources Control Board and BAAQMD), or filters or other equipment shall be provided to the source to reduce the potential exposure to acceptable levels.			
Impact 4.8.5 Implementation of the General Plan Update may locate new sensitive receptors near existing or future sources of toxic air contaminants (TACs). In addition, existing sensitive receptors could be affected by new sources of toxic air contaminants developed under the General Plan Update.	S	SU	SU	MM 4.8.5 The County shall include a General Plan policy that requires: <ul style="list-style-type: none"> <li>When new development that would be a source of TACs is proposed near residences or sensitive receptors, either adequate buffer distances shall be provided (based on recommendations and requirements of the California Air Resources Control Board and BAAQMD), or filters or other equipment shall be provided to reduce the potential exposure to acceptable levels. Potential mitigation associated with this policy requirement will be coordinated with any required permit conditions from BAAQMD.</li> <li>When new residential or other sensitive receptors are proposed near existing sources of TACs, either adequate buffer distances shall be provided (based on recommendations and</li> </ul>	LS	SU	SU

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#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
accident conditions.				written confirmation from applicable local, regional, state, and federal agencies that known contaminated sites have been deemed remediated to a level appropriate for land uses proposed prior to the County approving site development or provide an approved remediation plan that demonstrates how contamination will be remediated prior to site occupancy. This documentation will specify the extent of development allowed on the remediated site as well as any special conditions and/or restrictions on future land uses.			
Impact 4.9.3 Land uses and development consistent with the proposed Napa County General Plan Update would locate land uses within the vicinity of public use airports or private airstrips.	LS	S	S	Implement mitigation measure MM 4.2.2. <i>only speaks to Napa Airport. Mitigation should also address Angwin Airport</i>	LS	LS	LS
Impact 4.9.4 Proposed land uses and/or changes in land use patterns that would occur as a result of implementation of the proposed Napa	LS	S	S	MM 4.9.4 The County shall include a General Plan policy that requires subsequent development proposals in the unincorporated community of Angwin, Napa Pipe site and the Pacific Coast/Boca site include provisions for adequate emergency access for evacuation as well as for <i>ambulance starting emergency ingress and egress to hospital up to the entrance of the area</i>	? LS	LS	LS

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152-86E

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#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
County General Plan Update could interfere with County emergency response and/or evacuation plans.				access by emergency vehicles consistent with the requirements of the County and Public Resources Code Section 4290 subject to County approval.			
Impact 4.9.5 Implementation of the proposed Napa County General Plan Update could result in increased exposure of people or structures to wildland fires. This is considered a less than significant impact given proposed policy provisions of the General Plan Update. <i>I am not convinced by this draft document.</i>	LS	LS	LS	None required.	LS	LS	LS
4.10 Geology and Soils							
Impact 4.10.1 Land uses and development under the proposed Napa County General Plan Update may expose people, structures, and development to ground shaking as a result of earthquakes resulting in the risk of loss, injury, or death.	SU	SU	SU	MM 4.10.1 The County shall provide a policy in the General Plan that requires detailed geologic/seismic evaluation for all public and private projects (including modifications to existing projects and structures) located in or near known geologic/seismic hazards. The evaluation shall identify site design (such as setbacks from active faults and avoidance of on-site soil/geologic conditions that could become unstable or fail during a seismic event) and structural measures to prevent injury, death and	SU	SU	SU

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LS - Less Than Significant

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#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				satisfaction of the County. MM 4.10.4c The County shall provide a policy in the General Plan that lots on hillsides formed for resale as lots, rather than as part of a subdivision development, shall be large enough to provide flexibility in finding a stable buildable site and driveway location.			
Impact 4.10.5	SU	SU	SU	Implement mitigation measures MM 4.10.1 and MM 4.10.2.	SU	SU	SU
Impact 4.10.6	LS	LS	LS	None required.	LS	LS	LS

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*Wastewater disposal should be included in this MM*

*septic/sewer water treatment*

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#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
Impact 4.10.7	LS	LS	LS	None required. <i>County should require soils analysis, with large scale developments in particular, and only approve projects that support wastewater disposal systems and preclude impacts to groundwater resources.</i> [Even though...]	LS	LS	LS
Impact 4.10.8	LS	LS	LS	None required.	LS	LS	LS

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#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
under the proposed General Plan Update could result in an increase in sediment and nutrients in downstream waterways.				<p>MM 4.11.3b</p> <p>submittal of technical reports (e.g., associated with compliance with the County Conservation Regulations [Chapter 18.108 of the County Code]) that demonstrates compliance with this requirement.</p> <p>The County shall provide a policy in the General Plan that requires continued implementation of Napa County Conservation Regulations (Chapter 18.108 of the County Code) in order to mitigate surface water quality impacts from land use activities consistent with and in compliance with applicable Basin Plans and Basin Plan amendments associated with implementation of the Napa River TMDL for sediment, pathogens and nutrients. Subsequent projects and development activity in the County shall comply through the submittal of technical reports (e.g., erosion control plans) that demonstrate mitigation of potential water quality impacts to either (at a minimum) pre-development conditions or in compliance with the Basin Plan requirements and are protective to municipal water supply watersheds prior to construction commencing. These technical reports shall meet the requirements of County Code and will provide detailed information regarding site-specific</p>			

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*and other water supply sources in Napa County*

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#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>geologic, soil, and hydrologic conditions and how proposed vineyard site design and management (e.g., proposed layout of vineyard, setbacks from waterways, drainage system and use of drip irrigation to apply fertilizers) and BMPs will function under site-specific conditions and their projected effectiveness in addressing sediment, nutrient, pesticides and other sources of water quality pollution.</p>			
<p>Impact 4.11.4</p> <p>Implementation of the proposed General Plan Update under Alternatives B and C could introduce new and additional non-point source pollutants to downstream surface waters.</p>	LS	S	S	<p>The following mitigation measure would apply to Alternative B and C.</p> <p>MM 4.11.4</p> <p>The County shall include the following into the General Plan and/or County Code Chapter 18.108, which will allow new vineyard development projects meeting criteria below to participate in a streamlined permitting process. The permit process shall require that an erosion control plan be developed and implemented for all disturbed lands where new cultivation is proposed. This permit process will require only County determination of "completeness," and no discretionary review. Conditions for participation in this ministerial permit process are described below.</p>	LS	LS	LS

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*Support*

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**2.0 EXECUTIVE SUMMARY**

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>APPLICATION REQUIREMENTS</p> <p>The following application requirements will be mandatory:</p> <ul style="list-style-type: none"> <li>Erosion control plan</li> <li>Geotechnical report</li> <li>Hydrologic report</li> <li>Water quality report</li> <li>Groundwater report</li> <li>Biological resources report</li> <li>Cultural resources report</li> </ul> <p>These reports must demonstrate compliance with applicable Napa County Conservation Regulations and compliance with the conditions as described below. The specific detailed requirements for these submissions and the completeness determination process shall be defined by Napa County in a subsequent formal amendment to the Conservation Regulations.</p> <p>Where the submitted application material does not demonstrate compliance with the conditions below, the application shall be denied. Where the submitted application material is incomplete, the County shall identify the information necessary to complete the application. Where the information submitted leaves uncertainty as to the ability of</p>			

*What time frame would be committed to the application process that would make it desirable?*

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**2.0 EXECUTIVE SUMMARY**

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>the project to comply with any one of the conditions below, and the applicant does not submit information that resolves the uncertainty, the application shall be denied.</p> <p>PROJECT CONDITIONS</p> <p>The following conditions must all be met, <u>without exception</u>, to qualify for a ministerial permit process:</p> <p>A. Project Area</p> <ul style="list-style-type: none"> <li>The project footprint must be less than 15 acres; or</li> <li>The project must be less than 20 acre and include a net reduction of anthropogenic sedimentation by 50% (e.g. may include landslide repair/stabilization, restoration of roads or other legacy effects) or more per parcel.</li> </ul> <p>B. Slope</p> <ul style="list-style-type: none"> <li>The project shall not occur or disturb in areas with a slope of 30 percent or</li> </ul>			

*All of these conditions should be applied to any developments subject that includes commercial and/or multi residential building.*

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Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				greater. C. Surface Hydrology <ul style="list-style-type: none"> <li>The project and associated improvements (i.e., access roads, vineyard avenues, water supply developments and accessory uses) shall not result in any increase to peak flow discharges downstream of the project site or at the subbasin outlet. Peak discharges for 2-, 10-, 50-, 100- year recurrences under project conditions shall be compared to baseline (pre-project) conditions.</li> </ul> D. Groundwater Use <ul style="list-style-type: none"> <li>The project shall not lower groundwater levels offsite and shall not be located in the MST.</li> <li>The project shall not result in any reduction in summer baseflow contributions to either the groundwater aquifer or receiving waters (creeks, ponds, etc.) downstream of the site.</li> </ul>			

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### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation			
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C	
				E. Water Diversion/Water Transfers <ul style="list-style-type: none"> <li>The project shall not require a new appropriative surface water diversion. <i>Support</i></li> <li>The project shall not require water transfer between existing subbasin (post-project water allocations in subbasin must be unchanged from pre-project subbasin condition). <i>Support</i></li> </ul>				105-100E
				F. Soil Loss/Productivity <ul style="list-style-type: none"> <li>The project shall not lead to an increase in soil loss. <i>Support</i></li> </ul>				105-101E
				G. Water Quality <ul style="list-style-type: none"> <li>The project shall not result in an increase in downstream sedimentation. <i>Support</i></li> <li>The project application shall specifically identify BMP measures intended to treat water quality pollutants associated with fertilizers, pesticides, herbicides, petroleum-based pollutants and other pollutants anticipated to occur. It shall <i>Support</i></li> </ul>				152-102E
								152-103E
								152-104E

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#### 2.0 EXECUTIVE SUMMARY

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	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				DEIR and BDR.  <ul style="list-style-type: none"> <li>The project shall not be located in core areas identified in adopted recovery plans for vernal pools, serpentine soil plants, and tiburon paintbrush or other core areas that may be identified by USFWS.</li> <li>The project shall not require fill in stream, wetland, or other waterbody within the jurisdiction of the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act, the California Department of Fish and Game under Section 1602 of the California Fish and Game Code, the Regional Water Quality Control Board under the Porter-Cologne Water Quality Control Act. (NOTE: The state permits noted herein are discretionary and thus require CEQA compliance and thus projects that involve such permits are <i>in toto</i> no longer consider "ministerial".)</li> <li>The project shall</li> </ul>			

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#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				maintain/preserve at least 60% of the tree canopy cover and 40% of the shrubby and herbaceous cover present as of 1993 as part of land uses. If sensitive natural communities (as defined by the BDR), other than communities of limited distribution, are found on the site, the on-site preservation to meet the 60/40 requirements shall be biased towards preservation of the sensitive natural communities over other communities that may be present. Habitat to be maintained/preserved shall be contiguous.  <ul style="list-style-type: none"> <li>The project proponent shall implement the following elements to avoid disturbance to the roosts of special-status bats during the breeding season:                             <ul style="list-style-type: none"> <li>For ground disturbing activities occurring during the breeding season (March 1 through August 31), a qualified bat biologist shall conduct preconstruction</li> </ul> </li> </ul>			

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**2.0 EXECUTIVE SUMMARY**

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>surveys of all potential bat breeding habitat within 200 feet of grading or earthmoving activities. If active roosts are identified during preconstruction surveys, a no-disturbance buffer acceptable in size to the California Department of Fish and Game (CDFG) would be created around active bat roosts during the breeding season. Preconstruction surveys shall be conducted no greater than 2 weeks prior to the commencement of any earthmoving activities and/or vegetation removal.</p> <p>If preconstruction surveys indicate that roosts are inactive or potential habitat is unoccupied during the earthmoving period, no further mitigation is required. Trees and shrubs that have been determined to be</p>			

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**2.0 EXECUTIVE SUMMARY**

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>unoccupied by special-status bats or that are located more than 200 feet from active roosts may be removed. This buffer may be modified in coordination with CDFG.</p> <ul style="list-style-type: none"> <li>The project proponent shall implement the following elements to avoid disturbing special-status bird nests: <ul style="list-style-type: none"> <li>For ground disturbing activities occurring during the breeding season (March 1 through July 31)[1], a qualified wildlife biologist shall conduct preconstruction surveys of all potential nesting habitat for birds within 500 feet of earthmoving activities. Preconstruction surveys shall be conducted no greater than 2 weeks prior to the commencement of any grading and vegetation removal.</li> <li>If active bird nests are</li> </ul> </li> </ul>			

*Good Support*

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#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation				
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C		
				<p>found during preconstruction surveys, a 500-foot no-disturbance buffer shall be created around active raptor nests during the breeding season or until it is determined that all young have fledged. A 250-foot buffer zone would be created around the nests of other special-status birds. These buffer zones are consistent with CDFG avoidance guidelines, however, they may be modified in coordination with CDFG based on existing conditions at the project site.</p> <p>- If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. Trees and shrubs that have been determined to be unoccupied by special</p>				Support	152-109E

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LS - Less Than Significant

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#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation				
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C		
				<p>status birds or that are located 500 feet from active nests may be removed.</p> <ul style="list-style-type: none"> <li>All wildlife exclusion fencing on the parcel shall be limited to the vineyard block areas only to minimize the effect on wildlife movement. In cases where wildlife exclusion fencing exists on the parcel, such fencing shall be removed to reestablish adequate wildlife movement.</li> </ul> <p>J. Cultural Resources</p> <ul style="list-style-type: none"> <li>A cultural resource report prepared by a qualified cultural resource specialist (as determined by Napa County) shall demonstrate that no significant cultural resources are present on the site and the potential to encounter buried cultural resources is low.</li> <li>"Significant cultural resources" are defined as those resources meeting the definition under CEQA as "significant" including, but</li> </ul>				Support	157-110E

S - Significant

LS - Less Than Significant

SU - Significant and Unavoidable

County of Napa  
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2.0-63

Napa County General Plan Update  
Draft Environmental Impact Report

### 3.0 COMMENTS AND RESPONSES TO COMMENTS

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				not limited to resources considered eligible for the California Register of Historic Resources and the National Register of Historic Places.  • If a cultural resource is discovered during project construction or operation, the project applicant shall cease all activity within the vicinity of the resource, shall contact Napa County immediately, and shall apply for and obtain authorization for vineyard activity through the non-ministerial permit process applicable at the time, including any and all CEQA processing.  K. Construction timing  • All project staging and grading shall be conducted between April 1 and September 1.  • All best management practices shall be installed by September 30.  L. Monitoring			

S - Significant

LS - Less Than Significant

SU - Significant and Unavoidable

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4.1-64

County of Napa  
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#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<ul style="list-style-type: none"> <li>Project applicants shall agree to allow field monitoring by Napa County (and their agents) of their vineyard and adjacent areas under their control in order to verify compliance with project conditions and to support ecosystem management goals in Napa County. Monitoring for assessment of baseline project conditions may occur prior to acceptance of project into ministerial permit process. Monitoring for project compliance with terms and conditions of the ministerial process may occur during construction or following construction.</li> <li>Project applications shall agree to monitor their ground water levels annually at the beginning and end of each water year (October 1st of one year and September 30th of the next) and provide the County with annual well logs documenting these on-site water levels for the duration of vineyard operations authorized by the ministerial</li> </ul>			

S - Significant

LS - Less Than Significant

SU - Significant and Unavoidable

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### 3.0 COMMENTS AND RESPONSES TO COMMENTS

**2.0 EXECUTIVE SUMMARY**

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>limitations on impervious surfaces, project design characteristics, water impoundments (retention/detention structures), use of permeable paving materials, bioswales, water gardens, and cisterns, and other measures to increase runoff retention, protect water quality, and enhance groundwater recharge.</p> <p><b>MM 4.11.5c</b> The County shall include a policy in the General Plan that requires the use of water conservation measures on urban development projects to improve water use efficiency and reduce overall water demand. Reduce potable water demand through conservation measures, including but not limited to, the following:</p> <p>a) Work cooperatively with all water providers and developers to incorporate conservation measures into project designs (such as those recommended by the California Urban Water Conservation Council).</p> <p>b) Coordinate with water providers to continue to develop and implement water drought</p>			

152-116E

*Support*

S - Significant

LS - Less Than Significant

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4.1-68

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**2.0 EXECUTIVE SUMMARY**

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>contingency plans to assist citizens and businesses in reducing water use during periods of water shortages and emergencies.</p> <p>c) Revise the County Code to include a Water-Efficient Landscape Ordinance to encourage, or as appropriate, require the use of water-efficient landscaping consistent with AB 325.</p>			
				<p><b>MM 4.11.5d</b> The County shall include a policy in the General Plan that maximize the use of recycled water as an irrigation (non-potable) water source for vineyards, agricultural activities and other irrigation opportunities in the County.</p>			
				<p><b>MM 4.11.5e</b> The County shall include a policy in the General Plan that requires pump tests or hydrogeologic studies be conducted for all new high-capacity wells, including high-capacity agricultural production wells, where there may be a potential to adversely affect existing adjacent domestic or water system wells. <u>The County shall not allow the operation of any new wells for which pump tests or</u></p>			

152-117E

152-118E

152-119E

*Support*

*Support with addition of a reasonable timeframe for this to occur.*

*Support*

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2.0-69

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### 3.0 COMMENTS AND RESPONSES TO COMMENTS

4.1 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				hydrogeologic studies show the potential for significant adverse well interference or substantial reductions in groundwater discharge to surface waters that would alter critical flows to sustain riparian habitat and fisheries. The County shall also not allow the drilling or operation of any new wells in known areas of saltwater intrusion until such time as a program has been approved and funded which will minimize or avoid expansion of salt water intrusion into useable groundwater supplies.  Implement mitigation measure MM 4.11.4			
Impact 4.11.6	S	S	S	Implement mitigation measure MM 4.11.5e and MM 4.11.4.	LS	LS	LS

152-119E  
cont'd

*Significant*

S - Significant

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4.1-70

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
Impact 4.11.7	S	S	S	Implement mitigation measures MM 4.11.3a and MM 4.11.3b.  <i>4.11.3b should address all water courses in County, not just Napa River (i.e. tributaries to Napa River)</i>	LS	LS	LS
Impact 4.11.8	S	S	S	Implement mitigation measures MM 4.11.3a, MM 4.11.3b and MM 4.11.2a.  <i>all water courses should be included</i>	LS	LS	LS
Impact 4.11.9	S	S	S	MM 4.11.9 The County shall include a policy in the General Plan that requires that subsequent projects to include drainage improvements that ensure no new or increased flooding impacts on adjoining parcels or upstream and downstream areas.  Implement mitigation measures as MM 4.11.3a and MM	LS	LS	LS

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152-121E

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3.0 COMMENTS AND RESPONSES TO COMMENTS

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
rivers, may be incapable of accommodating increased flows, potentially resulting in increased on- or off-site flooding.				4.11.4			
Impact 4.11.10 Land uses and development under the proposed General Plan Update would allow continued development in 100-Year Flood Hazard Areas.	LS	LS	LS	None required.	LS	LS	LS
Impact 4.11.11 New vineyard development could result in increased 100-year peak discharge rates and water surface elevations	S	S	S	Implement mitigation measure MM 4.11.9, MM 4.11.3a and MM 4.11.4.	LS	LS	LS
<b>4.12 Cultural and Paleontological Resources</b>							
Impact 4.12.1 Implementation of the land uses and development under the proposed Napa County General Plan Update could result in the potential disturbance of archaeological resources (i.e.,	S	S	S	MM 4.12.1 The County shall provide a policy in the General Plan that requires all discretionary projects involving ground disturbing activity to comply with the following standards:  • Retain the services of a qualified archaeologist to conduct archival research and/or pre-construction cultural resource investigations	LS	LS	LS

*Land uses and approval of development that perpetuate this should not be allowed.*

152-122E

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LS - Less Than Significant

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*The consultant or staff who drafted this section did a much better job than others.*

152-123E

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
prehistoric and historic sites), paleontological resources and human remains.				on sites identified as having cultural resource sensitivity in Baseline Data Report Map 14-3, which may be updated from time to time. Where archaeological resources are discovered that are determined to be eligible for the California Register of Historic Resources, implement measures for the protection of the identified archaeological resources consistent with the provisions of Public Resources Code Section 21083.2. These measures may include, but are not limited to: excavation of the archaeological resource by qualified archaeologists leading to curation of recovered materials and publication of resulting information and analysis, and avoidance or capping of the cultural resource site. The results of archival research and/or pre-construction investigations shall be provided to the County for review, along with recommendations regarding construction measures (e.g. excavation and recovery or avoidance), prior to the commencement of construction.  • The Napa County Planning Department shall be notified			

S - Significant

LS - Less Than Significant

SU - Significant and Unavoidable

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### 3.0 COMMENTS AND RESPONSES TO COMMENTS

#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>Immediately if any prehistoric or historic artifacts or paleontological resources (e.g., fossils) are uncovered during construction. All construction shall stop in vicinity of the discovery and a qualified archaeologist shall be retained to evaluate the finds and recommend appropriate action prior to re-commencement of construction. Appropriate action may include data collection, and/or recovery of significant artifacts, project redesign to avoid the resource, and shall always include preparation of a written report documenting the find and describing steps taken to evaluate and protect significant resources.</p> <ul style="list-style-type: none"> <li>The Napa County Planning Department shall be notified immediately if any human remains are uncovered during construction. All construction shall stop in vicinity of any uncovered human remains, and the County Coroner shall be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in State CEQA</li> </ul>			

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4.1-74

#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				<p>Guidelines Section 15064.5 (d) and (e) shall be followed.</p> <ul style="list-style-type: none"> <li>If the project area is determined sensitive for paleontological resources, a qualified paleontologist shall be retained to recommend appropriate actions. Appropriate action may include avoidance, preservation in place, excavation, documentation, and/or data recovery, and shall always include preparation of a written report documenting the find and describing steps taken to evaluate and protect significant resources.</li> </ul>			
<p>Impact 4.12.2 Projected development under the proposed Napa County General Plan Update could result in the substantial alteration or demolition of significant historic architectural resources (e.g., buildings, structures, and/or stone walls).</p>	SU	SU	SU	<p>MM 4.12.2 The County shall provide a policy in the General Plan that requires all discretionary projects involving potential historic architectural resources meet the following requirements prior to issuance of any permits:</p> <ul style="list-style-type: none"> <li>Require an evaluation of the eligibility of potential architectural resources for inclusion in the NRHP and the CRHR by a qualified architectural historian. When historic architectural resources that are either listed in or determined eligible for inclusion in the</li> </ul>	SU	SU	SU

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2.0-75

### 3.0 COMMENTS AND RESPONSES TO COMMENTS

#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
				NRHP or the CRHR are proposed for demolition or modification, require an evaluation of the proposal by a qualified preservation architect to determine whether it complies with the Secretary of the Interior's Standards for Preservation Projects. In the event that the proposal is determined not to comply with the Secretary of the Interior's standards, the preservation architect shall recommend modifications to the project design for consideration by the County and for consideration and possible implementation by the project proponent. These recommendations may include modification of the design, re-use of the structure, or avoidance of the structure, or <i>disapproval of permit</i>			
4.13 Public Services and Utilities							
Impact 4.13.1.1	S	S	S	MM 4.13.1.1a	S	LS	LS
Land uses and development under the proposed Napa County General Plan Update would increase the demand for additional fire protection and emergency medical				The County shall include a General Plan policy that requires that facilities constructed in caves shall be required to conform to access and fire suppression requirements as determined by the Napa County Fire Department based on the cave's use or occupancy.			

152-124E

152-125E

*What does this mean about fire protection in caves? How does this impact 4.13.1.1?*

S - Significant

LS - Less Than Significant

SU - Significant and Unavoidable

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4.1-76

#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
services and facilities, which may result in physical environmental impacts.				MM 4.13.1.1b			
				MM 4.13.1.1c			
Impact 4.13.2.1	LS	S	S	MM 4.13.2.1a	LS	LS	LS
Land uses and development under the proposed Napa County General Plan Update would				The County shall include a General Plan policy that requires that all new multifamily residential developments and non-residential developments resulting in substantial concentrations of daytime or nighttime populations to			

152-126E

*Support*

S - Significant

LS - Less Than Significant

SU - Significant and Unavoidable

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### 3.0 COMMENTS AND RESPONSES TO COMMENTS

#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
Impact 4.13.5.1	LS	LS	LS	None required.	LS	LS	LS
Impact 4.13.6.1	LS	LS	LS	None required.	LS	LS	LS
Impact 4.13.7.1	LS	LS	LS	None required.	LS	LS	LS

Somehow a greater percentage of these costs must be born by the developer of a project, not left to fall on local taxpayers at the conclusion of a project.

152-129E

S - Significant

LS - Less Than Significant

SU - Significant and Unavoidable

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#### 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Before Mitigation			Mitigation Measure	Significance After Mitigation		
	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
Impact 4.13.8.1	LS	LS	LS	None required.	LS	LS	LS
Impact 4.13.9.1	S	S	S	<p>MM 4.13.9.1a The County shall include a policy in the General Plan that increases (by the year 2030) the amount of dedicated open space available, improved and managed for nature-based recreation by the general public by improving access to existing public lands and by selective public acquisition from willing landowners of fee title ownership, easements, and/or license agreements over high priority open space lands.</p> <p>MM 4.13.9.1b The County shall include a policy in the General Plan that increases (by the year 2030) the number and length of non-motorized, off-street trails available for walkers, joggers, bicyclists and equestrians. This will include provisions for the completion of the San Francisco Bay Trail through the County and sections of the Bay Area Ridge Trail.</p> <p>MM 4.13.9.1c The County shall include a policy in the General Plan that (by the year 2030) that ensures that the majority of</p>	LS	LS	LS

See page 80

Support

Support

152-130E

152-131E

152-132E

S - Significant

LS - Less Than Significant

SU - Significant and Unavoidable

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### 3.0 COMMENTS AND RESPONSES TO COMMENTS

Landscape Planning

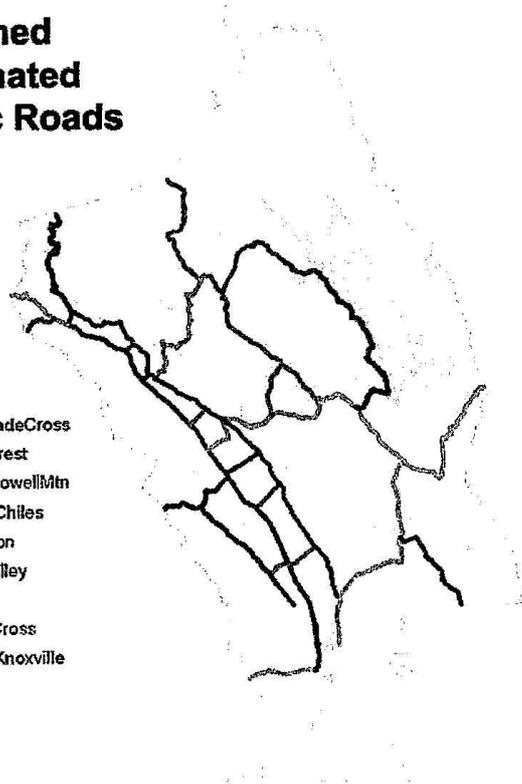
05/29/2007 07:36 PM

[Return](#) **Designated Public (Scenic) Roads Map**

## Viewshed Designated Scenic Roads

### Legend

-  SilveradoS
-  SilveradoN
-  DryCreek
-  OakvilleGradeCross
-  PetrifiedForest
-  DeerParkHowellMtn
-  ButtsPopeChiles
-  PopeCanyon
-  WoodenValley
-  Oakknoll
-  YountvilleCross
-  BerryessaKnoxville
-  Zinfandel
-  Lodi
-  Bale
-  Hwy128
-  Hwy29N
-  Hwy29S
-  Hwy121



<http://www.co.napa.ca.us/gov/apps/viewshed107/roads.htm>

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### 3.0 COMMENTS AND RESPONSES TO COMMENTS

#### NAPA COUNTY GENERAL PLAN UPDATE POLICY LOCATION MATRIX.

This Policy Location Matrix is a general guide to the disposition of goals and policies in the current Napa County General Plan. This Matrix is a draft, and may be updated and revised.

It is highly recommended that the Public Review Draft General Plan be read along with this Matrix, to gain an understanding of proposed County goals, policies, objectives, and actions.

Comments by: Paula Johnson  
10/17/05-10/19/05

LOCATION/ITEM IN 1983 GENERAL PLAN	LOCATION IN UPDATED GENERAL PLAN	COMMENTS
<b>LAND USE ELEMENT</b>		
<b>GOALS</b>		
<b>Goal 1</b> – To plan for agriculture and related activities as the primary land uses in Napa County and concentrate urban uses in the County's existing cities and urban areas.	Policy Ag/LU-1: Agriculture and related activities are the primary land uses in Napa County, <i>therefore developments will be concentrated in the County's existing cities and urban areas.</i>	See Draft General Plan page 33
<b>Goal 2</b> – To develop and implement a set of planning policies which combine to define a population size, rate of population growth and the geographic distribution of that population in such a manner that the desired quality of life is achieved. <i>This goal should be retained.</i>	<i>Excellent!</i>	Addressed generally in the "Growth Management" section of the Agricultural Preservation and Land Use Element (see page 94) See Draft General Plan page 94
<b>Goal 3</b> – To determine what the land is best suited for; to match man's activities to the land's natural suitability; to take advantage of natural capabilities and minimize conflict with the natural environment.	Goal CON-1: The County of Napa will conserve resources by determining the most appropriate use of land, matching land uses and activities to the land's natural suitability, and minimizing conflicts with the natural environment.	See Draft General Plan page 187
<b>Goal 4</b> – To work with cities, other governmental units, citizens and the private sector to plan for services, facilities and accommodations, including housing, transportation, economic development, parks and recreation, open space and other total County needs.		Addressed generally in the "Intergovernmental Cooperation" section of the Agricultural Preservation and Land Use Element See Draft General Plan page

152-143P  
152-144P

**Guide to Abbreviations**  
 Ag/LU—Agricultural Preservation and Land Use Element      CIR—Circulation Element  
 CC—Community Character Element                              CON—Conservation Element  
 E—Economic Development Element                              ROS—Recreation and Open Space Element  
 SAF—Safety Element    References to "current" are to the 1983 General Plan

DRAFT—Subject to Revision

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#### NAPA COUNTY GENERAL PLAN POLICY LOCATION MATRIX.

LOCATION/ITEM IN 1983 GENERAL PLAN	LOCATION IN UPDATED GENERAL PLAN	COMMENTS
		93
<b>Goal 5</b> – To implement the General Plan in every possible way to (A) Ensure the long-term protection and integrity of those areas identified in the General Plan as agricultural, open space or undevelopable. (B) Stimulate the development of those areas identified in the General Plan for residential, commercial and industrial.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
<b>POLICIES &amp; OBJECTIVES</b>		
<b>1. Open Space and Watershed</b>		
<b>1.1 Airport Approach Zones</b> - The County will consider low density nonresidential development of land such as industrial under Airport Approach Zones to reduce safety hazards through the use of zoning or acquisition of development rights. a) Maintain compatibility between designated land uses and the airport operations of Napa County Airport, Parrett Field and Calistoga Gliderport. Refer general plan changes, proposed rezonings, and proposed developments as appropriate to the Napa County Airport Land Use Commission.	Policy Ag/LU-44: Land uses in Airport Approach Zones shall comply with applicable Airport Land Use Compatibility Policies. This Policy shall apply to Napa County Airport and Angwin Airport (Parrett Field).  Action Item Ag/LU-44.1: Use zoning and, if necessary, acquisition of development rights to implement this Policy.  Action Item Ag/LU-44.2: Refer General Plan land use changes, proposed rezonings, and proposed developments in Airport Approach Zones to the Napa County Airport Land Use Commission for review and comment.	See Draft General Plan page 46 <i>Note: suggest the use of active verbs as highlighted...</i>
<b>1.2 Ecologically Sensitive Areas</b> - The County will enact and enforce regulations which will limit development in ecologically sensitive areas such as those adjacent to river or streamside areas, and physically hazardous areas such as floodplains, steep slopes, high fire risk areas and geologically hazardous areas; except for Oat Hill which is planned for urban development.	Policy CON-4: The County will define and identify ecologically sensitive areas and will act to retain their values.	See Draft General Plan page 189

152-145P

**Guide to Abbreviations**  
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### 3.0 COMMENTS AND RESPONSES TO COMMENTS

NAPA COUNTY GENERAL PLAN POLICY LOCATION MATRIX.

LOCATION/ITEM IN 1983 GENERAL PLAN	LOCATION IN UPDATED GENERAL PLAN	COMMENTS
<b>1.3 Environmental Quality</b> - The County will enact and enforce regulations, which will maintain or improve the current level of environmental quality found in Napa County.	Policy CON-5: The County will enact and enforce regulations which maintain or improve the current overall level of environmental quality found in Napa County.	See Draft General Plan page 189
<b>1.4 Fire Management</b> - The County will develop a controlled-burn program for managing fire hazardous areas, to reduce wildfire hazard, improve watershed capabilities, promote wildlife habitat diversification, and improve grazing.	Policy SAF-15: The County will prepare a fire management plan and will continue, enhance, and implement programs seeking to reduce losses and costs associated with catastrophic fires.	See Draft General Plan page 272
<b>1.5 Limited Development Areas</b> - The County will retain in large parcel sizes watershed supply areas, floodplains or relatively isolated areas associated with public and semi-public uses and other areas, the best use of which is not yet determined. The County shall protect natural areas having slopes of 15% or more for airshed, watershed, wildlife habitat, nature areas and limited outdoor recreation, as well as for fire and erosion protection, and seismic safety; excepting Oat Hill in American Canyon.	Policy SAF-3: The County shall evaluate potential safety hazards related when considering General Plan Amendments, rezonings, or other project approvals (including but not limited to new residential developments, roads or highways and all structures proposed to be open to the public and serving 50 persons or more) in areas characterized by: (1) Slopes over 15 percent, (2) Identified landslides, (3) Floodplains, (4) Medium or high fire hazard severity, (5) Former marshlands, or (6) Fault zones	See Draft General Plan page 270
<b>1.6 Open Space Areas</b> - The County will preserve suitable land for greenbelts, forest, recreation, flood control, adequate water supply, air quality improvement, habitat for fish, wildlife and wild vegetation and natural beauty. The County will encourage management of these areas in ways that promote wildlife habitat renewal, diversification and protection. It will enhance the open space character of the County through the development and use of open space and scenic easements and Williamson type contracts.	Policy CON-1: The County will preserve land for greenbelts, forest, recreation, flood control, adequate water supply, air quality improvement, habitat for fish, wildlife and wild vegetation and natural beauty. The County will encourage management of these areas in ways that promote wildlife habitat renewal, diversification and protection.	See Draft General Plan page 187
<b>1.7 Open Space Character</b> - The County will retain the character and natural beauty of Napa County by the	Policy CC-1: The County will retain the character and natural beauty of Napa County through the preservation	See Draft General Plan page 152

**Guide to Abbreviations**  
 Ag/LU—Agricultural Preservation and Land Use Element      CIR—Circulation Element  
 CC—Community Character Element                                      CON—Conservation Element  
 E—Economic Development Element                                      ROS—Recreation and Open Space Element  
 SAF—Safety Element    References to "current" are to the 1983 General Plan

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NAPA COUNTY GENERAL PLAN POLICY LOCATION MATRIX.

LOCATION/ITEM IN 1983 GENERAL PLAN	LOCATION IN UPDATED GENERAL PLAN	COMMENTS
preservation of open space especially in areas close to cities (and not scheduled for urban development), hilly areas and outlying rural areas; excepting Oat Hill in American Canyon.	of open space.	
<b>1.8 Transmission Line Corridors</b> - The County will designate the general location of any major utility transmission corridors crossing the County to minimize economic and environmental impacts.	Policy CC-12: To the extent allowed by law, telecommunications facilities and transmission lines shall not be located within view of any scenic roadway unless they are sited and designed so as to be virtually invisible to the naked eye from the roadway; are designed to appear as a natural feature of the environment and do not block views or disrupt scenic vistas; or are so well architecturally-integrated into an existing building as to effectively be unnoticeable. Policy SAF-28: The County shall seek to be part of the decision-making process for the location of new or relocated electrical transmission lines in order to ensure that line locations are coordinated with the County's land use plans and aesthetic policies.	See Draft General Plan page 154 <i>where are these identified?</i> 152-146P <i>Note: The Designated Public Scenic Road Map should be made part of the UCCP.</i>
<b>1.9 Water Supply Protection</b> - The County will protect public and private water supply sources from contamination of overdrafts, and encourage groundwater recharge.	Policy CON-11: Residential, commercial, industrial and recreational projects, wineries and new vineyards, and water development projects shall avoid impacts to fisheries and wildlife habitat to the maximum extent feasible. Where impacts cannot be avoided, projects shall include effective management plans including provisions to: a) Maintain the following essentials for fish and wildlife resources: • Sufficient dissolved oxygen in the water. • Adequate amounts of proper food. • Adequate amounts of feeding, escape and nesting habitat. • Proper temperature through maintenance and enhancement of streamside vegetation, volume of flows, and velocity of water. b) Employ supplemental planting and maintenance of grasses, shrubs and trees of similar quality and quantity to provide adequate vegetation cover to keep the	See Draft General Plan page 191 and 200

**Guide to Abbreviations**  
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 SAF—Safety Element    References to "current" are to the 1983 General Plan

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### 3.0 COMMENTS AND RESPONSES TO COMMENTS

**NAPA COUNTY GENERAL PLAN POLICY LOCATION MATRIX.**

LOCATION/ITEM IN 1983 GENERAL PLAN	LOCATION IN UPDATED GENERAL PLAN	COMMENTS
	<p>watersheds, especially stream side areas, in good condition and to provide shelter and food for wildlife.</p> <p>c) Provide protection for wildlife habitat through buffering or other means.</p> <p>d) Provide replacement habitat of like quantity and quality utilizing native species.</p> <p>e) Enhance existing habitat values through restoration and replanting as part of discretionary permit review and approval.</p> <p>f) Provide an adequate release flow of water to preserve fish populations.</p> <p>Policy CON-30: The County will work to protect Napa County's watersheds and public and private water reservoirs to accomplish the following purposes: a) clean drinking water, for public health and safety, b) support of the eco-system, c) recreation, and d) scenic beauty, and for open space.</p> <p style="text-align: center;"><i>support of agriculture</i></p>	152-147P
<p><b>1.11 Watershed Protection</b> - The County will protect the public interest in drainage systems and water impoundments from sedimentation, siltation, and contamination and ensure that urban, agricultural and resource development projects utilize sound short-term and long-term erosion control measures.</p>	<p>Policy CON-35: The County shall identify, improve, and conserve Napa County's water resources through the following measures:</p> <p>a) Protect ground water recharge areas from excessive development of impervious surfaces and maintain and enhance infiltration and recharge groundwater supplies and aquifers.</p> <p>b) Evaluate and develop land use policies resulting in the appropriate density and mix of impervious surface and stable vegetation cover to improve water quality and reduce surface water pollution and siltation within sensitive domestic water supply watersheds.</p> <p>c) Plan for water supply and wastewater treatment facilities and delivery systems to centralize and serve high-density development areas of the county.</p> <p>d) Use the most advanced wastewater treatment and reuse facilities feasible to reuse treated wastewater.</p>	See Draft General Plan page 203
<p><b>1.11 Resource Extraction</b> - The County's resource extraction standards (e.g., mining and geothermal development</p>	<p>Policy CON-74: Encourage the ongoing reclamation of sand and gravel mining areas through the implementation</p>	See Draft General Plan page 216

**Guide to Abbreviations**

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<p>standards) will emphasize environmental implications, such as air pollution, visual distractions, siltation of nearby streams, increase in surface runoff, removal of underground water by pumping, increase in erosion or landslide hazard, disposal of chemical wastes, creation of impervious layers and surface compaction, extent of vegetation removal and site rehabilitation procedures.</p>	<p>of reclamation plans. All mining operation shall have up-to-date reclamation plans and financial assurances to the satisfaction of the County.</p>	
<p><b>2. Recreation</b></p>		
<p><b>2.1 Cultural Heritage</b> - The County will encourage interest in the cultural heritage of Napa County for the education and enjoyment of present and future citizens to enhance the individual's sense of identity with the County. For that purpose the County will develop regulations and programs to preserve and utilize historical buildings and area of historic significance, or scenic attractiveness.</p>	<p>Goal CC-3: Identify and preserve Napa County's irreplaceable cultural and historic resources for present and future generations to appreciate and enjoy.</p>	See Draft General Plan page 155
<p><b>2.2 Recreational Facilities</b> - The County will plan for and reserve land for recreational facilities, and encourage public and private recreational development and other open space uses that meet the recreational needs of Napa County residents and are beneficial to the residents of Napa County as well as visitors to the County.</p>	<p>ROS Goal 1: To ensure an extensive landscape of open spaces in which recreation, the protection of natural, cultural and archaeological resources, agricultural production and private property are mutually supportive and complementary.</p> <p>Policy ROS-1: The County encourages the acquisition, location, design, and management of recreational open space and facilities, in ways that protect natural resources, enhance natural habitats, conserve agricultural lands, maintain agricultural productivity, and respect private property.</p>	See Draft General Plan page 255 <i>Support *</i>
<p><b>2.3 Recreational Facilities on Agricultural Lands</b> - Notwithstanding Policy 2.2, the County will encourage recreational uses on lands designated for agriculture only where those uses will meet the recreational needs of Napa County residents and are beneficial to residents of Napa County, will not deplete or degrade natural resources on which nearby or onsite agriculture depends, and where</p>	<p>Policy ROS-3: Recreational facilities and improvements on open space lands should be the minimum necessary to achieve recreation objectives, and be limited in density, intensity, need for public services, impacts on the natural environment, growth-inducement and impacts on neighboring properties. Uses on open space lands shall respect the character of</p>	See Draft General Plan page 255 <i>Support</i>

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*\*Support = philosophical agreement*

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the type of recreation would not be adversely affected by commencement, intensification, or continuation of local agricultural activity.	the surrounding area, require a minimum of public support services (such as paved roads, emergency services, or law enforcement); contain a minimum of paved surfaces, structures, natural landform alteration or other introduced or constructed features inconsistent with the environment; require minimal water usage, wildlife habitat removal and usage of herbicides and pesticides; and shall not contribute to the likelihood that additional non-agricultural uses of agricultural land will be proposed to support or be accessory to the continued existence of the recreational use.	
<b>2.4 Open Space Character of Rural Recreational Uses</b> - Recreational uses permitted on lands designated for agriculture, watershed and/or open space shall be limited in density, intensity, need for public services, impacts on the natural environment, and growth-inducement. Such uses shall maintain the character of the surrounding area, require a minimum of public support services (such as paved roads, emergency services, or law enforcement), a minimum of impervious surfaces, structures, natural landform alteration or other introduced or constructed features inconsistent with a rural environment, and shall not significantly contribute to the likelihood that additional non-agricultural uses of agricultural land will be proposed to support or be accessory to the continued existence of the recreational use.		See Policy ROS-3 listed previously in this matrix. See Draft General Plan page 255
<b>2.5 Scenic Transportation Routes</b> - The County will plan for a high quality of design and visual appearance along all major and scenic designated transportation routes through such means as eliminating all billboards and, where practical, undergrounding utilities. <u>The County will also encourage the development of a system of scenic roads, bicycle routes and hiking trails connecting existing cities and other local population centers to outdoor recreation and open space resources and facilities detailed in the Scenic Highways Element of the Napa County General</u>	Policy CC-13: The County opposes the construction of any new billboards, and supports the removal of existing billboards.  Policy CC-14: Adjacent to scenic roadways, utilities should be placed underground where possible.	See Draft General Plan page 154

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*This needs to be retained! Could not find in updated GP*  
*CC 7 does provide for a future Resolution or Ordinance for identifying scenic roadways - effort/hyperlink? and what will be included?*

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Plan.		
<b>2.6 Transportation</b> - As indicated in the Circulation Element of the Napa County General Plan, the County will promote the development of public transportation facilities for and between urban areas within the County for tourism to provide for more efficient service and to minimize the congestion and adverse ecological effects of heavy automobile traffic.	Policy CIR-3.6: The County shall encourage the use of public transportation by tourists and visitors and will work with wineries to encourage the use of these options and the development of private mass transit.	See Draft General Plan page 133 <i>Support</i>
<b>3. Agriculture</b>		
<b>3.1 Agriculture-Economic role</b> - The County will enact and enforce regulations which will retain agriculture as a major source of income and employment in Napa County.	Ag /LU Goal 1: Preserve existing agricultural land uses. Ag /LU Goal 2: Support the economic viability of agriculture, including grape growing, winemaking, other types of agriculture, and supporting industries to ensure the preservation of agricultural lands. Policy Ag/LU-2: The County defines "Agriculture" as the raising of crops, trees or livestock; the production and processing of agricultural products; and related marketing, sales and other accessory uses. Agriculture also includes farm management businesses and agricultural employee housing.	See also Policy Ag/LU-1 listed previously in this matrix. See Draft General Plan page 33
<b>3.2 Agricultural Preserve</b> - The County will initiate studies to evaluate means, methods, advantages and disadvantages of placing the existing agricultural preserve plus potential agricultural acreage under permanent land use protective controls. The County will develop additional types of Agricultural Preserves suitable for localized conditions in such places as Carneros, Coombsville and Congress, Foss, Gordon, Capell, Chiles and Pope Valleys; and hillside viticultural areas.	Policy Ag/LU-7: The County will research, evaluate and pursue new approaches to ensure ever stronger protections for the County's finite and irreplaceable agricultural resources. Such approaches may include implementation of a "Super Williamson Act" program, a conservation easement program or other permanent protections, and programs promoting the economic viability of agriculture.	See Draft General Plan page 35 <i>Support</i>
<b>3.3 Agricultural Support System</b> - The County will develop a coordinated plan to promote an agricultural support system including physical components (such as farm labor housing, equipment supply and repair) and institutional	Policy Ag/LU-5: The County will promote an agricultural support system including physical components (such as farm labor housing, equipment supply and repair) and institutional components (such as 4-H, FFA, agricultural and	See Draft General Plan page 34

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components (such as 4-H, FFA, agricultural education and experimentation).	natural resources education and experimentation).	
<b>3.4 Agricultural Taxation</b> - The County will initiate studies of tax assessment policies which recognize the long term intent of agricultural zoning and the fact that agricultural land uses require a minimum of public expenditure for protection and servicing.	Policy Ag/LU-6: The County will continue to study tax assessment Policies which recognize the long term intent of agricultural zoning and the fact that agricultural land uses require a minimum of public expenditure for protection and servicing.	See Draft General Plan page 34
<b>3.5 Agricultural /Urban Relationships</b> - The County will develop planning concepts and zoning standards designed to minimize conflicts arising from encroachment of urban uses into agricultural areas. Land in proximity to existing urban areas currently in mixed agricultural and rural residential uses will be treated as Residential Country Areas and further parcelization of these areas will be discouraged. Day care centers will be allowed in agricultural areas where there is a finding there is and will be no conflict with agricultural use of the vicinity.	Policy Ag/LU-3: The County's planning concepts and zoning standards shall be designed to minimize conflicts arising from encroachment of urban uses into agricultural areas. Land in proximity to existing urban areas currently in mixed agricultural and rural residential uses will be treated as Residential Country Areas and further parcelization of these areas will be discouraged. Day care centers will be allowed in agricultural areas where there is a finding that there will be no conflict with agricultural use in the vicinity.	See Draft General Plan page 34 <i>Support!</i>
<b>3.6 Agricultural Zoning</b> - The County will establish minimum agricultural parcel sizes which reflect the availability of natural resources, in order to assure that agricultural areas can be maintained as economic units.	Policy Ag/LU-8: The County's minimum agricultural parcel sizes shall ensure that agricultural areas can be maintained as economic units.	See Draft General Plan page 35
<b>3.7 Farm Labor Housing</b> - The County will develop standards in the General Plan and Zoning Ordinance to allow agriculturalists to construct farm labor housing appropriate for the support of long-term agriculture in Napa County. Permanent or seasonal farm labor housing may only be provided where there is a need for full-time farm employment by at least one employee who would be a resident of the unit on the site. This need must be demonstrated to exist on the site of the farm labor housing, and/or on neighboring lands owned or controlled by the applicant, and/or on lands in the vicinity of the residential unit under the ownership or control of the applicant for which agricultural employees require housing.	Policy Ag/LU-10: Seasonal farm labor housing may be provided in agricultural areas without regard to the location of farm employment when the housing is under public agency ownership or control.	See Draft General Plan page 35

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**Guide to Abbreviations**

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**NAPA COUNTY GENERAL PLAN POLICY LOCATION MATRIX.**

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a) Seasonal Farm Labor Housing - Seasonal farm labor housing may be provided in agricultural areas without regard to the location of farm employment when the housing is under public agency ownership or control.		
<b>3.8 Grazing Lands</b> - The County will protect agricultural lands used for grazing, even though they may not be considered prime soils; excepting those lands south of Soscol Ridge which are shown in Figure 14 as planned for urban development.	Policy Ag/LU-4: The County will reserve agricultural lands for agricultural use including lands used for grazing, except for those lands south of Soscol Ridge which are shown on the Land Use Map as planned for urban development.	This draft policy incorporates elements of current Land Use Policies 3.8 and 3.10.  See Draft General Plan page 34
<b>3.9 Hillside Agriculture</b> - The County, working in conjunction with the Soil Conservation Service, will monitor hillside agricultural operations, and in conjunction with the Soil Conservation Service, establish standards for terracing, contour planting, and maintenance of permanent cover crops on slopes exceeding 15%.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
<b>3.10 Prime Agricultural Lands</b> - The County will reserve prime agricultural lands for agricultural use.		See Policy Ag/LU-4 listed previously in this matrix. See Draft General Plan page 34
<b>3.11 Processing of Agricultural Products</b> - Agriculture includes the production and processing of food and fiber, the growing of crops, produce and feed as well as the raising of livestock and animals. In the case of wineries, processing includes tours and tasting, retail sales of wine produced by or for the winery partially or totally from Napa County grapes, activities for the education and development of consumers and members of the wine trade with respect to wine produced by or at the winery, and limited non-commercial food service, provided any	Policy Ag/LU-9: New wineries and other agricultural processing facilities as well as expansions of existing wineries and facilities in agricultural areas should be designed to convey the permanence and attractiveness associated with existing Napa Valley wineries and facilities.  Policy Ag/LU-11: No non-agricultural use or development of a parcel located in an agricultural area shall be permitted unless it is needed for the agricultural use of the parcel, except as provided in Policies LU-1, LU-5, and LU-24.	Draft Policy Ag/LU-9 incorporates elements of current Land Use Policies 3.11 and 3.13.  Draft Policy Ag/LU-12 reflects the addition of wine-food pairing.  See Draft General Plan page

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such activities are clearly accessory to the principal use of the facility as an agricultural processing facility. No other use or development of a parcel located in an agricultural area shall be permitted unless it is needed for the agricultural use of the parcel, except as provided in Policies 3.7 and 3.7(a) above. The processing of agricultural products often takes on an industrial character which will be subject, in general, to the same kinds of regulations as other industrial uses.	Policy Ag/LU-12: In the case of wineries, agricultural processing includes tours and tasting, retail sales of wine produced by or for the winery partially or totally from Napa County grapes, activities for the education and development of consumers and members of the wine trade with respect to wine produced by or at the winery, and limited non-commercial food service including wine-food pairings, provided any such activities are clearly accessory to the principal use of the facility as an agricultural processing facility.	35
<b>3.12 Right-to-Farm</b> - The County will affirm and protect the right of agriculture operators in designated agricultural areas to continue their agricultural practices, even though established urban uses in the general area may foster complaints against those agricultural practices. The existence of a "Right-To-Farm" policy will be indicated on all parcel maps approved for locations in or adjacent to designated agricultural areas.	Policy Ag/LU-14: The County affirms and will protect the right of agriculture operators in designated agricultural areas to continue their agricultural practices (a "right to farm"), even though established urban uses in the general area may foster complaints against those agricultural practices. The "right to farm" shall encompass the processing of agricultural products and other activities inherent in the definition of agriculture provided in Policy Ag/LU 2, above.  The existence of this "Right-To-Farm" Policy shall be indicated on all parcel maps approved for locations in or adjacent to designated agricultural areas and shall be a required disclosure to buyers of property in Napa County.	See Draft General Plan page 36
<b>3.13 Winery Location and Design</b> - Wineries and related activities will, where practical, be located on sites off of prime soils areas and should be designed to convey the attractiveness associated with existing Napa Valley wineries.	Policy Ag/LU-9: New wineries and other agricultural processing facilities as well as expansions of existing wineries and facilities in agricultural areas should be designed to convey the permanence and attractiveness associated with existing Napa Valley wineries and facilities.	See Draft General Plan page 35
<b>3.14 Water Supply</b> - The County will initiate studies to develop a comprehensive understanding of the potentials and deficiencies of surface and underground water supplies in Napa County.	<i>Needs to be retained in updated G.P.</i>	This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms.

*Support should also disclose to buyers of property adjacent to planned agricultural areas*

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		the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
<b>3.15 Forestry</b> - The County will encourage active forest management practices including timely harvesting to preserve existing forests. The County will encourage timber plantations for fuel wood production.	Policy Ag/LU-16: The County encourages active forest management practices, including timely harvesting to preserve existing forests. The County also encourages timber plantations for fuel wood and lumber production.	See Draft General Plan page 36
<b>4. Residential</b>		
<b>4.1 Affordable Housing</b> - At least 15% of those dwelling units permitted each year in the unincorporated portion of Napa County shall be capable of purchase or rental by persons with average or below-average income. The average income shall be based on the average income of residents of the County of Napa, based on the most recent United States Census. (Added pursuant to Measure A, a citizen initiative passed in November 1980.)		Included in Policy Ag/LU-199, which is included at the end of this matrix.  See Draft General Plan page 94
<b>4.2 Burned Homes</b> - Legal residences destroyed by fire may be rebuilt within a year of most recent occupancy, whether or not they conformed to the zoning ordinance at the time of the fire.	Policy Ag/LU-43: Legal structures and uses destroyed by fire or natural disaster may be rebuilt within three years of most recent occupancy or as otherwise approved by the County, whether or not they conformed to the zoning ordinance at the time of the fire/disaster.	See Draft General Plan page 46
<b>4.3 Housing Standards</b> - The County will maintain and improve the quality of the existing housing stock in the County through the establishment of minimum standards and enforcement programs as one means of meeting the County's housing needs.	Policy Ag/LU-31: The County will promote development concepts that create flexibility, economy and variety in housing without resulting in significant environmental impacts.	See Draft General Plan page 47
<b>4.4 Low and Moderate Housing</b> - The County will work with the Cities to see that low and moderate cost housing is provided in proportion to the number of low and moderate	Policy Ag/LU-29: The County will work with the Cities to see that low and moderate cost housing is provided to address the needs of low and moderate income householders in	See Draft General Plan page 41

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Income householders in Napa County.	Napa County. In addition, the County will accept responsibility for meeting its fair share of the housing needs, including a predominant percentage generated by any new employment in unincorporated areas.	
<b>4.5 Population Distribution</b> - The County will plan for and accommodate the distribution of population among the sub-areas of the County, giving preference to existing incorporated and urban areas.	Policy Ag/LU-26: The County will plan for and accommodate the distribution of population among the sub-areas of the County, giving preference to existing incorporated and urban areas.	See Draft General Plan page 40
<b>4.6 Population Growth Rate</b> - The County will plan for an average annual combined County/City population increase comparable with national, state and regional growth rates. Pursuant to Measure A (a citizen initiative passed in November, 1980), the annual number of new housing units permitted in the unincorporated portion of Napa County, through the year 2000, shall be limited to accommodate an annual population growth rate that exceeds neither that of the nine San Francisco Bay Area Counties (Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Sonoma and Solano), nor 1%. The most recent United States Census shall be used for determining population, persons per household, and the vacancy rate of year-round dwelling units.	<i>? what are "sub-areas"?</i>	Included in Policy Ag/LU-199, which is included at the end of this matrix.  See Draft General Plan page 94
<b>4.7 Residential Development Concepts</b> - The County will promote development concepts that create flexibility, economy and variety in housing without destroying the environmental amenities recommended in the General Planning Goals and Policies.	Policy Ag/LU-32: The following standards shall apply to lands designated as Urban Residential on the Land Use Map of this General Plan.  Intent: Provide, in identified urban areas, for development of a full range of urban housing opportunities, such as single family dwellings, multiple dwellings, townhouses, row houses, condominiums, and cluster housing in a desirable relationship to planned common use space, limited commercial, institutional, educational, day care, cultural, recreational and other uses, while at the same time preserving the quality of urban areas.  General Uses: Single family dwellings, multiple dwellings, mobile home parks, day care centers, limited commercial	See Draft General Plan page 42  <i>This assumes that "Bubbles" are appropriately designated - and they are not!</i>

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**Guide to Abbreviations**

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	and institutional uses (denser uses subject to specified conditions). Minimum Parcel Size: Between 0.0625 acre and 1 acre. Maximum Dwelling Density: One dwelling per parcel except as specified in the Housing Element. Other residential, commercial, educational and recreational facilities subject to specified conditions related to the adequacy of utilities and normal municipal services.	
<b>4.8 Rural Residential Areas</b> - a) Residential Country Areas - Deer Park and those Residential Country Areas adjacent to the City of Napa will be assumed to have a year-round residential orientation. Further parcelization of these areas other than Deer Park will be discouraged. b) Recreational Country Areas - The overall extent of residential and commercial development in the Capell Valley and Berryessa Areas will reflect the presumed recreational orientation and be different from the Napa Vicinity Residential Country Areas. In the Berryessa area, timing will be integrated with recreational policies promulgated by the Bureau of Reclamation, and State and Federal water quality standards, which are likely to change in time.		See area-specific discussions of Deer Park (page 64) and Lake Berryessa (page 66)
<b>4.9 Urban Areas</b> - a) The County will assume that the density of development in the Angwin Area precludes future subdivision activity based on septic tanks and wells. <i>Concur</i> [The Angwin Urban Area is Pacific Union College and adjacent commercial facilities.] b) The Silverado Urban Area is the developed master-planned portions of the Silverado Country Club and Resort, and residential areas in the Silverado Community Services District approved for development prior to 1991. Residential development within the Silverado Urban Area is limited to a maximum of 1,095 units. No additional wells will be drilled in the Silverado Community Services District. Except for sources from the City of Napa, no domestic or irrigation	Policy Ag/LU-53: The existing density of development in the Angwin Area and the County's desire to be protective of water quality precludes future subdivision activity based on septic tanks. Also, the County shall encourage replacement of existing septic systems with municipal wastewater treatment as feasible.  Policy Ag/LU-67: The County supports the extension of recycled water to the Coombsville area to reduce reliance on groundwater in the Milliken Sarco Tulocay (MST) area.  Policy Ag/LU-84: Recognize the character of this community and the quality of the environment in the	See Draft General Plan page 55, 63, and 70  <i>Support</i>

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water supplies shall be transferred into the District from outside its boundaries.	review of future development projects in the Silverado area. All new development, including subdivisions, use permits, and other discretionary actions, shall conform with the General Plan Land Use Map.	<i>I think Ag/LU-1 is about these vineyards, Ag/LU-2 is about land use.</i>
<b>4.10 Urban Expansion Limits</b> - The County will work with the Cities, special districts, and Local Agency Formation Commission to define and establish the limits of current and future urban expansion and development. Unincorporated land included within the Rural Urban Limit Line of the 1983 Napa City's General Plan will not be further urbanized without annexation to the City, except that day care centers will be allowed inside the RUL.	Policy Ag/LU-111: Figure (Ag/LU-1) depicts the land use policy of the County of Napa.  Policy Ag/LU-125: State law charges LAFCO with planning the orderly development of local government agencies to advantageously provide for the present and future needs of the community while protecting against the inappropriate conversion of agricultural and open space lands. A principal planning responsibility of LAFCO is to determine a sphere of influence for each city and special district under its jurisdiction. State law defines a sphere of influence as "a plan for the probably physical boundaries and service area of a local agency, as determined by" LAFCO. LAFCO is required to review and update, as necessary, each agency's sphere of influence every five years, and the County will work collaboratively with LAFCO in its reviews of spheres to encourage orderly, city-centered growth and development in Napa County and the preservation of agricultural land.	See Draft General Plan page 89 and 107  <i>Very important! Support</i>
<b>4.11 Urban Services Facilities</b> - The County will oppose the creation of special districts planned to accommodate residential projects outside existing urban areas. The County will discourage proposed developments, which require urban services and which are not proposed for urbanized areas. Existing utility systems will be used as much as possible to maximize the use of existing services and facilities and to provide a broader user base to insure the adequate maintenance and operation of such facilities. Where urban areas lack full urban services, the County will encourage means of area-wide provision of such services.	Policy Ag/LU-23: The County opposes the creation of new special districts planned to accommodate new residential developments outside <u>already developed areas</u> except as specified in the Housing Element.  Policy Ag/LU-24: The County will discourage proposed developments outside of urbanized areas which require urban services. However, nothing in this Land Use Element is intended to preclude the construction of a single-family residence, day-care center or private school on an existing, vacant, legal parcel of land, in compliance with adopted County ordinances and other applicable regulations.	Draft Policy Ag/LU-24 incorporates elements of current Land Use Policies 4.11 and 4.13  See Draft General Plan page 39  <i>Definition on pg 280 DEP is not clear to me - for 2 authors could clarify land use "already developed."</i>  <i>How many residential units require a permit to need for urban services, and what</i>

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**Guide to Abbreviations**  
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<b>4.12 Urbanization Definition</b> - The term urbanizing shall include the subdivision, use, or development of any parcel of land that is not needed for the agricultural use of that parcel.	Policy Ag/LU-25: For the purposes of this General Plan, the terms "urbanized" or "urbanizing" shall include the subdivision, use, or development of any parcel of land for non-agricultural purposes. Engaging in nature-based recreation or non-agricultural uses that are permitted in the applicable zoning district without the issuance of a use permit, such as development of one single family house and/or second unit on an existing legal lot, shall not be considered urbanizing.	See Draft General Plan page 40
<b>4.13 Urbanizing Growth</b> - The County will enact and enforce regulations, which will encourage the concentration of residential growth within the County's existing Cities and areas designated for urban uses on the General Plan. However, nothing in the Land Use Element is intended to preclude the construction of a single-family residence, day care center or private school on an existing, vacant, legal parcel of land, in compliance with adopted County ordinances and other applicable regulations.	Policy Ag/LU-21: The County will enact and enforce regulations which will encourage the concentration of residential growth within the County's existing Cities and areas designated for urban uses on the Land Use Map.  Policy Ag/LU-30: The County will maintain and improve the safety and adequacy of the existing housing stock in the County through application of applicable building and housing codes, and related enforcement programs.  Policy Ag/LU-20: Urban uses shall be concentrated in the incorporated cities and the <u>already developed areas</u> of the unincorporated County as they existed in 2006.	See Draft General Plan page 39 and 41  <i>Definition too broad [see pg. 27 of 130] of this document</i>
<b>5. Commercial</b>		
<b>5.1 Commercial Areas</b> a) American Canyon - Land within the American Canyon "Commercial" area will be a buffer area between the Plan's residential and industrial areas. Neither residential nor industrial uses will be allowed to encroach any further into this area without the guidance of a Specific Plan for American Canyon, which might indicate mixed usage. b) General - The County will encourage the grouping of commercial uses in compact areas designated for commercial uses on the General Plan; but not in areas designated for agricultural uses in the General Plan subject to any exceptions prescribed in the text of the General	Policy Ag/LU-22: Commercial uses will be grouped in geographically compact areas outside of areas designated for agricultural uses in the General Plan (subject to any exceptions contained in this General Plan).  Policy Ag/LU-35: The County will plan to locate industrial areas adjacent to major transportation facilities. Necessary utilities and services, including day care centers, will be planned to meet the needs of the industrially zoned areas.	Draft Policy Ag/LU-35 also incorporates elements of current Land Use Policy 6.7.  See Draft General Plan page 39 and 43

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Plan. The size of the combined commercial uses will reflect the potential market for such facilities and services. The central business district of each urban center will be recognized as the dominant commercial and financial center for the surrounding trade area.		
<b>5.2 Tourist Facilities</b> - The County will support the development of tourist facilities where there is a showing there would be no conflict with agriculture and the necessity for this type of service can be documented to the County's satisfaction.	Policy Ag/LU-38: The County will support the development of tourist facilities where there is a showing there would be no conflict with agriculture and the necessity for this type of service can be documented to the County's satisfaction.	See Draft General Plan page 45
<b>5.3 Lake Berryessa Area Commercial Recreational Zoning</b> - Capell Valley, Berryessa Pines and Spanish Flat "Rural Residential" areas and the "Urban Residential" area between Pope and Putah Creeks are appropriate areas for commercial zoning and development.	Policy Ag/LU-77: Targeted Re-Investments. If the County is successful at recouping the cost of services provided to concessionaires at Lake Berryessa, either through collection of transit occupancy taxes or in lieu fees, a percentage of those funds should be invested in infrastructure and services benefiting communities within County jurisdiction at the Lake.	See Draft General Plan page 69
<b>5.4 Policies recognizing commercial uses in certain areas designated as Agricultural Watershed and Open Space and Agriculture Resource by the General Plan and permitting expansions thereof within the existing commercially zoned portion of such parcels.</b> a) In addition to those commercial facilities located in areas designated as urban on the Napa County Land Use Plan Map, there currently are a number of existing parcels partially or entirely commercially-zoned as well as a small number of non-commercially-zoned parcels fronting upon the west side of the Napa River south of the city of Napa, which are designated as "Agricultural, Watershed and Open Space" and "Agricultural Resource" on the Napa County Land Use Map. Commercial zoning and/or commercial use of most of these parcels pre-date the current General Plan and in many instances the original General Plan as well. Some of the existing commercial establishments provide important services to surrounding	Policy Ag/LU-41: For parcels fronting upon the west side of the Napa River south of the city of Napa which are designated "Agriculture, Watershed, and Open Space" or "Agricultural Resource" on the Land Use Map of this General Plan which have commercial zoning, additional commercial development will be allowed as follows: <ul style="list-style-type: none"> <li>• All existing commercial establishments that are currently located within a commercial zoning district shall be allowed to continue to operate and use the existing buildings and/or facilities.</li> <li>• Additional commercial uses which are permitted by the existing commercial zoning of the parcel shall be permitted on that portion of the parcel zoned commercial.</li> <li>• Existing restaurants qualifying under this Policy that are currently located within a commercial zoning district shall be allowed to increase the number of seats accommodated within existing buildings and/or</li> </ul>	See Draft General Plan page 45 and 46

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agricultural and open-space recreational areas. The purpose of this policy is to recognize in the Napa County General Plan the commercial nature of the commercially-used portions of such parcels, and to allow additional commercial development in these locations under only three circumstances: where existing commercial uses can expand on land which is already zoned commercially; where pre-existing, lawfully established marine commercial uses exist on parcels without commercial zoning but which otherwise would be eligible for marine-commercial zoning; and to the extent that a minimum parcel size is specified in commercial zone districts as of February 1, 1991, the parcel is already developed with an existing permitted commercial use on the portion commercially-zoned, and the amount of land so zoned did not meet that minimum. This policy recognizes that due to the small number of such parcels, their limited capacity for commercially-viable agriculture due to pre-existing uses and/or size, location and lot configuration, and the minimal impact such commercial operations and expansions will have on adjacent agricultural or open space activities or the agricultural and open space character of the surrounding area, such limited development will not be detrimental to the Agriculture, Watershed or Open Space policies of the General Plan. Therefore such development is consistent with all of the goals and policies of the General Plan. b) All existing commercial establishments qualifying under Policy 5.4(a) that are currently located within a commercial zoning district shall be allowed to continue to operate and use the existing buildings and/or facilities. Additional commercial uses which are permitted by the existing commercial zoning of the parcel shall be permitted on that portion of the parcel zoned commercial. Request that a non-conforming use be permitted to convert to a conforming use shall also be permitted on that portion of the parcel zoned commercial. c) Existing restaurants qualifying under Policy 5.4 (a) that	facilities on any parcel designated as a historic restaurant combination zoning district.  Policy Ag/LU-42: All existing commercial establishments that are currently located within a commercial zoning district shall be allowed to continue to operate and use the existing buildings and/or facilities. Additional commercial uses which are permitted by the existing commercial zoning of the parcel shall be permitted on that portion of the parcel zoned commercial.	

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are currently located within a commercial zoning district shall be allowed to increase the number of seats accommodated within existing buildings and/or facilities on any parcel designated as a historic restaurant combination zoning district. Due to the small number of such restaurants, limited seating expansions within existing commercial buildings and facilities will not be detrimental to the Agriculture, Watershed or Open Space policies of the General Plan.		
<b>5.5 Policies Relating to Land Located Within the RUL Line</b> - Unincorporated commercial land located inside the Rural Urban Limit Line (RUL) of the Napa City General Plan will not be further urbanized without annexation to the City, except as provided in Rural Urban Line Policy 7.1.	Policy Ag/LU-127: The County recognizes the urban limit line or Rural Urban Limit (RUL) for the City of American Canyon depicted in Figure LU-3, and agrees that unincorporated land located within the RUL will not be further urbanized without annexation to the City except as otherwise provided herein. For purposes of this Policy only, engaging in uses that are permitted in the applicable zoning district shall not be considered urbanizing. In all cases, subdividing property shall be deemed urbanizing for purposes of this Policy.  The RUL for the City of American Canyon shall be reassessed in the future, if and when the Hess Vineyard property is rezoned for industrial use, pursuant to Policy LU-38.	
<b>5.6 Marine Commercial Land Uses</b> - Lands along the west bank of the Napa River south of the City of Napa and specific urban areas within four miles of the high water mark of Lake Berryessa are appropriate areas for marine commercial zoning and development.	Policy Ag/LU-40: Lands along the west bank of the Napa River south of the City of Napa and specific urban areas within four miles of the high water mark of Lake Berryessa are appropriate areas for marine commercial zoning and development.  Action Item Ag/LU 40.1: Consider amendments to the Zoning Code to allow additional commercial, residential, and mixed uses in the Spanish Flat, Moskowite Corners, and southern Pope Creek areas which are complementary to recreation activities at Lake Berryessa.	See Draft General Plan page 45

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<b>6. Industrial</b>		
<b>6.1 Industrial Acreage</b> - The County will plan for the reservation of sufficient industrial property to satisfy future demands for orderly growth and economic development of the County.	Policy Ag/LU-37: The properties known as the "Hess Vineyards" shall remain in agricultural zoning but shall be reserved for industrial uses to meet the county's long term need for industrial space. Prior to rezoning these lands for non-agricultural uses, the County shall make a specific finding that no other suitable industrial land is available in the unincorporated area. The 230-acre Hess Vineyard site is located on the east side of Highway 29, north of the city of American Canyon and diagonally across from Green Island Industrial Park. The site is designated on the Land Use Map for Industrial uses, but is currently (2006) zoned agricultural and is in use as a vineyard.	} See below
<b>6.2 Industrial Development</b> - The County will study the economic feasibility of enhancing the industrial potential of the Napa County Airport through means that are within Napa County's capability and desires. The precise type and extent of effort will be detailed in a specific plan for the area.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
<b>6.3 Industrial Location</b> - The County will direct non-agriculturally oriented industry away from productive agricultural lands toward areas more suitable for industrial purposes as shown in Figure 14. The same location and design considerations applied to wineries will apply to all other food processing business or industrial uses located in the agricultural areas.	Policy Ag/LU-13: The same location, design, and other considerations applied to wineries shall apply to all other food processing businesses or industrial uses located in the agricultural areas.  Policy Ag/LU-37: The properties known as the "Hess Vineyards" shall remain in agricultural zoning but shall be reserved for industrial uses to meet the county's long term need for industrial space. Prior to rezoning these lands for non-agricultural uses, the County shall make a specific finding that no other suitable industrial land is available in the unincorporated area. The 230-acre Hess Vineyard site	} See also Policies Ag/LU-1 and Ag/LU-4, listed earlier in this matrix.  See Draft General Plan page 35 and 43  } This policy reads... } agricultural zoning... } Ag/LU-37... } consistent with... } Ag/LU-37...

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	is located on the east side of Highway 29, north of the city of American Canyon and diagonally across from Green Island Industrial Park. The site is designated on the Land Use Map for Industrial uses, but is currently (2006) zoned agricultural and is in use as a vineyard.	
<b>6.4 Jobs/Housing Balance</b> - County review of industrial development proposals, particularly wineries, will address the balance of job creation and the availability of affordable housing.	Policy Ag/LU-39: County review of non-residential development proposals, shall address the balance of job creation and the availability of affordable housing.	See Draft General Plan page 45 <i>Support</i>
<b>6.5 Phased Development</b> - In order to promote efficiencies of development the County will plan for staged development of water and sewer services. In order to remove some of the impetus for leapfrogging industrialization the County will develop plans and policies that would address needs peculiar to this area.		Generally addressed in Policy Ag/LU-119, the Growth Management System for Napa County (Draft General Plan page 94) Note: Due to the length of Policy Ag/LU-119, it is included separately at the end of this matrix.
<b>6.6 Pollution Hazard</b> - The County will work with the Environmental Protection Agency, Bay Area Air Pollution Control District, Regional Water Quality Control Board, Division of Mines and Geology, and other environment-oriented public agencies to insure the maintenance of a high level of environmental quality and protection.		Addressed by various policies in the Conservation Element
<b>6.7 Services</b> - The County will plan to locate industrial areas adjacent to major transportation facilities. Necessary utilities and services including day care centers will be planned to meet the needs of the industrially zoned areas.	Policy Ag/LU-36: The County will plan for the reservation of sufficient industrial property to satisfy future demands for orderly growth and economic development of the County. Non-agriculturally oriented industry shall not be located on productive agricultural lands, but should be located in areas more suitable for industrial purposes. Industrial areas should be located adjacent to major transportation facilities.	Draft Policy Ag/LU-36 incorporates elements of current Land Use Policies 6.1, 6.3, and 6.7  See Draft General Plan page 43  See also Policy Ag/LU-37, shown earlier in this table.

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<b>6.8 Specific Plan</b> - The County will place a priority on the preparation, review and approval of a Specific Plan and Master EIR for the development of the Napa County Airport Industrial Area.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
<b>7. Rural Urban Limit (RUL) Line</b>		
<b>7.1</b> Unincorporated land located within the Rural Urban Limit Line (RUL) of the Napa City's General Plan will not be further urbanized without annexation to the City except as otherwise provided herein. For purposes of this policy only, engaging in uses that are permitted in the applicable zoning district without the issuance of a use permit shall not be considered urbanizing. In all cases, subdividing property shall be deemed urbanizing for purposes of this policy.	Policy Ag/LU-127: The County recognizes the urban limit line or Rural Urban Limit (RUL) established for the City of Napa (See Figure LU-2), and agrees that unincorporated land located within the RUL will not be further urbanized without annexation to the City except as otherwise provided herein. For purposes of this policy only, engaging in uses that are permitted in the applicable zoning district without the issuance of a use permit shall not be considered urbanizing. In all cases, subdividing property shall be deemed urbanizing for purposes of this policy.	See Draft General Plan page 108
<b>7.2</b> If the application of policy 7.1 operates to unreasonably restrict the manner in which a property owner may utilize his or her property, the property may be further urbanized without annexation to the City, notwithstanding Policy 7.1, if the following has occurred: An application to annex one or more parcels has been filed with LAFCOM or the City and rejected by either entity within one year prior to the date of the application. Following annexation rejection by LAFCOM or the City, the property may be developed under Napa County jurisdiction, providing, however, in such a case the development standards imposed as a condition of the use permit shall be substantially the same as those required by the City of Napa for similar types of development.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.

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Subdivisions, if permitted, shall meet applicable County standards. This exception shall not be applicable if the annexation application was filed and denied due to a lack of reasonable effort on the part of the property owner [hereafter "applicant"] to complete the annexation, the applicant protests the annexation, or if the applicant fails to comply with any conditions of approval of the annexation. A lack of reasonable effort for purposes of this policy shall include, but not be limited to, the failure to include in an annexation request all contiguous parcels under the applicant's ownership that would reasonably be expected to be included in an annexation application.		
7.3 Unless policy 7.2 or express language in the General Plan provides otherwise: a) The development of unincorporated property located within the RUL in a manner that is authorized only if a use permit is obtained is prohibited. In such cases annexation to the City is required; and b) The subdivision of unincorporated land located within the RUL is prohibited. In such cases annexation to the City is required prior to subdividing.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
7.4 Property that would otherwise be subject to policy 7.2, but which is not contiguous to the City of Napa and therefore not annexable, may be developed in the County without first filing an annexation proceeding, provided that the applicant has notified the City not less than 60 days prior to the application being filed and the City has failed to initiate proceedings to annex sufficient parcels to enable the annexation of the applicant's parcel to be considered. If the City has initiated annexation proceedings during said 60-day period, the annexation provision of Section 7.2 shall continue to be applicable.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
7.5 Policies 7.2 through 7.4 shall not apply to parcels subject to a residential general plan or zoning designation.		This language is not specifically included in the

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		Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
<b>8. Public/Quasi-Public Lands</b>		
8.1 Governmental uses, public uses, and public utility uses shall be permitted in appropriate locations.	Policy Ag/LU-27: Governmental uses and public utility uses shall be permitted in appropriate locations. Only those new governmental and public utility uses which specifically implement programs mandated by the state or federal government shall be permitted in non-urban areas. ¶ On parcels which are designated "Agricultural Resource" or "Agriculture, Watershed and Open Space" on the Napa County Land Use Map, Governmental uses and public utility uses existing as of 1983 shall be allowed to continue to operate and to use the existing buildings and/or facilities but shall be allowed to expand in size and volume of business only for the purpose of modernizing the facilities and meeting additional demonstrated public needs.	Draft Policy Ag/LU-27 incorporates elements of current Land Use Policies 8.1, 8.2, and 8.3  See Draft General Plan page 40
8.2 Only those new facilities for uses specified in Policy 8.1 which specifically implement programs mandated by the state or federal government shall be permitted in non-urban areas.		See Policy Ag/LU-27 listed previously in this matrix.  See Draft General Plan page 40
8.3 On parcels which are designated "Agricultural Resource" or "Agriculture, Watershed and Open Space" on the Napa County Land Use Map, existing uses of the type specified in Policy 8.1 shall be allowed to continue to operate and to use the existing buildings and/or facilities but shall be allowed to expand in size and volume of business only for the purpose of modernizing the facilities		See Policy Ag/LU-27 listed previously in this matrix.  See Draft General Plan page 40

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and meeting additional demonstrated public needs.		
<b>HOUSING ELEMENT</b>		
The Housing Element is not part of this General Plan Update; no changes are proposed to Housing Element goals or policies.		
<b>SCHOOLS ELEMENT</b>		
<b>GOALS</b>		
The primary goal of Napa County should be to work with the school districts serving Napa County to coordinate the provision of school facilities with new residential development.	<p>Policy Ag/LU-121: Consider school districts' proposed school sites in relation to:</p> <p>a) General Plan designations                      b) Geology and seismic considerations; topography; drainage; soils                      c) Location and general utility of land; population distribution                      d) Access, transportation facilities, utilities                      e) Conflicting or hazardous conditions (e.g. noise, traffic)                      f) Protection of agricultural lands</p> <p>The results of the review are to be forwarded to the appropriate school district board within 30 days from the receipt of the referral.</p>	<p>Draft Policy Ag/LU-121 is derived from a non-numbered Policy from the current Schools Element.</p> <p>See Draft General Plan page 106</p> <p><i>Support</i></p>
<b>POLICIES</b>		
1. Coordinate an exchange of information with school districts regarding school needs and new residential developments.	Policy Ag/LU-122: Coordinate an exchange of information with school districts regarding school needs and new residential developments in the unincorporated area.	See Draft General Plan page 107 <i>Support</i>
2. Consider school districts' proposed school sites in relation to: a. General Plan designations. b. Geology and seismic considerations; topography; drainage; soils. c. Location and general utility of land; population distribution. d. Access, transportation facilities, utilities.	Policy Ag/LU-123: Consider school districts' proposed school sites in relation to: a) General Plan designations b) Geology and seismic considerations; topography; drainage; soils c) Location and general utility of land; population distribution d) Access, transportation facilities, utilities	See Draft General Plan page 107

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e. Conflicting or hazardous conditions (e.g. noise, traffic). The results of the review to be forwarded to the appropriate school district board within 30 days from receipt of the referral.	e) Conflicting or hazardous conditions (e.g. noise, traffic) f) Protection of agricultural lands  The results of the review are to be forwarded to the appropriate school district board within 30 days from the receipt of the referral.	
3. Establish general school site location criteria such as: a. New school facilities shall not be located within two miles of an airport unless approved by the State Department of Education. b. School facilities shall, whenever practical, be located in areas designated in the appropriate general plan for urban development. c. Coordinate County plans and ordinances to be supportive of single-session school use and to minimize the need for bussing students.	Policy Ag/LU-124: Establish general school site location criteria such as: a) New school facilities shall not be located within two miles of an airport unless approved by the State Department of Education. b) School facilities shall, whenever practical, be located in areas designated in the appropriate general plan for urban development. c) Coordinate County plans and ordinances to be supportive of school use and to minimize the need for bussing students. (Non-numbered policy from the current Schools Element) d) Ensure that proposals for multi-family housing or multiple-lot subdivisions within the unincorporated area are evaluated to determine their impact on schools and are modified to address potential impacts, including the need for new facilities, if any.	See Draft General Plan page 107  <i>Support! very important particularly in combination with Ag/LU-124</i>
<b>CIRCULATION ELEMENT</b>		
<b>GOALS &amp; POLICIES</b>		
<b>1. Circulation and Land Use</b>		
<b>Planning Goal 1</b>		
To develop a comprehensive circulation system coordinated with planned land uses as shown in the Land Use Element of the General Plan.	Circulation Goal 1: The County's transportation system shall be correlated with the policies of the Agricultural Preservation & Land Use Element and protective of the County's rural character.	See Draft General Plan page 125 <i>Support</i>

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<b>Policy Guidelines</b>		
1a. Mixed land use development proposals (i.e. residential and commercial) should be encouraged in urban areas to minimize trip generation requirements.	Policy CIR-1.1: Consistent with urban-centered growth policies in the Agricultural Preservation and Land Use Element, new residential and commercial development should be concentrated within already developed areas and areas planned for development where sufficient densities can support transit services and development of pedestrian and bicycle facilities.	See Draft General Plan page 125 <i>Needs to be further defined. (too broad) as it is relating incorporated and unincorporated areas with SMART growth.</i>
1b. The County should require that travel-related commercial services (i.e. gasoline stations, restaurants and lodging facilities) along traffic arterials should be planned to avoid strip commercial development, in conjunction with the land use element. All associated transportation facilities should be planned in conjunction with the land use element.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
1c. Create and enforce highway access standards regarding new driveways, including functional layout, location, and spacing, so as to minimize interference of major traffic flows by minor driveways. As discussed in Chapter 2, the County could specify that this issue be addressed, by developers and property owners, as a part of the normal plan approval and environmental impact process.	Action Item CIR-2.1.1 The County shall adopt and maintain specific road and street standards. These standards shall include overall right of way widths, pavement widths, lane and shoulder widths, and other design details. <i>driveway spacing</i>	See Draft General Plan page 128 <i>Add: Propose with residential developments shall address impacts to County connector roads prior to project approval for construction.</i>
1d. The transportation system should minimize disruption to residential neighborhoods and communities.	Policy CIR-1.4: The county's roadway improvements should minimize disruption to residential neighborhoods, communities, and agriculture.	See Draft General Plan page 125
1e. The County should follow a land use pattern with concentrated urban areas to facilitate effective public transit services.	Policy CIR-1.1: Consistent with urban-centered growth policies in the Agricultural Preservation and Land Use Element, new residential and commercial development should be concentrated within already developed areas. <i>that</i>	See Draft General Plan page 125 <i>see above</i>

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	and areas planned for development where sufficient densities can support transit services and development of pedestrian and bicycle facilities.	
1f. The transportation system should provide access to commercial and industrial areas, recreational facilities, and other major trip generators, as appropriate.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
1g. Require that construction of transportation improvements are compatible with existing landforms and that landscaping is an integral part of the overall highway improvement program.	Policy CIR-1.6: The County supports beautification programs for roadways in the unincorporated area. Roadway beautification shall be consistent with the character of the area in which the roadway is located, and with other County policies related to preserving the character of the county including policies on signage as defined in the Recreation and Open Space Element.	See Draft General Plan page 125
<b>2. State Highway Routes and County Roads</b>		
<b>Planning Goal 2</b>		
Improve the County roadway system, including State Highway Routes, County roads and local streets (under County jurisdiction), to provide satisfactory levels of service, safety, and convenience in person and goods movement, with respect to the Land Use Element of the Napa County General Plan. Such improvements should optimize the usefulness of the existing transportation system and be implemented in the most effective manner with respect to maintenance of environmental quality in Napa County.	Circulation Goal 1: The County's transportation system shall be correlated with the policies of the Agricultural Preservation & Land Use Element and protective of the County's rural character.  Circulation Goal 2: The County's transportation system shall provide for safe and efficient movement on well-maintained roads throughout the County, meeting the needs of Napa County residents, businesses, employees, visitors, special needs populations, and the elderly.	See Draft General Plan page 125 and 126

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<i>Policy Guidelines</i>		
<p>2a. Continue or commence planning and engineering activities to improve levels of service on the following critical links in the highway system. As levels of service increase, exposure to unsafe traffic conditions would decrease, therefore making the highway system safer for all concerned.</p> <p>2a(1) S.R. 29, Yountville to St. Helena (widen to add left turn lanes). This improvement would increase peak hour capacity by about 5 to 10 percent, reduce year 2000 peak hour L.O.S. from "E/F" to "D", and increase average speeds.</p> <p>2a(2) S.R. 29, from American Canyon Road to S.R. 12 (construct grade separated interchanges at S.R. 121/12, S.R. 121, S.R. 12, and American Canyon Road). These improvements would increase the capacity of S.R. 29 slightly (by about 5 to 10 percent), improve access to and egress from S.R. 29, improve average speeds, reduce congestion, and improve year 2000 peak hour L.O.S. from "D/E" to "D".</p> <p>2a(3) American Canyon Road, from Interstate 80 to S.R. 29 (widen to four lanes). Peak hour capacity would be improved from approximately 900 vph (two-way) to 3,000 vph (peak direction) under this alternative, with a consequent improvement in year 2000 peak hour L.O.S. from "F" to "C".</p> <p>2a(4) S.R. 121/12, Sonoma/Napa County line to S.R. 29 (widen to four lanes). This would increase peak hour capacity from approximately 1,900 vph (two-way) to 3,200 vph (peak direction), thus improving year 2000 peak hour L.O.S. from "F" to "B".</p> <p>2a(5) S.R. 12, Solano/Napa County Line to S.R. 29 (widen to four lanes). Peak hour capacity would be increased to 3,200 vph (peak direction) from 1,900 vph (two-way), thus improving year 2000 peak hour L.O.S. from "F" to "B/C".</p> <p>2a(6) Flosden Road, south of American Canyon Road (extend four lane section to American Canyon Road). Peak hour capacity of this segment would be increased</p>	<p>Policy CIR-2.3: The County seeks to provide a roadway system that maintains current roadway capacities in most locations, and is both safe and efficient in terms of providing local access. The following list of improvements, illustrated as the County's ultimate road network in Figure CIR-1, has been supported by policy makers within the County and all five incorporated cities/town, and will be implemented over time to the extent that improvements continue to enjoy political support and funding becomes available:</p> <p>South of Napa</p> <ul style="list-style-type: none"> <li>Widen Jamieson Canyon Road (Route 12) by adding one additional vehicular travel lane and room for a class II bike lane in each direction that may also allow equestrian use. Construct a safety median barrier in the centerline, straighten unsafe curves, lower the grade where possible, install turn lanes for safety and to allow for parcel access as appropriate, and install a Ridge Trail crossing for pedestrian, equestrian and bicycle use.</li> <li>Construct an interchange at the intersection of State Route 12, Alport Boulevard and State Route 29 within the most efficient footprint, including any necessary appurtenant facilities.</li> <li>Extend Flosden/Newell Road from American Canyon Road to Green Island Road as a reliever route to traffic on Hwy 29.</li> <li>Complete Devlin Road between Soscol Ferry Road and American Canyon Road as a reliever route to Highway 29.</li> <li>Widen Hwy 29 between 221 and Green Island Road.</li> <li>Synchronize traffic signals on Hwy 29 between 221 and the Solano County line.</li> <li>Improve the intersection of State Route 221/ State Route 12/Hwy 29 to increase capacity and safety.</li> </ul> <p>North of Napa</p>	<p>See Draft General Plan page 129</p>

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<p>from 1,900 vph (two-way) to 3,200 vph (peak direction) with associated year 2000 peak hour L.O.S. improvement from "F" to "C".</p>	<ul style="list-style-type: none"> <li>Intersection improvements to improve safety and traffic flow at the intersections of State Route 29 and the Rutherford Cross Road, Yountville Cross Road, and Silverado Trail.</li> <li>Construct safety and flow improvements to SR29 between Oakville and St. Helena</li> <li>Study methods to divert traffic from downtown St. Helena to reduce congestion and improve intra-county traffic flow.</li> </ul> <p>Countywide</p> <ul style="list-style-type: none"> <li>Install safety improvements on rural roads and highways throughout the county including but not limited to new signals, roundabouts, bike lanes, shoulder widening, softening sharp curves, etc.</li> </ul> <p>Action Item CIR-2.2.1: Work with the Napa County Transportation Planning Agency and other agencies to fund and implement the improvements listed above.</p>	<p><i>Do these such an intersection? (29 &amp; 12)</i>  <i>Intersection improvements should include State Route 29 and Devlin</i>  <i>or was this intended to mean intersection of Yountville x Rd &amp; Trail??</i>  <i>Support</i></p>
<p>2b. Consider adding additional capacity to S.R. 29 between American Canyon road and the southern end of the Southern Crossing (from four to six lanes). Under this alternative, peak hour capacity of S.R. 29 would be increased from 3,400 vph to approximately 5,100 vph (peak direction) with associated year 2000 peak hour L.O.S. improvement from "D/E" to "B/C"; increased safety would result from reduced traffic congestion.</p>	<p><i>separate left turn lanes</i></p>	<p>See Policy CIR-2.3 listed previously in this matrix.                  See Draft General Plan page 129</p>
<p>2c. Support continuing improvements to develop Soscol Avenue, in the City of Napa, as a major connection between Imola Avenue and Trancas Street. This would improve convenience, safety and levels of service.</p>		<p>This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.</p>

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2d. Continue efforts to improve Silverado Trail between Trancas Street and S.R. 29 in Calistoga as a two lane arterial, consistent with applicable design standards for a two lane highway with a design speed of 45 miles per hour. The 45 miles per hour design speed is a County Transportation Planning Guideline. It should be considered a minimum to effect the greatest safety benefits. In conjunction with these improvements, continue to require highway improvements, such as separate left turn lanes where justified by projected or observed traffic generation at existing or new activity centers along Silverado Trail.		See Policy CIR-2.3 listed previously in this matrix.  See Draft General Plan page 129
2e. Control the location, functional design, and spacing (relative to other roadways) of new driveways for new and expanding developments along S.R. 29 (Yountville to Calistoga) and Silverado Trail (north to Trancas Street) to optimize roadway capacity and minimize the interference caused by side vehicular and pedestrian traffic. As discussed in Chapter 2, as the level of the "strip commercial" development increases, along with its associated driveways (mostly unsignalized intersections), roadway capacity decreases. Therefore, the approval of new or expanded developments should continue to be contingent upon a proper analysis of potential impacts relating to the development, especially with respect to driveway location and spacing with respect to other driveways and crossing roadways. Said controls and assessments should not be limited only to S.R. 29 and Silverado Trail, but should be applicable to other local arterial roadways. It would be appropriate to implement such controls in concert with Policy Guidelines 2a and 2d, and with the Goals and Policies of the Land Use Element.	Policy Ag/LU-105: The following conditions shall be applied as appropriate to future development to improve the flow of traffic on Hwy 29: <ul style="list-style-type: none"> <li>• Consolidation of driveways</li> <li>• Construction of frontage roads</li> <li>• Contribution on a fair-share basis towards construction of a continuous center turn lane</li> </ul> <p><i>Should be retained in updated G.P.</i></p>	See also Policy CIR-2.3 listed previously in this matrix.  See Draft General Plan page 129
2f. Implement a program of highway signage to direct drivers to use the Silverado Trail to reach certain destinations, to remove traffic from the sensitive section of S.R. 29.	Policy ROS-30: A clear, attractive and comprehensive roadside signage system, together with other forms of public information, should be designed, installed and distributed to facilitate the public's use and enjoyment of parks and historical, archaeological and cultural resources.	See Draft General Plan page 261

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2g. In light of the projected increase in the use of existing County highways, continue to perform periodical inspections, preventive maintenance, safety betterments and repairs, to the fullest extent possible with existing and projected financial resources. Example: current projects included Petrified Forest Road and Silverado Trail. To partially alleviate congestion and improve safety, the section of S.R. 29 north of Calistoga should be included in the DPW's current safety betterments program.		See Policy CIR-2.3 listed previously in this matrix.  See Draft General Plan page 129
<b>3. Transit and Paratransit Services</b>		
<b>Planning Goal 3</b>		
To encourage and support the development of local and regional transit services that effectively meets the needs of all segments of the population.	Circulation Goal 3: The County's transportation system shall encompass the use of private vehicles, transit, paratransit, walking, bicycling, air travel, rail, and water transport. <i>The County should encourage (provide incentives ??) County residents use of public transportation</i>	See Draft General Plan page 132
<b>Policy Guidelines</b>		
3a. All public owned transit vehicles should be fully accessible and responsible to the needs of the elderly and handicapped population.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
3b. Opportunities for coordinating the delivery of paratransit services should be maximized.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have

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		been completed since the last General Plan Update, or the goal or policy may no longer be needed.
3c. The County should support efforts to coordinate schedules between the fixed route transit system in Napa and Greyhound Bus Lines, to improve Intra-County and Inter-County transit services.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
3d. Expand the service coverage area for paratransit services operating in Napa County.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
3e. Efforts should be made to link local transit services with transit systems in adjacent counties, to meet regional travel needs.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.

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3f. The County and Cities should work cooperatively with interested wineries, local merchants and other private sector interests in evaluating opportunities for providing transit services to major recreational areas.	Policy CIR-3.6: The County shall encourage the use of public transportation by tourists and visitors and will work with wineries to encourage the use of these options and the development of private mass transit.	See Draft General Plan page 133
3g. To encourage transit and other forms of travel, the County and Cities should encourage developers to participate in transit improvements. Such improvements could provide justification for reducing the number of parking spaces provided for commercial and recreational/tourist oriented development projects.	<p>Policy CIR-2.7: New development projects shall be required to mitigate their impacts and to pay their fair share of countywide traffic improvements they contribute to the need for.</p> <p>Action Item CIR-2.7.1: In cooperation with NCTPA, develop a countywide traffic impact fee to address cumulative (i.e. not project-specific) impacts associated with new employment. Fees shall be used to pay for the cost of network improvements listed in Policy CIR-2.3 as well as other transportation improvements such as transit.</p> <p>Policy CIR-3.7: All developments along fixed transit routes should provide amenities designed to encourage carpooling, bicycle, and transit use. Typical features could include bus turnouts/access, bicycle lockers, and carpool/vanpool parking.</p>	<p>See Draft General Plan page 131 and 133</p> <p><i>Support</i></p> <p><i>Support</i></p>
<b>4. Air Transportation</b>		
<b>Planning Goal 4</b>		
To maintain the Napa County Airport as a general aviation facility.	Policy CIR-3.11: Maintain Napa County Airport as a general aviation facility and avoid land use conflicts via land use compatibility planning and by ensuring appropriate reviews of land use decisions by the Airport Land Use Commission.	See Draft General Plan page 133 <i>Support</i>
<b>Policy Guidelines</b>		
4a. To enhance the safety at Napa County Airport and increase the runway capacity, an Instrument Landing System (ILS) should be installed.		This language is not specifically included in the Updated General Plan. The

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		goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
4b. Additional aircraft storage facilities should be provided to accommodate the expected increase in aircraft movement.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
4c. The surrounding land uses should be compatible with airport activity and consistent with Policy 1.1 (Airport Approach Zones of the Land Use Element of the General Plan).	Policy SAF-31: For maximum safety, all land uses within airport areas shall be reviewed for compatibility with the adopted plans for the Napa Airport and other general aviation facilities in the county.	See Draft General Plan page 275 <i>and zoning</i> <i>Include language in airport use this policy</i>
4d. The County should implement approved recommendations from the Master Plan for Napa County Airport.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
<b>5. Rail Service</b>		
Planning Goal 5		

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To encourage the use of the existing rail in Napa County for the transport of goods and products.	Circulation Goal 3: The County's transportation system shall encompass the use of private vehicles, transit, paratransit, walking, bicycling, air travel, rail, and water transport. <i>The County shall encourage County residents use of public transportation.</i>	See Draft General Plan page 132
<b>Policy Guidelines</b>		
5a. The County should support all efforts to maintain and upgrade trackage in Napa County.	Policy CIR-3.1: Preserve rail corridors and the Napa River as regional transportation assets, encouraging and not precluding their future use for recreational travel as well as the movement of passengers and goods.	See Draft General Plan page 132
5b. All rail lanes and rights-of-way should be reserved for future transportation needs.		See Policy CIR-3.1 listed previously in this matrix. See Draft General Plan page 132
5c. To maximize opportunities for rail freight service, industrial development which could be served by rail should be concentrated in American Canyon Area on sites accessible to the railroad.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
5d. The County should monitor the availability of railroad lines. Abandoned rights-of-way should be considered for use as pedestrian and bicycle paths.	Policy CIR-3.9: Where they are not needed for other transportation purposes, abandoned rail rights-of-way should be used for alternative uses such as public transit routes, bicycle paths, or pedestrian/hiking routes. <i>Such alternative uses should be appropriately buffered.</i>	See Draft General Plan page 133 <i>Support</i>
<b>6. Navigable Waterways</b>		
Planning Goal 6		

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invisible to the naked eye from the subject roadway; or are designed to appear as a natural feature of the environment and do not block views or disrupt scenic vistas; or are so well architecturally-integrated into an existing building as to effectively be unnoticeable.		
4. Billboards located on scenic corridors should have height and bulk limitations and be limited in number.	Policy CC-13: The County opposes the construction of any new billboards, and supports the removal of existing billboards.	See Draft General Plan page 154
5. Opportunities should be explored for joint public/private participation in developing locations for roadside rests, picnic areas and vista points.		✓ See Policy CC-11 listed previously in this matrix.  See Draft General Plan page 9153
6. Access and commercial development along scenic highways should be limited to prevent strip commercial development.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
7. On scenic corridors, utilities should be placed underground, where possible, and utility poles, located outside the right-of-way should be camouflaged with the planting of trees and shrubbery.		✓ See Policy CC-14 listed previously in this matrix.  See Draft General Plan page 154
8. Environmental assessment should evaluate if a scenic corridor or viewshed would be impacted and if warranted, mitigations should be developed.	Policy CC-9: Consistent with the County's Viewshed Protection Program, new developments in hillside areas <del>should</del> <i>shall</i> be designed to minimize their visibility from the County's scenic roadways and discourage new encroachments on natural ridgelines.	See Draft General Plan page 153

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9. A program to replant trees and shrubbery should be implemented in cases where they are removed during new roadway alignment.		✓ See Policy CC-11 listed previously in this matrix.
<b>CONSERVATION AND OPEN SPACE ELEMENT</b>		
PRESERVATION OF NATURAL RESOURCES		
<b>Wildlife and Fishery Habitat Areas</b>		
<u>Planning Goal</u>		
To conserve and improve wildlife and fishery habitat in cooperation with governmental agencies, private associations and individuals in Napa County.	Policy CON-8: The County shall seek to conserve and improve wildlife and fishery habitat in cooperation with governmental agencies, private associations and individuals in Napa County.	See Draft General Plan page 191 <i>Support</i>
<u>Conservation Policy</u>		
(a) All Fishery and Wildlife Habitat:		
1) Residential, commercial, industrial, recreational, agricultural projects including wineries but not including redevelopment of existing vineyard projects, and water development projects should include management plans for fishery, and wildlife and, including provisions to: a) Employ supplemental planting and maintenance of grasses, shrubs and trees of similar quality and quantity to provide adequate vegetation cover to keep the watersheds, especially stream side, in good condition and to provide shelter and food for wildlife. b) Provide protection for wildlife habitat. c) Provide replacement habitat of like quantity and quality utilizing native or adapted species. d) Enhance existing habitat values through restoration and replanting as part of discretionary permit review and approval.	Policy CON-11: Residential, commercial, industrial and recreational projects, wineries and new vineyards, and water development projects shall avoid impacts to fisheries and wildlife habitat to the maximum extent feasible. Where impacts cannot be avoided, projects shall include effective management plans including provisions to: a) Maintain the following essentials for fish and wildlife resources: • Sufficient dissolved oxygen in the water. • Adequate amounts of proper food. • Adequate amounts of feeding, escape and nesting habitat. • Proper temperature through maintenance and enhancement of streamside vegetation, volume of flows, and velocity of water. b) Employ supplemental planting and maintenance of grasses, shrubs and trees of similar quality and quantity	See Draft General Plan page 191 <i>Support</i>

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**Guide to Abbreviations**

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e) Provide, on public water development projects, adequate public access to the water via public lands and an adequate release flow of water to maintain pool to preserve fish population.	to provide adequate vegetation cover to keep the watersheds, especially stream side areas, in good condition and to provide shelter and food for wildlife. c) Provide protection for wildlife habitat through buffering or other means. d) Provide replacement habitat of like quantity and quality utilizing native species. e) Enhance existing habitat values through restoration and replanting as part of discretionary permit review and approval. f) Provide an adequate release flow of water to preserve fish populations. Policy CON-15: Public water development projects shall provide public access to the water via public lands and an adequate release flow of water to preserve fish populations.	
2) Provide the following essentials for fish and wildlife resources: a) Sufficient oxygen in the water. b) Adequate amounts of proper food. c) Adequate amounts of feeding, escape and nesting habitat. d) Proper temperature through maintenance and enhancement of streamside vegetation, chemical content, salt content and velocity of water.		✓ See Policy CON-11 listed previously in this matrix.  See Draft General Plan page 191
3) Adopt and enforce riparian woodland protection ordinance and other appropriate ordinances.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.

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4) Provide financial and other incentives to encourage voluntary dedication in easement or fee title to the County of Napa or its designee (such as a local non-profit land trust) of significant habitat areas, as appropriate, to ensure long-term protection for fish and wildlife resources.	Policy CON-6: The County will use financial and other incentives to encourage voluntary dedication in easement or fee title to the County of Napa or its designee (such as a local non-profit land trust) of significant habitat areas, as appropriate, to ensure long-term protection for fish and wildlife resources and protection of agricultural lands and open space.	See Draft General Plan page 188. <i>Support</i>
5) The County will protect the public interest in drainage systems and water impoundments from sedimentation, siltation, and contamination and ensure that urban, agricultural and resource development projects utilize sound short-term and long-term erosion control and other appropriate watershed protection measures. The County, working in conjunction with the Natural Resource Conservation Service, will establish standards for terracing, contour planting, and maintenance of permanent crops on slopes exceeding five percent as provided by the County's Conservation Regulations.	Policy CON-31: The County shall work to improve and maintain the vitality and health of the Napa River. Specifically, the County shall: a) Promote and support the use of recycled water wherever possible, including the use of tertiary treated water, to help preserve and recharge groundwater aquifers, b) Support completion of the Federal, State, and local government flood control projects, c) Reduce water pollutants through education, monitoring, and pollutant elimination programs (e.g., watershed education and monitoring programs identified in the Watershed Information Center and Conservancy (WICC) Strategic Plan and Napa County/Resource Conservation District (RCD) Watershed Programs, and pollution reduction goals outlined in Napa County's Phase II National Pollution Discharge Elimination System (NPDES) General Permit from the State Water Board), d) Protect the County's municipal water supply reservoirs to ensure clean and reliable drinking water consistent with State regulations. Continue implementation of <u>current conservation regulations</u> relevant to these areas, such as vegetation retention requirements, consultation of water purveyors/system owners, implementation of erosion controls to minimize water pollution, and prohibition of detrimental recreational uses, e) Use all available sources of assistance to protect and enhance the Napa River to meet or exceed water	New Policy from the Napa River Ad Hoc Subcommittee.  Various other policies in the Conservation Element address other aspects of water, drainage, and sedimentation.  See Draft General Plan page 200 <i>Support</i>  <i>Are these regulations spelled out and if so where? Should be referenced.</i>

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	<p>quality standards imposed by State and Federal authorities (e.g., pursue grants and other funding opportunities to assist in the identification, testing and improvement of individual septic, as well as community waste disposal systems, and to support watershed monitoring/sampling and scientific understanding to inform and develop effective and targeted management options in an adaptive and locally driven manner),</p> <p>f) Support voluntary cooperative efforts in watershed planning to identify and establish habitat enhancement goals on various reaches of the Napa River mainstream and its tributaries, including but not limited to the development of localized watershed management plans, project identification and implementation and monitoring to support adaptive management (e.g., Fish Friendly Farming/Green Certification, Rutherford Dust Restoration Team, Resource Conservation District's Stewardship Program, on/off site habitat protection and mitigation programs and dozens of other active efforts currently planned or now underway),</p> <p>g) Support environmentally sustainable vineyard management techniques and beneficial management practices that protect surface and groundwater quality and quantity (e.g., cover crop management, integrated pest management (IPM) and informed surface water withdrawals based upon informative real-time stream flow monitoring),</p> <p>h) Protect and enhance important headwater watershed lands that support larger downstream channels, streams and watercourses.</p> <p>Action Item CON-31.1: Amend the Conservation Regulations to offer incentives such as a streamlined approval process to vineyard developments that would either (1) have no significant impacts, or (2) would incorporate erosion control measures, habitat conservation measures, and other environmentally sustainable practices</p>	<p><i>Important</i></p>

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	to ensure that no significant impacts would occur.	
<p>6) Encourage programs to protect wildlife species that are becoming increasingly rare. Some examples, but not an all inclusive list, are:</p> <p>a) Rails are salt and freshwater marsh birds. Bay fill programs and weed and vegetation control inland has tended to reduce habitat for the California Clapper Rail and Black Rail.</p> <p>b) Plovers are shore birds which are still quite common, but are confronted with a steadily reduced amount of habitat due to destruction of suitable shallow marsh and tideland areas.</p> <p>c) Salt Marsh Harvest Mouse is endangered because of destruction of salt marshes.</p> <p>d) Herons, Egrets and Red-Shouldered Hawks are becoming scarce due to destruction of riparian growth along streams and sloughs.</p> <p>e) White Tail Kites are becoming scarcer because of conversion of valley meadows and grasslands.</p>		<p>See various Conservation Policies, beginning on page 191.</p> <p>See list of "Protected Plants and Animals in Napa County,"</p> <p>See Draft General Plan page 193</p> <p><i>Should be addressed retained in updated G.P.</i></p>
<p>7) To offset possible additional losses of fishery and wildlife habitat due to development projects, developers shall be responsible for mitigation. Such mitigation measures may include financial incentives, providing and permanently maintaining similar quality and quantity of replacement habitat, enhancing existing habitat areas or paying in-kind funds to an approved wildlife habitat improvement and acquisition fund. Replacement habitat may occur either on site or at approved offsite locations, but preference shall be given to on-site replacement.</p>	<p>Policy CON-14: To offset possible losses of fishery and wildlife habitat due to development projects, developers shall be responsible for mitigation. Such mitigation measures may include providing and permanently maintaining similar quality and quantity of replacement habitat, enhancing existing habitat areas or paying in-kind funds to an approved wildlife habitat improvement and acquisition fund. Re-placement habitat may occur either on site or at approved offsite locations, but preference shall be given to on-site replacement.</p>	<p>See Draft General Plan page 193</p> <p><i>Support</i></p>
<p>8) No net loss of a natural watercourse or drainageway shall occur as part of an approved development project.</p>	<p>Policy CON-16: All public and private projects shall be required to avoid impacts to wetlands if feasible. If avoidance is not feasible, projects shall achieve no net loss of wetlands, consistent with state and federal regulations.</p>	<p>See Draft General Plan page 194</p> <p><i>Support</i></p>

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(b) Riparian Woodland Wildlife Habitat:		
1) Natural vegetation retention areas along perennial and intermittent streams shall vary in width with steepness of the terrain, the nature of the undercover, and type of soil.	Policy CON-17: Consistent with longstanding practice in Napa County, natural vegetation retention areas along perennial and intermittent streams shall vary in width with steepness of the terrain, the nature of the undercover, and type of soil. The design and management of natural vegetation areas shall consider habitat and water quality needs, including the needs of native fish and wildlife.	See Draft General Plan page 194 <i>Support</i>
2) Enforce riparian woodland protection ordinance.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(c) Reservoir Habitat: Encourage waterfowl in shallow, open shoreline areas of reservoirs by planting, when possible, appropriate vegetation for waterfowl food.	Policy CON-20: Encourage waterfowl in shallow, open shoreline areas of reservoirs by planting, when possible, appropriate vegetation for waterfowl food.	See Draft General Plan page 195
(d) Marshland Habitat (See also air quality):		
1) Return salt extraction ponds to marshlands or other non-urban uses for recreation, fisheries and wildlife habitat at the termination of salt extraction activity.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.

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2) Utilize reclaimed wastewater of salinity control and management of marshlands, meadows and salt ponds.	Policy CON-21: Maintain and improve marshland habitat in the southern part of the county through a variety of appropriate measures, including: a) Utilize reclaimed wastewater of salinity control and management of marshlands, meadows and salt ponds. b) Establish County Policy for promoting, when possible, wildlife habitat use of marshland areas such as Coon Island, Fly Bay, Devil's Slough, the area between Napa Slough and South Slough, Fagan Slough Peninsula, (Cargill) Napa Plant Site, Bull Island, all of the berm areas between the top of the levee and center of the slough and nearby marshland and meadowlands. c) Encourage environmental study area, viewing platform, and wildlife preserve at the (Cargill) Napa Plant Restoration Site, Fagan Slough Area. Work with the California Department of Fish and Game to implement this item. d) Discourage the location or construction of structures on levees by large lot zoning because of environmental health problems, potential food hazard and impacts to wildlife habitat.	See Draft General Plan page 195
3) Establish County Policy for promoting, when possible, wildlife habitat use of marshland areas such as Coon Island, Fly Bay, Devil's Slough, the area between Napa Slough and South Slough, Fagan Slough Peninsula, Bull Island, all of the berm areas between the top of the levee and center of the slough and nearby marshland and meadowlands.		✓ See Policy CON-21 listed previously in this matrix. See Draft General Plan page 195
4) Encourage environmental study area, viewing platform, wildlife preserve on Bull Island and Fagan Slough Area.		✓ See Policy CON-21 listed previously in this matrix. See Draft General Plan page 195
5) Discourage the location or construction of structures		✓ See Policy CON-21 listed

*Knowing what we know from National Ordinances, structures of substance should not be permitted on levees!*

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on levees by large lot zoning because of environmental health problems, potential flood hazard and wildlife habitat.		previously in this matrix. <i>See Draft General Plan page 195</i>
6) Rezone marsh areas and tidal waterways to minimum of 40 acres per dwelling unit.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(e) Oak Woodland - Grass and Hardwoods Habitats:		
1) Support hardwood cutting criteria that require adequate stands of oak trees for wildlife and slope stabilization, soil protection and soil production be left standing.	Policy CON-22: Maintain and improve oak woodland habitat to provide for slope stabilization, soil protection, species diversity and wildlife habitat through the following measures: a) Preserve, to the maximum extent possible, oak trees and other significant vegetation that occur near the heads of drainages or depressions on north facing slopes to maintain diversity of vegetation type and wildlife habitat as part of agricultural projects. b) Comply with the Oak Woodlands Preservation Act (PRC Section 21083.4) regarding oak woodland preservation to conserve the integrity and diversity of oak woodlands, and retain to the maximum extent feasible existing oak woodland and chaparral communities and other significant vegetation as part of residential, commercial and industrial approvals. c) Provide appropriate replacement native or adaptive vegetation when retention of existing vegetation is found to be infeasible.	Contains elements of current Conservation Policy/Wildlife and Fishery Habitat Areas Policy e.1-6, and Conservation/Natural Resource Lands for Forestry and Woodcutting Policies b.1 and b.5  <i>See Draft General Plan page 195</i>  <i>Be more specific for species! define!</i>

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2) Preserve, to the maximum extent possible, oak trees and other significant vegetation that occur near the heads of drainages or depressions on north facing slopes to maintain diversity of vegetation type and wildlife habitat.		✓ See Policy CON-22 listed previously in this matrix.  <i>See Draft General Plan page 195</i>
3) Maintain to the fullest extent possible a mixture of oak species which is needed to insure acorn production. Black, canyon, live and brewer Oaks as well as blue, white, scrub, and live oaks are common associations.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
4) Where possible, encourage preservation of remaining native Valley and Live Oaks. Where preservation is not possible, encourage appropriate replacement.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
5) Retain to the maximum extent feasible existing oak woodland and chaparral communities and individual Valley Oak, Live Oak and other significant vegetation as part of residential, commercial, industrial and agricultural land division approvals.		✓ See Policy CON-22 listed previously in this matrix.  <i>See Draft General Plan page 195</i>
6) Provide appropriate replacement native or adaptive vegetation, when retention of existing vegetation is found to be infeasible.		✓ See Policy CON-22 listed previously in this matrix.  <i>See Draft General Plan page</i>

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(f) Coastal Forest and Conifer Habitat:		
1) Follow Conservation Policies and Standards relative to riparian woodland habitat and oak woodland - grass and hardwood habitat.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(g) Fisheries Habitat:		
1) Napa River and its Tributaries: a) Implement sediment reduction measures in sand and gravel operations and other high sediment producing land uses because soil nitrates stimulate oxygen consuming algae in the river. b) Encourage feasibility study of reclamation of waste water as means of keeping adequate water flow to support fish life and reduce pollution of the river. c) Prevent the removal of stream side vegetation to reduce the potential to increase water temperature and siltation and improve fishery habitat. d) Promote good forest management.	Policy CON-23: Maintain and improve fisheries habitat by following a variety of appropriate measures, including the following for specific habitat areas (also see Water policies, below): a) Implement sediment reduction measures in sand and gravel operations and other high sediment-producing land uses. b) Encourage feasibility study of reclamation of waste water as means of keeping adequate water flow to support fish life and reduce pollution of the river. c) Promote good forest management and fire reduction practices that provide protection for water quality and fish habitat. d) Enforce boat speed limits to reduce damage to warm water game fish fisheries. e) Control gravel removal & degradation from stream beds to minimize the adverse effects upon the spawning and feeding areas of fish. f) Control sediment production from mines, roads, construction sites, and other potential sources. g) Manage the removal of unwanted and invasive	See Draft General Plan page 196 <i>Support</i>

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	vegetation and retention of other riparian vegetation to reduce the potential for increased water temperatures and siltation, and to improve fishery habitat. h) Pursue consolidated and streamlined regulatory review of fisheries and wildlife habitat restoration projects.	
2) Tributaries of Lake Berryessa: a) Enforce boat speed limits in arms of Lake and small coves to reduce damage to warm water game fish fisheries. b) Control gravel removal from stream beds to minimize the adverse effects upon the spawning and feeding areas of fish. c) Control silt production from mines, road farm pond, construction sites and other potential sources. d) Prevent the removal of streamside vegetation to reduce the potential to increase water temperature and siltation and improve fishery habitat.		✓ See Policy CON-23 listed previously in this matrix. See Draft General Plan page 196
(h) Slough and Tidal Mudflats:		
1) Filling, dredging, draining and polluting of mudflats and sloughs should be restricted to provide an adequate supply of oxygen, retain habitat and maintain food organism production to conserve fish and wildlife and reduce pollution.	Policy CON-25: Maintain and improve slough and tidal mudflats habitat with appropriate measures, including the following: a) Filling, dredging, draining and polluting of mudflats and sloughs should be restricted to provide an adequate supply of oxygen, retain habitat and maintain food organism production to conserve fish and wildlife and reduce pollution. b) Utilize reclaimed wastewater for salinity control of mudflats and sloughs where needed. c) Evaluate proposed marinas and harbors with regard to alternative sites with first priority for wildlife habitat and impact on scarce landforms such as marshlands. d) Dredging for marina construction and maintenance requires a heavy public subsidy while serving small portion of the total citizenry. Consideration should be	See Draft General Plan page 197

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	<p>given to having their construction and maintenance dredging done by private enterprise rather than public agencies.</p> <p>e) Prevent filling of existing river areas, berm areas, salt ponds, wetlands and marsh areas because these areas are important for public health and safety as their water surfaces lowers the air temperatures, they serve as irreplaceable fish and wildlife habitat, they are subject to amplified earthquake movement and subsol liquification, and they support oxygen-producing plants.</p>	<p><i>Support</i></p>
2) Utilize reclaimed wastewater for salinity control of mudflats and sloughs where needed.		<p>✓ See Policy CON-25 listed previously in this matrix.</p> <p>See Draft General Plan page 197</p>
3) Evaluate proposed marinas and harbors with regard to alternative sites with first priority for wildlife habitat and impact on scarce landforms such as marshlands.		<p>✓ See Policy CON-25 listed previously in this matrix.</p> <p>See Draft General Plan page 197</p>
4) Dredging for marina construction and maintenance requires a heavy public subsidy while serving small portion of the total citizenry. Consideration should be given to having their construction and maintenance dredging done by private enterprise rather than public agencies.		<p>✓ See Policy CON-25 listed previously in this matrix.</p> <p>See Draft General Plan page 197</p>
<b>Areas Required for Ecological and other Scientific Study Purposes</b>		
<b>Planning Goal</b>		
Encourage preservation and scientific study of prime examples of plentiful features and rare or unique features.	Policy CON-27: The County encourages the preservation of critical habitat areas, and habitat connectivity through	<p>Draft Policy CON-27 is derived from current</p> <p style="text-align: center;"><i>Support</i></p>

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fragile ecological sites, and minimize disturbance of ecological processes.	<p>the use of conservation easements or other methods.</p> <p><i>careful review for ecological impacts of proposed development</i></p> <p>Policy CON-28: Protection and enhancement of habitats which provide ecological and other scientific purposes. As areas are identified, they should be delineated on an environmental constraint maps so that appropriate steps can be taken to appropriately manage and protect them.</p>	<p>Conservation/Areas Required for Ecological and other Scientific Study Purposes Policy a.1-5</p> <p><i>Support</i></p> <p>See Draft General Plan page 198</p>
<b>Conservation Policy</b>		
(a) Prepare priority list identifying critical areas and features threatened by destruction and encourage their inclusion in a natural resources conservation or open space easement area which should include the following features:		<p>See Policy CON-27 listed previously in this matrix.</p> <p>See Draft General Plan page 198</p>
1) The destruction of vegetation should be prohibited for commercial purposes or other purposes except by County permit with a subsequent replacement program;		<p>Described as "other methods" in Policy CON-27 listed previously in this matrix.</p> <p>See Draft General Plan page 198</p>
2) Filling, excavation or material alteration of the landscape should be prohibited;		<p>Described as "other methods" in Policy CON-27 listed previously in this matrix.</p> <p>See Draft General Plan page 198</p>
3) The obstruction of stream flow by man-made facilities should be regulated by County permit or prohibited;		<p>Described as "other methods" in Policy CON-27 listed previously in this matrix.</p> <p>See Draft General Plan page 198</p>
4) Installation of urban structures and related facilities		Described as "other methods"

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such as residential, commercial and industrial buildings and advertising of any nature, should be prohibited.		In Policy CON-27 listed previously in this matrix.  See Draft General Plan page 198
5) Mining, excavation, drilling or otherwise exploring for mineral, geothermal, sand, gravel or hydro-carbon resources should be prohibited.		Described as "other methods" in Policy CON-27 listed previously in this matrix.  See Draft General Plan page 198
(b) Prepare specific plans (within the meaning of Sections 65451-2 of the Government Code), establish plan lines or open space easements with limited access rights to enable scientific study of representative samples for plentiful features and the majority of rare and unique examples of botanical and geological features, fish and wildlife habitats, historic and archaeological sites and the least disturbed watersheds.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(c) Provide protective measures for these sites and critical areas. The location and significance of these features is not fully understood. As they are discovered, they should be identified on an environmental constraints map so that appropriate steps can be taken to protect them, where necessary, to prevent destruction by water pollution, visual distractions, excessive numbers of persons, etc.		See Policy CON-28 listed previously in this matrix.  See Draft General Plan page 198
(d) Protect and enhance existing or potential areas for ecological and other scientific purposes such as Los Posados State Forest, Cleary Wildlife Preserve, Napa Marsh area, Cedar Roughs, and Cedar Valley, Milliken Reservoir, Kimball Canyon watershed, Napa College property near Dry Creek Road, Skyline Regional Park and properties		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have

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owned by the Nature Conservancy and appropriate Federal, State and local government property.		been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(e) Encourage applicants for discretionary permits to place areas containing habitat for special status plant or animal species into conservation easements, with the exception of conservation easements described in Chapter 4 (Section 815 et seq.) of Part 2 Division 2 of the California Civil Code.		See Policy CON-27 listed previously in this matrix.  See Draft General Plan page 198
MANAGED PRODUCTION OF RESOURCES		
<b>Natural Resource Lands for Forestry and Woodcutting</b>		
<u>Planning Goal</u>		
Protect and conserve Napa County's remaining forests and woodlands; allowing reasonable use of private land.		See Policy CON-16 listed previously in this matrix.  See Draft General Plan page 194
<u>Conservation Policy</u>		
(a) Coastal Forest and Minor Conifer Habitat: Follow Conservation Policy for oak woodland - grass and hardwood habitat and riparian woodland habitat. Encourage active forest management practices including timber harvesting to preserve existing forests.	Policy CON-70: Encourage and support property owners' requests for use of the Timber Preserve (TP) zoning district, as allowed by county code.	See Draft General Plan page 214
(b) Oak Woodland - Grass and Hardwood:		
1) Support hardwood-cutting criteria to insure the retention of adequate stands of oak trees for wildlife and follow cutting patterns recommended by the State Department of Fish and Game and other studies.		See Policy CON-22 listed previously in this matrix.  See Draft General Plan page 195

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*Note - Has to do with wetlands, not forested lands.*

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2) Maintain a mixture of oak species when needed to insure acorn production. Black, canyon, live and Brewer Oak as well as blue, white, scrub, and live oaks are common associations.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
3) In timber clearing areas, when possible, leave stand natural groups of oaks, one-half to five acres for food, denning, nesting and shelter. Preserve variety of these groups to maintain annual acorn production.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
4) Retain appropriate numbers of hardwood trees to insure regeneration. Encourage timber plantations for fuelwood production.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
5) Require replanting of oaks and other appropriate species to maintain biodiversity.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms,

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		the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(c) Riparian Woodland Habitat:		
1) Natural vegetation retention areas along perennial and intermittent streams shall vary in width with steepness of the terrain, the nature of the undercover, and type of soil.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
2) To offset possible additional losses of riparian woodland due to development projects and conversions, developers shall provide and maintain similar quality and quantity of replacement habitat or in-kind funds to an approved wildlife habitat improvement and acquisition fund. While on-site replacement wherever possible, is preferred, replacement habitat may be either on site or off-site as approved by the County.	Policy CON-24: To offset possible additional losses of riparian woodland due to development projects and conversions, developers shall provide and maintain similar quality and quantity of replacement habitat or in-kind funds to an approved wildlife habitat improvement and acquisition fund. While on-site replacement wherever possible, is preferred, replacement habitat may be either on site or off-site as approved by the County. <i>Napa County</i>	See Draft General Plan page 196 <i>Water and habitat "effects" can be very tricky and result in net negative impact. Maintaining conversions is very important.</i>
3) Enforce County regulations, which protect riparian woodlands.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no

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		longer be needed.
<b>Rangeland</b>		
<b>Planning Goal</b>		
Identify, improve and conserve Napa County's rangeland.	Policy CON-3: The County shall identify, improve, and conserve Napa County's rangeland through the following measures: a) Providing a permanent means of preservation of open space areas for rangeland. b) Encouraging responsible brush removal techniques with adequate environmental safeguards, leaving uncleared islands and peninsulas to provide cover for wildlife. c) Staging land conversion operations to minimize adverse environmental impact on the watershed. d) Encouraging livestock management activities to avoid long-term destruction of rangeland productivity and watershed capacity through overgrazing, erosion, or damage to riparian areas. e) Encouraging replanting of depleted areas to restore rangeland productivity and/or restore native biological resource values. f) Coordinating rangeland management programs with those of other Counties, the State of California, and the Federal government in areas where vegetation conversion programs are planned. g) Protecting trees and shrubs for wildlife habitat and aesthetic purposes and encourage alternate uses, such as wildlife and recreation if feasible without undue environmental damage if grazing is phased out.	Contains elements of current Conservation/Rangeland Planning Goal and Policies a-f and h  See Draft General Plan page 188
<b>Conservation Policy</b>		
(a) Provide a permanent means of preservation of open space land for rangeland use by utilizing, whenever possible, methods such as exclusive permanent agriculture		See Policy CON-3 listed previously in this matrix.

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zoning or acquisition to purchase, gift, grant, bequest, devise, lease or otherwise, the fee or any lesser interest or right in real property and lease-back to agriculturalists.		See Draft General Plan page 188
(b) Encourage responsible brush removal techniques with adequate environmental safeguards.		See Policy CON-3 listed previously in this matrix.  See Draft General Plan page 188
(c) Leave uncleared islands and peninsulas to provide cover for wildlife.		See Policy CON-3 listed previously in this matrix.  See Draft General Plan page 188
(d) Land conversion operations should be staged to minimize adverse environmental impact on the watershed.		See Policy CON-3 listed previously in this matrix.  See Draft General Plan page 188
(e) Encourage animal management activities to avoid destruction of rangeland productivity and watershed capacity through overgrazing.		See Policy CON-3 listed previously in this matrix.  See Draft General Plan page 188
(f) Encourage replanting of depleted areas to restore rangeland productivity and to increase biological resource values.		See Policy CON-3 listed previously in this matrix.  See Draft General Plan page 188
(g) Establish economically feasible minimum lot sizes for the purpose of preserving rangeland open space uses in appropriate locations.		This language is not specifically included in the Updated General Plan. The goal or policy may be

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		addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(h) Promote coordination of vegetation conversion programs with watershed enhancement programs to insure continued recharge of Napa County water supplies.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(i) Promote Coordination of rangeland management programs of the County with those of other Counties, the State of California, and the Federal government in areas where vegetation conversion programs are planned.		See Policy CON-3 listed previously in this matrix.  See Draft General Plan page 188
<b>Agricultural Land</b>		
<b>Planning Goal</b>		
Maintain and enhance the agricultural environment of Napa County.		✓ See Ag /LU Goal 1 and Ag /LU Goal 2 listed previously in this matrix.  See Draft General Plan page 33
<b>Conservation Policy</b>		
(a) Limit growth to minimize urban development on prime	Policy CON-2: The County shall identify, improve, and	See Draft General Plan page

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soils and reduce conflict with the agricultural operations and economy.	conserve Napa County's agricultural land through the following measures: a) Limit growth to minimize urban development on agricultural land and reduce conflict with the agricultural operations and economy. b) Provide a permanent means of preservation of open space land for agricultural production. c) Require that existing significant vegetation be retained and incorporated into agricultural projects to reduce soil erosion and to retain wildlife habitat. When retention is found to be infeasible, replanting of native or adapted vegetation shall be required. d) Encourage the use of reclaimed water, particularly within groundwater deficient areas, for vegetation enhancement, frost protection and irrigation to enhance agriculture and grazing. e) Encourage inter-agency and inter-disciplinary cooperation, recognizing the agricultural commissioner's role as liaison and the need to monitor and evaluate pesticide and herbicide programs over time and potentially develop air quality, wildlife habitat, or other programs if needed to prevent environmental degradation. f) Minimize pesticide and herbicide use and encourage research and use on integrated pest control methods such as cultural practices, biological control, host resistance and other factors. g) Encourage the use of Williamson Act contracts and use of other techniques to preserve agricultural lands. h) Coordinate with cities adopting and implementing policies such as large lot zoning, urban limit lines, etc., to limit urban expansion and encourage development of vacant land in areas already urbanized.	187  <i>define (improve existing are adaptation)</i>
(b) Encourage reclaimed water use for vegetation enhancement, frost protection and irrigation to enhance agriculture and grazing.		✓ See Policy CON-2 listed previously in this matrix.  See Draft General Plan page

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(c) Provide a permanent means of preservation of open space land for agricultural production by utilizing, wherever possible, methods such as the Williamson Act, exclusive permanent agriculture zoning or acquisition by purchase, gift, grant, bequest, devise, lease or otherwise, the fee or any lesser interest or right in real property and lease-back to agriculturalists.	Policy CON-7: The County shall pursue a variety of techniques and practices to achieve the County's Conservation Open Space policies, including: a) Exclusive permanent agriculture zoning or Transfer of Development Rights, b) acquisition through purchase, gift, grant, bequest, devise, lease or otherwise, the fee or any lesser interest or right in real property, c) Williamson Act or other incentives to maintain land in agricultural production or other open space uses. d) Requiring mitigation of development impacts, either on-site or at other locations in the county or through the payment of in-lieu fees in limited circumstances when impacts cannot be avoided.	See also Policy CON-2 listed previously in this matrix. Contains elements of current Conservation/ Agricultural Land Policies a-c  See Draft General Plan page 187 <i>Support</i>
(d) Protect trees and shrubs for wildlife habitat and aesthetic purposes and encourage alternate uses, such as wildlife and recreation if feasible without undue environmental damage when grazing is phased out.		See Policy CON-3 listed previously in this matrix.  See Draft General Plan page 188
(e) Require that existing significant vegetation be retained and incorporated into agricultural projects to reduce soil erosion and to retain wildlife habitat. When retention is found to be infeasible, replanting of native or adapted vegetation shall be required.		See Policy CON-2 listed previously in this matrix.  See Draft General Plan page 187
(f) Encourage inter-agency and inter-disciplinary liaison to continually monitor and evaluate pesticide and herbicide programs on all phases of the environment and extend programs in air and wildlife and to recommend changes as needed to prevent any environmental degradation.		See Policy CON-2 listed previously in this matrix.  See Draft General Plan page 187
(g) Minimize pesticide and herbicide use and encourage research and use on integrated pest control methods such as cultural practices, biological control, host resistance and		See Policy CON-2 listed previously in this matrix.

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other factors.		See Draft General Plan page 187
(h) Encourage Williamson Act contracts for agricultural lands adjoining cities by adopting and implementing policies such as large lot zoning, urban limit lines, etc., to limit urban expansion and encourage development of vacant land in areas already urbanized.		See Policy CON-2 listed previously in this matrix.  See Draft General Plan page 187
(i) Encourage the establishment of a green belt of land used for agriculture, wildlife habitat, recreational or other suitable open space purposes in the American Canyon Area along North Slough, Fagan Creek, American Canyon Creek, and the Eucalyptus Tree Grove to the west of Oak Hill.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(j) Establish minimum lot sizes of not less than 40 acres in prime soil areas and 160 acres in non-prime soil and watershed areas for the purpose of preserving agricultural open space uses in appropriate locations.	Policy Ag/LU-18: The following standards shall apply to lands designated as Agriculture, Watershed, and Open Space on the Land Use Map of this General Plan. Intent: To provide areas where the predominant use is agriculturally oriented; where watershed areas, reservoirs, floodplain tributaries, geologic hazards, soil conditions and other constraints make the land relatively unsuitable for urban development; where urban development would adversely impact on all such uses; and where the protection of agriculture, watersheds, and floodplain tributaries from fire, pollution, and erosion is essential to the general health, safety, and welfare. (Note: This text is derived from Measure J) General Uses: Agriculture, processing of agricultural products, single family dwelling. (Note: This text is derived from Measure J) Minimum Parcel Size: 160 acres, except that parcels with a minimum size of 2	See Draft General Plan page 36

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	<p>acres may be created for the sole purpose of developing farm labor camps by a local government agency authorized to own or operate farm labor camps so long as the division is accomplished by securing the written consent of a local government agency authorized to own or operate farm labor camps that it will accept a conveyance of the fee interest of the parcel to be created and thereafter conveying the fee interest of such parcel directly to said local government agency, or entering into a long-term lease of such parcels directly with said local government agency. (Note: This text is derived from Measure J)</p> <p>Every lease or deed creating such parcels must contain language ensuring that if the parcel is not used as a farm labor camp within three years of the conveyance or lease being executed or permanently ceases to be used as a farm labor camp by a local government agency authorized to develop farm labor camps, the parcel will automatically revert to, and merge into, the original parent parcel. (Note: This text is derived from Measure L)</p> <p>Maximum Building Intensity: One dwelling per parcel (except for second units of limited size as envisioned by State law, and except as specified in Housing Element). Nonresidential building intensity is non-applicable. (Note: This text is derived from Measure J)</p> <p>Policy Ag/LU-19: The following standards shall apply to lands designated as Agricultural Resource on the Land Use Map of this General Plan. Intent: To identify areas in the fertile valley and foothill areas of the County in which agriculture is and should continue to be the predominant land use, where uses incompatible with agriculture should be precluded and where the development of urban type uses would be detrimental to the continuance of agriculture and the maintenance of open space which are economic and aesthetic attributes and assets of the County of Napa. (Note: This text is derived from Measure J)</p> <p>General Uses: Agriculture, processing of agricultural</p>	

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	<p>products, single family dwelling. Minimum Parcel Size: 40 acres, except that parcels with a minimum size of 2 acres may be created for the sole purpose of developing farm labor camps by a local government agency authorized to own or operate farm labor camps so long as the division is accomplished by securing the written consent of a local government agency authorized to own or operate farm labor camps that it will accept a conveyance of the fee interest of the parcel to be created and thereafter conveying the fee interest of such parcel directly to said local government agency, or entering into a long-term lease of such parcels directly with said local government agency. Every lease or deed creating such parcels must contain language ensuring that if the parcel is not used as a farm labor camp within three years of the conveyance or lease being executed or permanently ceases to be used as a farm labor camp by a local government agency authorized to develop farm labor camps, the parcel will automatically revert to, and merge into, the original parent parcel." (Note: This text is derived from Measure J)</p> <p>Maximum Building Intensity: One dwelling per parcel (except for second units of limited size as envisioned by State law, and except as specified in Housing Element). Nonresidential building intensity is non-applicable; but where practical, buildings will be located off prime soils. (Note: This text is derived from Measure J.)</p>	
<b>Watershed or Groundwater Recharge Land</b>		
<b>Planning Goal</b>		
To improve the management and protection of the County's water resources.	Policy CON-30: The County will work to protect Napa County's watersheds and public and private water reservoirs to accomplish the following purposes: a) clean drinking water, for public health and safety, b) support of the eco-system, c) recreation, and d) scenic beauty, and for open space.	See Draft General Plan page 200

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Conservation Policy		
(a) Protect potential ground water recharge areas from urban encroachment because of the potential need to replenish underground water table to prevent land subsidence or for other reasons.		✓ See Policy CON-35 listed previously in this matrix.  See Draft General Plan page 203
(b) Evaluate land use policies and encourage the density and type of land use that will provide a stable vegetation cover to improve water quality, reduce contamination, pollution and siltation within boundaries of watershed for existing and potential reservoirs.	Policy CON-34: The County will take appropriate steps to protect surface water quality, including the following: a) Preserve riparian areas by buffering pursuant to the stream setback policy included above and pursue retention, maintenance and enhancement of existing native vegetation along all intermittent and perennial streams. b) Encouraging flood control reduction projects to give full consideration to scenic, fish, wildlife, and other environmental benefits when computing costs of alternative methods of flood control. c) Maintain minimum lot sizes of not less than 160 acres in Agriculture, Watershed and Open Space (AWOS) designated areas to reflect desirable densities based on access, slope, productive capabilities for agriculture and forestry, sewage disposal, and water supply, wildlife habitat and other environmental considerations. d) In conformance with NPDES requirements, prohibit grading and excavation unless it can be demonstrated that such activities will not result in significant soil erosion, silting of lower slopes or waterways, slide damage, flooding problems, or damage to wildlife and fishery habitats. e) Adopt development standards, in conformance with NPDES Phase II requirements, for post construction storm water control. f) Requiring replanting and/or restoration of riparian vegetation as part of any discretionary permit or erosion control plan approved by the County.	Contains elements of current Public Health and Safety Policy/Protection of Water Quality and Water Reservoirs Policies a-h  See Draft General Plan page 202  <i>Support</i>

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	g) Encouraging management of reservoir outflows (bypass flows) to maintain fish life and riparian (streamside) vegetation. h) Encouraging minimal use of chemical treatment of reservoirs to prevent undue damage to fish and wildlife resources.	
(c) Plan water supply and wastewater treatment facilities to serve high-density service areas. Establish boundaries and facilities for economics of construction, maintenance, and operation based on population size and distribution taking environmental considerations into account. Use the most technically advanced wastewater treatment and reuse facilities available with reuse of treated wastewater and prevention of salt-water intrusion.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(d) Encourage the maximum protection of all environmental values at solid waste disposal sites by the adoption of standards of planning design construction, operation and maintenance of the disposal site that would include: 1) Location away from residential areas; 2) Screening from view; 3) Good road access, not through residential areas; 4) No inhabited areas downwind from the site because dust and odor problems can occur in even the most carefully conducted operations; 5) Location to prevent flooding and pollution and contamination of surface and ground water; 6) Maximum haul distance standards.	Policy CON-67: Encourage the maximum protection of all environmental values at solid waste disposal sites by the adoption of standards of planning, design, construction, operation and maintenance, including: 1) Location away from residential areas; 2) Screening from view; 3) Good road access, not through residential areas; 4) No inhabited areas downwind from the site because dust and odor problems can occur in even the most carefully conducted operations; 5) Location to prevent flooding and pollution and contamination of surface and ground water; 6) Haul distance standards.	Derived from current Conservation/Protection of Water Quality and Water Resources Planning Goal and Policies a-h  See Draft General Plan page 213
(e) Encourage establishment of a student oriented research center. Some research is already being done by students from Pacific Union College in Angwin, the University of California at Davis, Napa College and some of the high schools, but additional data is needed to		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms.

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	pollution, and poorly located transmission lines that can accompany improper geothermal development.	
(d) Establish an information center for both published and unpublished data.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(e) Serve as a clearing house for technically trained persons in the U.S. Geological Survey and other Federal agencies, the State Division of Mines, universities and industry, to integrate their mineral development and conservation program into the fabric of the County's General Plan.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(f) Maintain an inventory of potentially productive mineral deposits in Napa County.		✓ See Policy CON-71 listed previously in this matrix.  See Draft General Plan page 215
(g) Ensure the long-term production of Aggregate Resource Areas identified by the State pursuant to Public Resources Code Section 2762 by: 1) Recognizing mineral information classified by the State Geologists; 2) Assisting in the management of land use which affects areas of Statewide and regional significance;		✓ See Policy CON-71 listed previously in this matrix.  See Draft General Plan page 215

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and 3) Emphasizing the conservation and development of identified mineral deposits (see Figure 14).		
(h) Continue to enforce established policy on geothermal energy exploration and development (Napa County Code Section 10400 et. seq.) (Mostly in the Calistoga Area) considering the potential adverse environmental effects such as noise pollution, air pollution, water pollution, and poorly located transmission lines that can accompany improper geothermal development.	Policy CON-56: Encourage the use of bio-fuels and geothermal energy resources where viable and environmentally sustainable.	See Draft General Plan page 210
<b>Lands for Sand and Gravel Resources</b>		
<b>Planning Goal</b>		
To identify the needs and resources of the County and provide for the wise use and management of the resources in a manner compatible with the environmental conditions.		✓ See Goal CON-17 and Goal CON-18 listed previously in this matrix.  See Draft General Plan page 214
<b>Conservation Policy</b>		
(a) Prevent removal of streambed sand and gravel in any manner that would cause adverse effects on water quality, fishery and streamside vegetation resources.	Policy CON-73: Resource extraction activities (e.g., mining and geothermal development) shall fully address environmental implications, such as air pollution, visual distractions, siltation of nearby streams, increase in surface runoff, removal of underground water by pumping, increase in erosion or landslide hazard, disposal of chemical wastes, creation of impervious layers and surface compaction, extent of vegetation removal and site rehabilitation procedures.	See Draft General Plan page 215 <i>Support</i>
(b) Same Conservation Policy as mineral deposits.		
<b>OUTDOOR RECREATION</b>		

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**Guide to Abbreviations**

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 CON—Conservation Element  
 ROS—Recreation and Open Space Element  
 References to "current" are to the 1983 General Plan

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<b>Recreational Land</b>		
<i>Planning Goal</i>		
To provide a full range of recreational areas and facilities for the residents of the County.	ROS Goal 1: To ensure an extensive landscape of open spaces in which recreation, the protection of natural, cultural and archaeological resources, agricultural production and private property are mutually supportive and complementary. ROS Goal 2: To create and maintain a high-quality system of parks, trails and recreational, interpretive and environmental education facilities.	See Draft General Plan page 255 and 256 <i>Support</i> <i>Support</i>
<b>Conservation Policy</b>		
(c) Implement the recommendations of the adopted Napa County Park and Recreation Plan, which identifies the recreation and open space needs and potentials of the County including the relationships of County needs and potential to area-wide, regional and State facilities.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(b) Augment site selection for roadside rest areas.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(c) Encourage wildlife habitat improvement for hunting or		This language is not

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non-consumptive wildlife uses such as photography and maintaining food chains and checks and balances of natural habitats.		specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(d) Provide recreational and open space opportunities around percolation ponds, ground water recharge basins, flood control channels and similar works by maximizing scenic and wildlife habitats by retaining natural vegetation, installing supplementary landscaping, acquiring additional land for open space purposes and by shaping the structures to have a more attractive form and greater usefulness for open space activities.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(e) Promote development of local State Parks for recreation.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(f) Promote non-motorized riding and hiking trails.	See Policy ROS-12 and Action Item ROS-12.1	See Draft General Plan page 257
(g) Provide appropriately located areas for off-road vehicle use. Encourage public agencies to regulate off-road use on publicly owned lands.		This language is not specifically included in the Updated General Plan. The

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		goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
<b>Areas of Outstanding Historical and Archaeological Value</b>		
<b>Planning Goal</b>		
Encourage preservation and scientific study of areas of unique historical and archeological value.		See Goal CC-3 listed previously in this matrix.  See Draft General Plan page 155
<b>Conservation Policy</b>		
(a) Prepare priority list identifying critical areas and features threatened by destruction.	Policy CC-17: The County supports the identification and preservation of resources from the County's historic and prehistoric periods. Action Item CC-17.1: In partnership with interested historic preservation organizations, seek funding to undertake a comprehensive inventory of the County's significant cultural and historic resources using the highest standard of professional practices. Action Item CC-17.2: Consider amendments to the County zoning and building codes to improve the procedures for property owner-initiated designation of County Landmarks, to provide for the preservation and appropriate rehabilitation of significant resources, and to incorporate incentives for historic preservation.	See Draft General Plan page 155 <i>Support</i>  <i>Support</i>  <i>Support</i>
(b) Prepare specific plans (within the meaning of Sections 65451-2 of the Government Code), and establish plan lines or other appropriate devices to protect sites and a		This language is not specifically included in the Updated General Plan. The

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protective buffer zone for the sites.		goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(c) Implement Conservation Policies (a), (b), and (d) from 18 "Areas Required for Ecological and Other Scientific Study Purposes" as applicable to areas of outstanding historical and archeological value.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
<b>Areas of Scenic Value</b>		
<b>Planning Goal</b>		
Encourage preservation of and provide visual access to the natural beauty of Napa County, thereby enriching the lives of its citizens and enhancing and maintaining one of the County's primary industries, the tourist industry.		✓ See Goal CC-1 listed previously in this matrix.  See Draft General Plan page 152
<b>Conservation Policy</b>		
(a) Identify and preserve the area's architectural and historical landmarks.		✓ See Goal CC-3 and Policy CC-17 listed previously in this matrix.  See Draft General Plan page 155

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(b) Discourage the installation of new overhead utility lines and develop programs for under grounding existing overhead lines.		✓ See Policy CC-14 listed previously in this matrix.  See Draft General Plan page 154
(c) Minimize the number of individual telecommunications facilities and sites present through the encouragement, where appropriate, of collocation and the development of multiple-user sites.		✓ See Policy CC-12 listed previously in this matrix.  See Draft General Plan page 154
(d) Develop a program for highway beautification (see Scenic Highways Element).		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(e) Develop comprehensive sign standards and regulations to fit the unique character and need of the area.	Policy CC-3: Signs should be used primarily to provide necessary information and business identification rather than the advertisement of goods and services. Sign size limits and locational requirements should be designed to avoid over-proliferation of signs.	<i>Support</i>
(f) Land use patterns should include visual consideration to prevent the destruction of visual quality. The landscape can easily become a hodgepodge of rooftops, shining mobile homes, power lines and poles. Therefore, the appropriate density and cluster subdivision design form should be carefully planned.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.

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**Guide to Abbreviations**

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		longer be needed.
(g) Implement Conservation Policies (a), (b), (c), and (d) from 1B "Areas Required for Ecological and Other Scientific Study Purposes" as applicable to areas of outstanding scenic value as high priority.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(h) Develop co-operative programs with adjacent counties applicable to the siting of telecommunications facilities on the ridgelines forming their common borders with Napa County.		See Policy CC-12 listed previously in this matrix.  See Draft General Plan page 154
(i) Develop co-operative programs with the towns and cities within the County applicable to the siting of telecommunications facilities within each other's view sheds.		See Policy CC-12 listed previously in this matrix.  See Draft General Plan page 154
(j) Develop co-operative programs with the state and federal land-holding agencies within the County applicable to the siting of telecommunications facilities on their lands.		See Policy CC-12 listed previously in this matrix.  See Draft General Plan page 154
PUBLIC HEALTH AND SAFETY		
<b>Areas That Require Special Management or Regulation Because of Hazardous or Special Conditions</b>		
Planning Goal		

**Guide to Abbreviations**

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Provide for public health and safety where soil, geology, land slope, fire hazard, marshes, flood plains, or other hazards make building for human occupancy hazardous.	Safety Goal 1: Safety considerations will be part of the County's education, outreach, planning and operations in order to reduce loss of life, injuries, damage to property and economic and social dislocation resulting from fire, flood, geologic and other hazards.	See Draft General Plan page 270
<b>Conservation Policy</b>		
(a) Limited lands having existing or potentially severe erosional characteristics, excepting Oat Hill, to low density or no development. Erosion can contribute to landslides, floods, water pollution and landscape scars. Less land area is disturbed and subjected to the forces of erosion by limited development activity.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(b) Reduce erosion by the retention of trees, brush and grass. The planting of vegetative cover on bare, highly erosive areas should be undertaken as a conservation measure wherever possible.		✓ See Policy CON-2 listed previously in this matrix. See Draft General Plan page 187
(c) Excepting Oat Hill, prohibit development on lands having severe construction limitations. Although remoteness, adverse soil conditions for foundations and shrink-swell behavior, slope over 15%, circulation, and utility problems are not insurmountable obstacles to development, they often require costly and continuous maintenance practices after development, which may have to be paid by the general public. Alternative uses such as controlled recreation, wildlife management or agriculture should be encouraged on land having extensive or unusual construction limitations. If range grazing dwindles, recreational and conservation uses of areas with natural streams, ponds, or woodlands should be		See Policy SAF-3 listed previously in this matrix. See Draft General Plan page 270

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encouraged. Installation of small dams in suitable areas can be a recreational asset as well as a conservation asset by serving as sediment and flood water retardation facilities.		
(d) Require geological engineering investigations and building code revisions within potential hazardous areas and areas subjected to amplified earthquake motion or subsurface liquefaction such as valley alluvial soils or marshlands.	Policy SAF-8: Consistent with County ordinances, require a geotechnical study for new projects and modifications of existing projects or structures located in or near known geologic hazard areas; and restrict new development atop or astride identified active seismic faults in order to prevent catastrophic damage caused by movement along the fault.	See Draft General Plan page 271 <i>Support</i>
(e) Adopt and enforce a grading ordinance and top soil removal ordinance.		See Goal CON-7 and Policy CON-34 listed previously in this matrix. See Draft General Plan page 199 and 202
(f) Protect the public interest in drainage systems and water impoundments from sedimentation, siltation, and contamination and ensure that urban, agricultural and resource development projects utilize sound short-term and long-term erosion control measures.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
<b>Flood Plains</b>		
<b>Planning Goals</b>		
(a) Restrict and regulate urban development in areas of flood risk.	Safety Goal 4: To protect residents and businesses from hazards caused by flooding.	See Draft General Plan page 274

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(b) Protect the vegetation and animal habitats of the waterways and flood plains from encroachment of urban development.		See Policy CON-35 listed previously in this matrix.  See Draft General Plan page 203
(c) Protect existing areas of urban development from flooding.	See Policy SAF-25	See Draft General Plan page 274
<b>Conservation Policy</b>		
(a) Restrict and regulate structures in the floodway and flood plain of all unincorporated areas subject to flooding, in the 100 year flood, as identified in HUD Floodway and Flood Plain Insurance Rate Maps.	See Policy SAF-23 <i>Support</i>	See Draft General Plan page 274
(b) Adopt flood plain zoning in all applicable areas, and investigate the compatibility of zoning areas adjacent to flood plains for recreational uses. Flood plains along streams which feed Lake Berryessa, the Napa River, and the Suisun Marsh are zoned for agricultural uses in the majority.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(c) Continue to encourage provision for flood insurance. The Napa County Flood Control and Water Conservation District and the Napa County Board of Supervisors have obtained Federal Government approval of Napa County for flood insurance and have agreed, in return, to enact local land use and control measures for areas having special flooding problems. The controls are to be consistent with Federal criteria.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.

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(d) Encourage development and implementation of flood plain management safety and flood control programs that protect homes and property, as well as streamside vegetation, and control obstruction of natural floodways. Permanent installations may be excluded from flood plain land. Seasonal flooding of streams, deposits of rock and sediment and bank undercutting make some areas difficult to develop. Occasional high water level in the Lakes floods low lying area for short durations.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(e) Maintain watercourses and vegetation within urban areas as components of an open space system. Develop pedestrian and riding trails if compatible with riparian (stream side) vegetation and wildlife habitat. Develop public access at frequent intervals.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(f) Maintain watercourses and vegetation within rural areas as components of an open space system and develop public access or roadside rests at crossroads where compatible with surrounding land uses.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
<b>Areas Presenting High Fire Risk</b>		
<b>Planning Goal</b>		
Discourage low-density residential development in		See Safety Goal 3 and Policy

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woodland - grass and brush areas that are heavily fueled.		✓ SAF-16 listed previously in this matrix. See Draft General Plan page 272
<b>Conservation Policy</b>		
(a) Encourage environmentally sound programs for protection against fire hazard. Include in program for protection against fire hazard and fire protection planning consideration of fire protection elements, including topography, land use, traffic flow, safe ingress and egress, water system, fuel breaks, clearance of vegetation around structures and roadsides, use of fire resistant building materials, clearly designated street names and numbers, and emergency heliports.	<i>Made to be retained and included in Action Item SAF-16.1</i>	See Action Item SAF-16.1 and SAF-16.2 listed previously in this matrix. See Draft General Plan page 272
(b) Rezone open space lands subject to high fire risk to the: FR (Fire Risk) Combination District.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
<b>Protection of Water Quality and Water Reservoirs</b>		
<b>Planning Goal</b>		
Protect the County's watersheds and public water reservoirs to accomplish the following purposes: For clean drinking water, for public health and safety, for support of the eco-system, for recreation, for scenic beauty, and for open space.		✓ See Policy CON-35 listed previously in this matrix. See Draft General Plan page 203

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<b>Conservation Policy</b>		
(a) Protect streams from encroachment by establishment of "Official Plan Lines", riparian woodland ordinances and protection procedures, stream obstruction zoning, stream setbacks, flood plain zoning and other appropriate methods.		✓ See Policy CON-34 listed previously in this matrix. See Draft General Plan page 202
(b) Encourage flood control agencies to give full consideration to scenic, fish, wildlife, and other environmental benefits when computing costs of alternative methods of flood control.		✓ See Policy CON-34 listed previously in this matrix. See Draft General Plan page 202
(c) Establish minimum lot sizes of not less than 160 acres to encourage rural densities in rural, non-agricultural areas and to reflect desirable densities based on access, slope, productive capabilities for agriculture and forestry, sewage disposal, and water supply, wildlife habitat and other environmental impact considerations.	Policy Ag/LU-18: The following standards shall apply to lands designated as Agriculture, Watershed, and Open Space on the Land Use Map of this General Plan. Intent: To provide areas where the predominant use is agriculturally oriented; where watershed areas, reservoirs, floodplain tributaries, geologic hazards, soil conditions and other constraints make the land relatively unsuitable for urban development; where urban development would adversely impact on all such uses; and where the protection of agriculture, watersheds, and floodplain tributaries from fire, pollution, and erosion is essential to the general health, safety, and welfare. (Note: This text is derived from Measure J) General Uses: Agriculture, processing of agricultural products, single family dwelling. (Note: This text is derived from Measure J. Minimum Parcel Size: 160 acres, except that parcels with a minimum size of 2 acres may be created for the sole purpose of developing farm labor camps by a local government agency authorized to own or operate farm labor camps so long as the division is accomplished by securing the written consent of a local government agency authorized to own or operate farm labor camps that it will accept a conveyance of the fee interest of the	See also Policy CON-34 listed previously in this matrix. See Draft General Plan page 202

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	parcel to be created and thereafter conveying the fee interest of such parcel directly to said local government agency, or entering into a long-term lease of such parcels directly with said local government agency. (Note: This text is derived from Measure J) Every lease or deed creating such parcels must contain language ensuring that if the parcel is not used as a farm labor camp within three years of the conveyance or lease being executed or permanently ceases to be used as a farm labor camp by a local government agency authorized to develop farm labor camps, the parcel will automatically revert to, and merge into, the original parent parcel. (Note: This text is derived from Measure L) Maximum Building Intensity: One dwelling per parcel (except for second units of limited size as envisioned by State law, and except as specified in Housing Element). Nonresidential building intensity is non-applicable. (Note: This text is derived from Measure J) And	
(d) Adopt and enforce ordinances to prohibit grading and excavation unless it can be demonstrated that such activities will not result in soil erosion, silting of lower slopes, slide damage, flooding problems, severe cutting or scarring, or damage to wildlife and fishery habitats.		✓ See Policy CON-34 listed previously in this matrix.  See Draft General Plan page 202
(e) Require retention of existing desirable vegetation along all intermittent and perennial streams.		✓ See Policy CON-23 listed previously in this matrix.  See Draft General Plan page 196
(f) Require replanting and restoration of riparian vegetation as part of any discretionary permit or erosion control plan approved by the County.		✓ See Policy CON-34 listed previously in this matrix.  See Draft General Plan page 202

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(g) Manage reservoir outflows to provide minimum pool for maintaining fish life and riparian (streamside) vegetation.	Policy CON-38: <u>Promote a balanced approach to</u> Manage reservoir outflows, particularly municipal supply reservoirs, through coordination with cities to maintain a reliable water supply for domestic uses, as well as fish habitat and riparian vegetation.	See Draft General Plan page 204 <i>Strengthen this policy with action</i>
(h) Encourage cautious use of chemical treatment of reservoirs to prevent undue damage to fish and wildlife resources.		✓ See Policy CON-34 listed previously in this matrix.  See Draft General Plan page 202
<b>Protection and Enhancement of Air Quality</b>		
<b>Planning Goal</b>		
Abate existing air quality problems and prevent or regulate potential air quality problems.	Goal CON-12: Abate identified air quality problems and prevent or regulate potential air quality problems. (Existing Goal from the Conservation and Open Space Element)	See Draft General Plan page 206 <i>Support</i>
<b>Conservation Policy</b>		
(a) Discourage scattered development which contributes to continued dependence on the private automobile as the only means of convenient transportation.		✓ See Policy Ag/LU-20 listed previously in this matrix.  See Draft General Plan page 39
(b) Prevent filling of existing river areas, berm areas, salt ponds, wetlands and marsh areas because these areas are important for public health and safety as their water surfaces lowers the air temperatures, they serve as irreplaceable fish and wildlife habitat, they are subject to amplified earthquake movement and subsoil liquefaction, and they support oxygen producing plants. If all the marshlands and evaporation ponds in Napa County were filled and urbanized:		See Policy CON-25 listed previously in this matrix.  See Draft General Plan page 197

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NAPA COUNTY GENERAL PLAN POLICY LOCATION MATRIX.

*This was forwarded thinking in 1983*

LOCATION/ITEM IN 1983 GENERAL PLAN	LOCATION IN UPDATED GENERAL PLAN	COMMENTS
1) The average maximum temperature could rise about 2 degrees F, during the warmest months; 2) The number of days over 90 degrees temperature can be expected to increase, which would increase the frequency of the temperature inversion layer which acts as a lid controlling the amount of air available to dilute the pollutants; 3) With more days over 90 degrees, work efficiency in non-air-conditioned jobs would be lessened, educational activities in schools would be less efficient, and low income families being less likely to have air-conditioned homes would suffer the most. A 2-degree F. rise in average maximum temperature could increase the cost of air-conditioning equipment between \$10,000 to \$30,000 for a new 100,000 square foot building and contribute to the potential energy shortage by utilizing non-renewable fossil fuels.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
<b>Open Space to Guide Urban Growth</b>		
<b>Planning Goal</b>		
Preserve and create an open space system that will maintain community identity.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
<b>Conservation Policy</b>		
(a) Maintain community identity by preserving the open spaces not designated for urban uses on the Land Use Plan Map (Figure 14) which distinguish and separate various		This language is not specifically included in the Updated General Plan. The

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**Guide to Abbreviations**

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communities.		goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(b) Use open space not designated for urban uses on the Land Use Plan Map (Figure 14) to preserve and enhance the unique characteristics of each community in Napa County.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(c) Design residential development to reflect natural processes as well as engineering and economic considerations.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(d) Preserve open space not designated for urban uses on the Land Use Plan Map (Figure 14) needed to separate conflicting land uses.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or

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		the goal or policy may no longer be needed.
(e) Foster a sense of outdoor spaciousness for the widest possible range of people, with particular attention to the needs of low-income groups, and persons with limited mobility.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(f) Include the creation and preservation of appropriate open space as an integral part of the planning and development process.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(g) Encourage development that is designed so as to include linkages between the major open space areas.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(h) Encourage the use of agriculture, particularly tree and open field crops, to provide visually pleasing open space		This language is not specifically included in the

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and variety within an urban environment.		Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(i) Preserve open space as necessary to direct urban growth to conform with the goals, objectives, policies, and standards of Napa County's General and Special Plan Elements.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
(j) Encourage use of vacant land for open space purposes such as agriculture or wildlife habitat adjoining cities by adopting and implementing policies such as large lot zoning, urban limit lines, etc. to prevent urban expansion and encourage development in vacant lands already urbanized.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
<b>SEISMIC SAFETY ELEMENT</b>		
GOAL A:		
Use existing authority of local governments to reduce hazards to life and property.	Safety Goal 2: To the extent reasonable, protect residents and businesses in the unincorporated area from hazards created by earthquakes, landslides, and other geologic	See also Safety Goal 1 listed previously in this matrix. <i>Samuel</i>

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	hazards. Safety Goal 3: Recognizing that Napa County is an environment in which fire is a part of the natural processes in the county's wild areas, protect homes and businesses from fire and wildfire and minimize potential losses. Safety Goal 4: To protect residents and businesses from hazards caused by flooding. Safety Goal 5: To protect residents and businesses from hazards caused by human activities.	See Draft General Plan page 271, 272 and 274 <i>Support</i>
GOAL A POLICIES:		
1. Include when necessary a geologic/seismic evaluation as a part of required Environmental Impact Reports.		✓ See Policy SAF-8 listed previously in this matrix. See Draft General Plan page 271
2. Require a geologic/seismic report a. When warranted by the results of a geologic/seismic evaluation. b. For new residential developments, roads or highways proposed to be located on parcels which contain identifiable land sliding or slumps; and c. For all proposed structures and facilities open to the public and serving 100 persons or more.		✓ See Policy SAF-8 listed previously in this matrix. See Draft General Plan page 271
3. Discourage the development of structures such as hospitals, police and fire stations, and buildings open to the public whose occupancy exceeds 100 persons from locating within 1/8 mile of an active fault or the placement of transportation or utility corridors in or across such areas, excepting Oak Hill, unless a geologic/seismic report shows such development or placement is consistent with public safety.	Policy SAF-40: Consistent with State and federal requirements, critical facilities should be provided with additional earthquake resistance and damage control to allow such facilities to remain operative after a disaster.	✓ See Draft General Plan page 276
4. Promote the installation of strong-motion accelerographs where appropriate.		This language is not specifically included in the

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		Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
5. Encourage the completion of an inventory of existing structures such as schools, etc. and encourage strengthening where needed to improve public safety.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
6. Identified active faults incorporated in the County's Seismic Safety Plan Element and the immediate adjacent areas, excepting Oak Hill, should be restricted to open space uses such as agriculture, parks, trails, or wildlife habitat.		✓ See Policy SAF-8 listed previously in this matrix. See Draft General Plan page 271
7. Development proposals covered in policy 2 to be reviewed by the County Department of Public Works prior to issuance of a building permit.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
8. Develop a program for on-site inspection of grading		This language is not

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work for developments in questionable areas to insure that bedding planes are not undercut, that proper fill material is carefully placed and compacted.		specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
9. Encourage planting of vegetation on unstable slopes to protect structures at lower elevations. Utilize native plants for landscaping in the hills, to eliminate the need for supplemental watering which can promote earth movement.	Policy SAF-9: As part of the review and approval of development and public work projects, encourage planting of vegetation on unstable slopes where this technique will protect structures at lower elevations and minimize the potential for erosion or landslides. Native plants should be considered for this purpose, since they reduce the need for supplemental watering which can promote earth movement.	<i>Supplement</i>
10. Study the development of safety standards for all land within areas subject to inundation downstream from water-retaining structures that might fail as a result of an earthquake.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
11. Rezone open space lands subject to extreme geologic hazards and geologically sensitive lands to the: GR (Geological Risk) Combination District.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or

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		the goal or policy may no longer be needed.
GOAL B:		
Promote intergovernmental cooperation directed towards lessening known hazards and defining uncertain hazards.	Policy SAF-1: The County supports and will promote intergovernmental cooperation to reduce known hazards and further define uncertain hazards.  Policy SAF-35: The County will seek to coordinate with State and federal agencies for use of land and facilities to reduce risks and avoid unreimbursed costs related to emergency preparedness and response.	See Draft General Plan page 270 and 275
GOAL B POLICIES:		
1. Encourage State and Federal governments to require lending institutions to require earthquake insurance on all residential structures as a condition to the granting of a loan on such properties. The insurance could be included with a broad coverage natural disaster insurance program.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
2. Encourage the purchase of National Flood Insurance, which also covers damage from mudflows.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.

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3. Promote a joint program between all local governmental units in Napa County to employ such additional expertise as needed to provide technical information in regard to seismic hazards, to provide technical assistance, and, over time, to prepare detailed geologic hazard maps of the County for planning purposes.	<p>Policy SAF-2: Individuals and businesses should have access to up-to-date information and be able to make informed decisions about potential safety hazards and the level of risk they are willing to accept.</p> <p>Action Item SAF-2.1: Participate in local, regional and state education programs regarding fire, flood and geologic hazards.</p> <p>Policy SAF-13: The County's, seismic fault maps and applicable state seismic data <del>shall</del> be reviewed annually to ensure that they reflect the latest information available.</p> <p>Action Item SAF-13.1: Updated maps should be made available to the public at County offices, on the County's web site, and through other appropriate channels.</p>	<p>See also Policy SAF-1 listed previously in this matrix.</p> <p>See Draft General Plan page 270 and 272</p> <p><i>OK</i></p> <p><i>Strengthen this with "shall be"</i></p> <p><i>OK</i></p>
4. Assess the potential hazard from the possible rupture or collapse of aboveground tanks holding large quantities of liquid; whether water, wine or petroleum products.	<p>Policy SAF-20: All new development shall comply with established fire safety standards. Design plans shall be referred to the appropriate fire agency for comment as to:</p> <ol style="list-style-type: none"> <li>1) Adequacy of water supply.</li> <li>2) Site design for fire department access in and around structures.</li> <li>3) Ability for a safe and efficient fire department response.</li> <li>4) Site specific built-in fire protection.</li> </ol>	<p>See Draft General Plan page 273</p> <p><i>Support</i></p>
5. Promote land use, transportation, utility, and flood control policies that would discourage urban development in wetlands and drained wetlands in the Southern part of Napa County.		<p>This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.</p>

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6. Review program proposed in the 1974 California Urban Geology Master Plan for their applicability to Napa County.		<p>This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.</p>
7. Develop a geologic mapping program in cooperation with U.S.G.S., California Division of Mines and Geology and other Federal, State and Regional agencies to identify geologic hazards; including fault zones (both active and inactive), landslides, and landslide-prone areas in Napa County.		<p>See Policy SAF-13 listed previously in this matrix.</p> <p>See Draft General Plan page 272</p>
8. Encourage the State and Federal governments to develop dam safety programs including the preparation of contingency plans for urbanized areas in the proximity of existing and future dams.		<p>This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.</p>
9. Encourage local governments to develop: <ol style="list-style-type: none"> <li>a. search and rescue programs,</li> <li>b. emergency communication system,</li> <li>c. emergency services and facilities programs.</li> </ol>		<p>This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.</p>

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10. Encourage implementation of the following procedural recommendations (Joint California Legislative Committee on Seismic Safety, 1972). a. Property Reports. State law (commencing with Section 38780 of the government Code) now permits local jurisdictions to require sellers of property to obtain a residential property report from the city or county prior to the resale of residences. The purpose of the law is to make certain that purchasers are aware of local regulations and special restrictions pertaining to a residence and parcel prior to consummation of a sale. It is recommended that this local option should be exercised by the County. Local reports should include in addition to other information available city or county information with respect to geologic and seismic conditions. b. Local Agency Formation Commission's charge from the State should be reviewed to make certain that adequate attention is given to seismic safety problems. c. Federal Grant and Loan Programs such as those of HUD that result in a significant amount of construction should be reviewed with respect to seismic safety as well as other geologic hazards.		longer be needed.  This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
11. Consider as a part of the County Zoning Ordinance the development of a geologic hazard combined zone.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
12. Consider requiring dynamic analyses of design		This language is not

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specifications and plans for proposed buildings.		specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
13. Encourage research and development regarding seismic protection standards for inclusion in County Building Code.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
GOAL C:		
Participate in public education programs.		✓ See Policy SAF-2 and Action Item SAF-2.1 listed previously in this matrix.  See Draft General Plan page 270
GOAL C POLICIES:		
1. Prepare written materials to inform the general public, developers and home builders of potential seismic problems in Napa County.		✓ See Action Item SAF-2.1 listed previously in this matrix.  See Draft General Plan page 270

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2. Encourage schools to teach first aid as a required subject, to prepare students for emergency/hazard situations.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
<b>SAFETY ELEMENT</b>		
GOALS		
Goal A: Combine Safety considerations into the planning process in order to reduce the loss of life, injuries, damage to property and economic and social dislocation resulting from fire, flood, geologic and other hazards.		✓ See Safety Goal 1 listed previously in this matrix. See Draft General Plan page 270
Goal B: Promote intergovernmental cooperation directed towards lessening known hazards and defining uncertain hazards over the next 5 to 10 years.		✓ See Policy SAF-1 and Policy SAF-35 listed previously in this matrix. See Draft General Plan page 270 and 275
Goal C: Participate in local, regional and state education programs regarding fire, flood and geologic hazards.		✓ See Policy SAF-1 and Policy SAF-35 listed previously in this matrix. See Draft General Plan page 270 and 275
Goal D: Provide intergovernmental cooperation directed towards providing for a continuing high level of public services and coordination of services during a disaster.		✓ See Policy SAF-35 listed previously in this matrix.

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		See Draft General Plan page 275
<b>POLICIES</b>		
<b>Fire Hazards</b>		
<b>Wildland Fires</b>		
1. Adopt standards to restrict urban development in high wildland fire hazard areas as identified by the Fire Hazard Severity Scale.	Policy SAF-16: Consistent with building and fire codes, development in high wildland fire hazard areas should be designed to minimize hazards to life and property.  Action Item SAF-16.1: Develop site criteria and construction standards for development in high fire hazard areas, and adopt standards to restrict urban development (as defined in the Land Use Element) in high wildland fire hazard areas unless adequate fire services are provided.  Action Item SAF-16.2: Continue to implement "Napa Firewise" through information and education programs, community outreach, and fuel modification.	Support See Draft General Plan page 272 <i>Strengthen</i> <i>and adequate signage and egress in the population of fuel area</i> Support
2. Develop a prescribed-fuel management program (including prescribed burns) for managing fire hazardous areas; to reduce wildfire hazard, improve watershed capabilities, promote wildlife habitat diversification and improve grazing.	Policy SAF-17: The County supports the use of prescribed-fuel management programs, including prescribed burns and brush clearing, for managing fire hazardous areas; to reduce wildfire hazard, improve watershed capabilities, promote wildlife habitat diversification and improve grazing.	See also Action Item SAF-16.1 listed previously in this matrix. Support See Draft General Plan page 273
3. Adopt regulations for clearance around structures, minimum road widths, evacuation routes and maximum road grades.		✓ See Policy SAF-16 listed previously in this matrix. See Draft General Plan page 272
4. Develop stringent site criteria and construction standards for construction in high fire hazard areas and prohibit		✓ See Policy SAF-16 listed previously in this matrix. <i>with modification note</i>

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<b>Structural Fires</b>		
1. Amend the Uniform Building Code to regulate the design and construction of buildings in those high fire hazard areas designated by fire officials in accordance with "Fire Safe" standards.		✓ See Policy SAF-20 listed previously in this matrix.  See Draft General Plan page 273
2. Adopt the Uniform Fire Code to establish Fire Protection standards.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
3. Require all new development and existing development to comply with established fire safety standards.		✓ See Policy SAF-20 listed previously in this matrix.  See Draft General Plan page 273
4. Direct the County Counsel, in cooperation with the Conservation, Development and Planning Department and County Engineer to investigate the feasibility of mandatory occupancy reductions for identified fire hazardous buildings.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
5. Study feasibility of requiring mandatory fire inspections of residences at time of sale.		This language is not specifically included in the

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6. Advocate and support efforts by Board resolution for Federal review of Internal Revenue Service regulations to limit utilization of accelerated depreciation schedules, as they apply to substandard buildings.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
7. Advocate legislation providing for tax incentives on building improvements to encourage the repair or demolition of fire hazardous buildings.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
8. Adopt a County Ordinance requiring the preparation of disaster response plans for buildings over 3 stories or 30 feet tall, indoor public assembly facilities, and facilities housing dependent populations to include: (a) Response plans prepared by building management personnel and submitted to county building officials and emergency response agencies for review.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the

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(b) Building security personnel trained in disaster response functions designed to support the efforts of police and fire agencies.		last General Plan Update, or the goal or policy may no longer be needed.
9. Direct County fire officials to expand fire education programs.		✓ See Action Item SAF-16.2 listed previously in this matrix.  See Draft General Plan page 272
10. Advocate by Board resolution revisions in the State Penal Code to impose criminal liability on property owners for fires resulting from identified and uncorrected fire hazards.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
<b>Research to Reduce Fire Losses</b>		
1. Encourage continued research in the field of fire safety.	Policy SAF-19: The County supports the development and use of new technology in the suppression and prevention of fires.	See Draft General Plan page 273
2. Strengthen existing codes and ordinances pertaining to fire hazards.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.

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SAF—Safety Element	References to "current" are to the 1983 General Plan

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3. Develop and support the use of new technology in the suppression and prevention of fires.		✓ See Policy SAF-19 listed previously in this matrix.  See Draft General Plan page 273
<b>Geologic Hazards</b>		
1. Proposed extensions of urban or rural land uses, including but not limited to new residential developments, roads or highways and all structures proposed to be open to the public and serving 50 persons or more, into areas characterized by (1) slopes over 15 percent, (2) identified landslides, (3) former marshlands and (4) fault zones should be evaluated with regard to the safety hazard prior to land use decisions such as General Plan amendments, rezonings, or project approvals.		✓ See Policy SAF-3 listed previously in this matrix.  See Draft General Plan page 270
2. No extensive grading shall be permitted on slopes over 15 percent where landslides or other geologic hazards are present as identified on Napa County's Environmental Sensitivity Maps or would exist following construction unless the hazard(s) are eliminated or reduced to a safe level as evidenced by engineered plans submitted to and approved by the County Public Works Department.	Policy SAF-10: No extensive grading shall be permitted on slopes over 15 percent where landslides or other geologic hazards are present unless the hazard(s) are eliminated or reduced to a safe level.	See Draft General Plan page 271 <i>Supplement</i>
3. Lots on hillsides formed for resale as lots, rather than as part of a subdivision development, should be large enough to provide flexibility in finding a stable buildable site and driveway location at a future time.	Policy SAF-11: Newly created hillside parcels should be large enough to provide flexibility in finding a stable buildable site and driveway location.	See Draft General Plan page 271 <i>Supplement</i>
4. The County should not accept dedication of roads (a) on or jeopardized by landslides, (b) in hilly areas or (c) in areas subject to liquefaction, subsidence or settlement, which, in the opinion of the Public Works Department, would require an excessive degree of maintenance and repair costs.	Policy SAF-12: The County shall not accept dedication of roads (a) on or jeopardized by landslides, (b) in hilly areas or (c) in areas subject to liquefaction, subsidence or settlement, which, in the opinion of the Public Works Department, would require an excessive degree of maintenance and repair costs.	See Draft General Plan page 271 <i>Supplement</i>

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designed to pass the flow specified in the Napa County Ordinance Code.		addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
6. Development proposals should be reviewed with reference to the dam failure inundation maps in order to determine evacuation routes.	Policy SAF-25: Development proposals <sup>shall</sup> be reviewed with reference to the dam failure inundation maps in order to determine evacuation routes <i>and feasibility of development for the location proposed.</i>	See Draft General Plan page 274 <i>Strengthen with changed a added language</i>
7. The County will protect the public interest in drainage systems and water impoundments from sedimentation, siltation and contamination and ensure that urban, agricultural and resource development projects utilize sound short-term and long-term erosion control measures.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
<b>Electromagnetic Field (EMF) Hazards</b>		
1. The County will adopt EMF exposure standards based on the federal, state, and scientific standards/guidelines that presently exist. These standards shall be periodically reviewed in light of the standards/guidelines henceforth promulgated by these other organizations and amended as necessary.	Policy SAF-27: New residential development should be designed to reduce exposure of residents to electromagnetic fields (EMFs) produced by high-voltage power lines to acceptable levels. Residential development (and other sensitive land uses such as schools, hospitals, child care sites) that would expose persons to excessive EMF should generally not be permitted.	See Draft General Plan page 274 <i>Support</i>
2. Construction of facilities that are capable of producing EMF levels that exceed the County's adopted EMF standards at any property line, in a structure designed for human occupancy, or in an outdoor area regularly utilized by people shall not be allowed.		✓ See Policy SAF-27 listed previously in this matrix. See Draft General Plan page 274

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|--|--|
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3. Construction of new structures designed for human occupancy and development of outdoor facilities used on a regular basis by people should be discouraged in areas where expected EMF exposures exceed the County's adopted EMF standards.		✓ See Policy SAF-27 listed previously in this matrix. See Draft General Plan page 274
<b>Transportation Hazards</b>		
1. The following evacuation routes should be used in a state of disaster as one-way routes with stalled cars moved aside to keep traffic moving (see also Figure 109): a. SR 12, one way "West to East," Napa Sonoma County line to junction of Old Sonoma Road. One way "West to East" on Old Sonoma Road to holding area (Ridgeview Jr. High School). b. SR 29, one way "South to North," Napa Solano County line to Calistoga then SR 128 Calistoga to Sonoma County. (Maximum capacity, 800 vehicles per hour). c. SR 29, one way "South to North," Napa Solano County line to Imola Traffic Signals. Lanes N-1, N-2 north on SR 121 to Junction Trancas Road and Silverado Trail, north on Silverado Trail to Junction of SR 29 at Calistoga north on SR 29 to Lake County. (Maximum capacity 700 vehicles per hour).		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
2. State and federal agencies with responsibilities for regulating the transportation of hazardous materials should be requested to review regulations and procedures, in cooperation with the County, to determine means of mitigating the public safety hazard in Napa County.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
3. When an emergency occurs in the transportation of hazardous materials, the County Office of Emergency		This language is not specifically included in the

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Services should be notified as soon as possible.		Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
4. Industry should be encouraged to utilize underground pipelines, rail, and water transportation of hazardous materials to the greatest extent feasible to take advantage of the greater separation from the general public provided by these modes of transportation.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
5. The County shall cooperate with other local jurisdictions to develop intra-county evacuation routes to be used in the event of a disaster within Napa County.	Policy SAF-5: The County shall cooperate with other local jurisdictions to develop intra-county evacuation routes to be used in the event of a disaster within Napa County.	See Draft General Plan page 271 <i>Supplement</i>
<b>Emergency Water Supplies</b>		
1. Update documentation and evaluation of emergency water supplies in the Napa Valley and in places such as Gordon Valley, Wooden Valley and Lake Berryessa area, which might receive evacuees from other areas.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
2. Adopt fundamental principles that can assure a sanitary		This language is not

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installation of a well at a reasonable cost. Although it is impractical to establish fixed well specifications that fit every local situation, there are fundamental principles to follow which largely follow those set forth by the California Department of Water Resources in 1981 and have the greatest potential as sources of emergency domestic supply: a. Drill well on ground higher than nearby sources of contaminants and terminate the well casing above the ground. Where necessary, the ground surface at the well site should be built up with a gently sloping surface of several yards radius to facilitate the drainage of surface water away from the well in all directions. This precaution would have particular importance during a period of rain following a nuclear explosion for any contaminants would then tend to move away from the wellhead before entering the soil. b. Seal the space between the well casing and the wall of the drilled hole (annular space) to a depth of about 50 feet to protect against contamination by the downward movement of surface water, contaminated ground water, or other undesirable fluid through the annular space to the intake part of the well. As a general rule, wells without surface or sanitary seals and wells that obtain water from depths less than about 500 feet below land surface should not be used until the water has been tested and declared safe for human consumption. In Napa Valley, the thickness of the seal appears to be less critical, for many domestic supply wells of the area have been sealed only to depths of 20 to 30 feet below surface and apparently yield water satisfactory for drinking. c. Construct the well so that it denies entry to any contaminated or undesirable water contained in the water-bearing deposits. d. Provide minimum distances from a well to possible sources of contamination, which are long enough to provide reasonable assurance that subsurface seepage		specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.

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<p>of contaminated water will not reach the well. The following minimum distances (recommended by the California Department of Water Resources, 1981) are typical of good practice:</p> <p style="margin-left: 20px;">Sewer, watertight septic tank, or private privy ——— —50 feet</p> <p style="margin-left: 20px;">Subsurface sewage leaching field —100 feet</p> <p style="margin-left: 20px;">Cesspool or sewage pit —————150 feet</p> <p>Barnyards, feedlots and animal holding areas should be down slope from the well and at least 100 to 200 feet away, depending upon drainage conditions.</p>		
<p>3. Select wells as sources of emergency supply that are accessible at all times of the year. Some irrigation wells along unpaved roads may be relatively inaccessible, particularly following a prolonged period of rain, but would otherwise be acceptable sources of supply. Such wells should not necessarily be excluded from consideration, for if high- pressure fire hoses, portable irrigation pipe, or steel pipelines are available, water can be transmitted from these wells to more convenient locations.</p>		<p>This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.</p>
<p>4. Select well water for emergency domestic use that does not contain bacteria or dissolved substances in sufficient concentration, nor emit radiation at a sufficient rate to be harmful to the human body. In Napa Valley, water from most deep wells seems to meet this requirement.</p>		<p>This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.</p>
<p>5. Equip wells for emergency use with internal combustion engines as a source of alternate power. Electrical power will probably fail following some types of disasters. Those wells pumped by electrically operated turbines may also</p>	<p>Policy SAF-38: Water wells and all critical infrastructure intended for emergency use shall be provided with a source of alternate power.</p>	<p>See Draft General Plan page 276</p> <p style="text-align: right;"><i>Support</i></p>

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<p>be made serviceable by changing the pump heads to permit operation of the turbine by either belt-drive or direct-drive internal combustion engines, such as those that power tractors. Any pump powered by electricity may be made operable by connecting a portable generating plant of appropriate size and capacity to the pump motor.</p>		
<p>6. Make measurements of natural radioactivity of water samples collected from wells to be used in an emergency to establish a standard of comparison for use after a nuclear explosion. A significant increase in radioactivity would indicate contamination of water from the wells.</p>		<p>This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.</p>
<p>7. Improve peak load water supply by:</p> <p style="margin-left: 20px;">a. Adopting policies and legislation to insure that water systems meet the American Insurance Association (AIA) standards such as gridiron water main layouts and discouragement of dead end mains.</p> <p style="margin-left: 20px;">b. Standardizing maximum distance between hydrants throughout the area as follows: Residential - 500 feet; high value and high hazard commercial and industrial areas - 350 feet.</p> <p style="margin-left: 20px;">c. Requiring standardized hydrants, which conform to the AIA standards in the area through mutual agreement of the county and local governments.</p> <p style="margin-left: 20px;">d. Develop standards for peak load water supplies and a process for assuring compliance prior to issuing building permit.</p>		<p>This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.</p>
<b>Disaster Preparedness</b>		
<b>A. Improve Emergency Services Program</b>		

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<p>1. Improve the County's emergency services program with authorization to review and expedite implementation of appropriate federal, state, regional and local disaster recovery programs to include but not be limited to preparation of potential mass care facilities, hospital reserve disaster inventory modules, packaged disaster hospitals, disaster assistance centers, multi-purpose staging areas, emergency water, food and medical supplies, instruction leaflets and emergency operating centers. Objectives of the program should be part of the "management philosophy" of the county. Included in such a program should be policies:</p> <p>a. To coordinate a structural hazards inspection program and establish for the county's Board of Supervisors the necessary criteria for mitigation of hazards.</p> <p>b. To provide a basis for control and direction of emergency operations.</p> <p>c. To release disaster information in concurrence with other county Boards of Supervisors during or immediately after a disaster.</p> <p>d. To provide for the continuity of government in the event of a geologic disaster.</p> <p>e. To coordinate, repair and restore essential systems and services as required in an emergency.</p> <p>f. To provide for the protection, use and distribution of remaining resources as well as surplus property available from the Federal Government for local government use.</p>	<p>Policy SAF-39: The County's emergency services program shall be authorized to review and expedite implementation of appropriate federal, state, regional and local disaster recovery programs. This may include but not be limited to:</p> <ul style="list-style-type: none"> <li>• Preparation of potential mass care facilities,</li> <li>• Hospital reserve disaster inventory modules,</li> <li>• Packaged disaster hospitals,</li> <li>• Disaster assistance centers,</li> <li>• Multi-purpose staging areas,</li> <li>• Emergency water, food and medical supplies,</li> <li>• Instruction leaflets, and</li> <li>• Emergency operating centers</li> </ul>	<p>See Draft General Plan page 276</p> <p><i>emergency broadcast systems</i></p>
<p>2. Improve Emergency Rescue Service by:</p> <p>a. Reviewing and if appropriate, adopting the recommendations of the Division of Medical Science - National Academy of Sciences and the National Highway Safety Bureau - Department of Transportation to serve as guidelines for improving existing emergency rescue service through the Emergency Medical Services Agency.</p> <p>b. Continuing the central dispatch system to handle</p>		<p>This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no</p>

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<p>police and fire communications.</p> <p>c. Continuing public helistops located near hospital areas for use, (a) by public and military emergency rescue helicopters and (b) dispatch of medical supplies in times of emergency.</p> <p>d. Continuing coordination of a single disaster control program with all phases of rescue treatment included with fire and police departments and Civil Defense volunteers.</p> <p>e. Continue to coordinate operations with the emergency operations of other jurisdictions as necessary.</p>		<p>longer be needed.</p>
<p><b>B. Improve Countywide Fire Protection</b></p>		
<p>1. Continue to effectuate improved station distribution, manpower and equipment by:</p> <p>a. Considering feasibility of establishing countywide fire administration to coordinate the limited physical and manpower resources of the area.</p> <p>b. Establishing coordination between adjoining Counties to ensure compatible station distribution without gaps in service areas of stations located unnecessarily close to one another along county lines.</p>		<p>This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.</p>
<p>2. Improve organization and financing by:</p> <p>a. Encouraging feasibility studies of an area-wide approach to financing fire protection to more effectively cope with problems of Proposition 13.</p> <p>b. Recommending initiation of program budgeting for each agency providing fire protection, either under the present localized fire organizations or under a recommended areawide organization.</p> <p>c. Requiring mandatory referral to fire officials for proposed development sites and design plans for comment as to:</p> <p>(1) Adequacy of water supply in relation to stand</p>		<p>This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.</p>

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<p>pipes, pipe size, pressure and system layout.                      (2) Site design for ability to move firemen and equipment in and around buildings.                      (3) Location for ability to safely and effectively move fire equipment and rescue vehicles to the site.</p>		
<b>C. Continue Hospital Safety Planning</b>		
<p>1. Continue studies of existing hospital facilities for the adequacy of their earthquake resistance not only in relation to their structural design but also the geological stability or seismological vulnerability of the site.</p>		<p>✓ See Policy SAF-40 listed previously in this matrix.  See Draft General Plan page 276</p>
<p>2. Prevent the construction of vital critical facilities in areas of potentially hazardous ground movement, and encourage elimination or rehabilitation of all existing critical hospital facilities which have not been designed to be earthquake resistant.</p>		<p>This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.</p>
<p>3. Provide an extra measure of earthquake resistance and damage control of critical facilities, which will allow such facilities to remain operative after a catastrophe.</p>		<p>This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.</p>
<b>D. Improve Mental Health Component of Disaster Program</b>		

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<p>1. Continue active involvement of mental health professionals on the County's Emergency Medical Services Committee.</p>	<p>Policy SAF-42: Mental health concepts and programs should be considered in any updates to the County's Emergency Services planning process, and the County shall seek to identify frail adults and other persons who may require special assistance in emergency situations. To the extent the County is aware of special needs populations requiring special assistance following a disaster, responders should be aware of these populations and implement programs to reach out to these persons.</p>	<p>See Draft General Plan page 277 <i>Suggest</i></p>
<p>2. Incorporate mental health concepts and programs in the County's Emergency Services planning process.</p>		<p>✓ See Policy SAF-42 listed previously in this matrix.  See Draft General Plan page 277</p>
<b>E. Improve Emergency Housing Capabilities</b>		
<p>1. Give first priority to re-housing the victims of the disaster after mass care operations are underway.</p>		<p>This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.</p>
<p>2. Utilize Department of Housing and Urban Development funded leasing of vacant privately owned properties rather than mobile homes if feasible in event of disaster. This would maximize occupancy of local real properties, thus lessening the export of disaster relief funds out of the community.</p>		<p>This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.</p>

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3. Support state and federal legislation designed to amend tax laws that currently result in inequitable financial impacts on victims of disasters.		longer be needed.  This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
<b>F. Improve Communications and Public Information Regarding Disasters</b>		
1. Implement the 911 dial system by October, 1983.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
2. Consider the eventual establishment of one central communication headquarters and emergency operating center with a backup for disasters. This center would receive all alarms by telephone, alarm box, private systems and radio and would serve as fire dispatch and communications headquarters for the area. The backup center would have earthquake proof emergency power sources and construction.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.

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3. Develop adhesive backed tags to disseminate telephone numbers for emergency fire and police services and radio frequencies in time of disasters.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
<b>G. Ensure Implementation and Updating</b>		
1. Upon adoption of this element, the county should reestablish a safety review committee to oversee the implementation of this element. This committee should be composed of the Director of the Conservation, Development and Planning Department, the Building Codes Administrator, the Director of Public Works and the Director of the Office of Emergency Services and at least one representative from police and fire protection service agencies.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
2. The Safety Element should be reviewed by the Conservation Development and Planning Department annually and should be comprehensively revised every five years or whenever substantially new scientific evidence or interpretations becomes available.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
3. The Napa Office of Emergency Services shall continue to update the Napa Emergency Plan of 1973 annually and revise the Plan every four years.		This language is not specifically included in the Updated General Plan. The

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<b>NOISE ELEMENT</b>		
GOAL:		
It shall be the goal of Napa County to have a circulation system and patterns of land use developed in a manner which minimizes the impacts of noise pollution from railroads, highways, industry, agricultural uses, airports, recreation areas and to conduct its land use planning and development in such a manner as to minimize activities producing unacceptable noise pollution.	Goal CC-7: Place compatible land uses where high noise levels already exist and minimize noise impacts by placing new noise-generating uses in appropriate areas.	See Draft General Plan page 160
POLICIES:		
1. Establish noise standards for future transportation facilities that meet the minimum standards required for the public health, welfare and safety.	Policy CC-40: Noise created by the construction of new transportation noise sources (such as new roadways or new rail service) shall be mitigated so as not to exceed maximum acceptable outdoor or indoor noise levels for existing noise-sensitive land uses. Mitigation may include the retro-fitting of existing buildings with noise insulation to maintain interior quiet.	See Draft General Plan page 163
2. Establish land use policies that discourage the construction of urban residential development and other noise-sensitive activities where noise levels are clearly unacceptable, such as near railroads, highways, industry, agricultural uses, airports and recreation areas.	Policy CC-33: Residential and other noise-sensitive activities should generally not be located where noise levels are completely unacceptable, based on the standards contained in this Element.	See Draft General Plan page 160
3. Minimize future noise impacts in currently quiet areas.		This language is not specifically included in the

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**NAPA COUNTY GENERAL PLAN POLICY LOCATION MATRIX.**

LOCATION/ITEM IN 1983 GENERAL PLAN	LOCATION IN UPDATED GENERAL PLAN	COMMENTS
		Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
4. Require noise mitigation measures to be included when new residential developments are to be built in close proximity to significant noise sources and develop an equitable system to allocate noise mitigation costs.	Policy CC-38: The County shall require that appropriate noise mitigation measures be included when new residential developments are to be built in close proximity to significant noise sources.	See Draft General Plan page 163
5. Require that environmental assessment documents for new projects include an analysis of existing and anticipated noise impacts if such are likely to impact on or be produced by the product(s).	Policy CC-41: Where proposed commercial or industrial land uses are likely to produce noise levels exceeding the standards contained in this Element at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.	See Draft General Plan page 164
6. Cooperate with the County's cities to resolve mutual noise problems, such as by developing a uniform noise abatement ordinance and unified enforcement procedure.	Policy CC-43: The County shall cooperate with the cities and town to resolve mutual noise problems.	See Draft General Plan page 164
7. Keep the Noise Element current with changing conditions and standards.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
8. Inform prospective residents of agricultural-related noises	Policy CC-32: The noises associated with agriculture,	See Draft General Plan page

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and the County's "Right to Farm" policy in each parcel map approved for locations in or adjacent to designated agricultural areas.	including agricultural processing, are considered an acceptable and necessary part of the community character of Napa County, and are not considered to be undesirable provided that normal and reasonable measures are taken to avoid significantly impacting adjacent uses. Noise from these sources shall normally be exempt from the standards contained in this Element.  Action Item CC-32.1: The County shall require that prospective residents be notified of agricultural-related noises and the County's "Right to Farm" policy in each parcel map approved for locations in or adjacent to designated agricultural areas.	160
9. Establish acceptable noise standards consistent with health and quality of life goals and employ effective techniques of noise abatement through such means as building code, noise, subdivision, and zoning standards.	Policy CC-35: The following are the County's standards for acceptable outdoor noise levels for various types of land uses. The standards in this Policy shall be used in combination with the guidelines in Policy CC-37 to determine the compatibility of a proposed land use with existing or projected noise levels, or to determine the compatibility of a noise-generating use with existing or planned land uses. a) For the purposes of implementing this policy, standards for residential uses shall be measured at the housing unit in areas subject to noise levels in excess of the desired levels shown above. b) Industrial noise limits are intended primarily for use at the boundary of industrial zones rather than for noise reduction at the industrial use. c) Where projected noise levels for a given location are not included in this Element, site-specific noise modeling may need to be conducted in order to apply the County's Noise policies.  Policy CC-36: The following are the County's standards for acceptable indoor noise levels for various types of land uses. New uses shall incorporate design features to ensure that these standards are met, based on the compatibility	See Draft General Plan page 161

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	guidelines in Policy CC-37. For the purposes of implementing these standards, the following shall apply: a) Indoor noise levels shall be measured in terms of Community Noise Equivalent Level (CNEL). b) Standards for public schools are set and enforced by the State of California and are not regulated by the County. c) Where projected noise levels for a given location are not included in this Element, site-specific noise modeling may need to be conducted in order to apply the County's Noise policies.	
10. Establish noise criteria in the specifications for County purchase of machines, equipment and vehicles.		This language is not specifically included in the Updated General Plan. The goal or policy may be addressed in different terms, the action noted may have been completed since the last General Plan Update, or the goal or policy may no longer be needed.
11. Support needed legislation to State and Federal governments to reduce noise generated by motor vehicles, boats and aircraft.	Policy CC-34: The County shall seek to limit excessive noise impacts of recreational uses—including motorboats, shooting ranges, motorcycles, and other noise-producing equipment—through the enforcement of applicable laws (such as requirements for mufflers) and limits on the location and/or extent of such uses.	See Draft General Plan page 161

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**NAPA COUNTY GENERAL PLAN POLICY LOCATION MATRIX.**

Policy Ag/LU-199: The following is the Growth Management System for Napa County:

**1. Introduction**

The Growth Management System Element of the Napa County General Plan was adopted as required by Slow Growth Initiative Measure A, approved by the voters in 1980. The Board of Supervisors made the implementation of Measure A a matter of high priority. The Conservation, Development and Planning Department was given primary responsibility to prepare a Growth Management System which satisfied both the intent and letter of Measure A, while at the same time limited government controls. Before expiration of Measure A in December 2000, the Board of Supervisors reaffirmed the policies of Measure A and the establishment of a housing allocation program, when it passed Ordinance No. 1178 on November 28, 2000.

Measure A and Ordinance No. 1178 provide that the annual number of new housing units in the unincorporated area of the County of Napa shall be allocated so as to allow an annual population growth rate that shall not exceed the population growth rate of the Nine Bay Area Counties (Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Sonoma and Solano), provided that the annual population growth rate limit shall not exceed one percent in the County of Napa. The annual allocation of building permits relates to permits for the construction of new residential units on a site. It does not affect permits related to rebuilding, remodeling, renovating or enlarging existing units, moving an existing dwelling from one unincorporated site to another unincorporated site, or units exempted by 'grandfathering' under Section 4.2 below.

When the Growth Management System was originally adopted, the annual allocation for building permits for new construction of residential units in Napa County was set at 109 dwelling units. This figure was derived by using the most recent United States Census available at the time. However, since the adoption of Measure A, there have been changes in population and a new United States Census was released in 2000. Based on these changes, the new annual permit allocation shall be 114 dwelling units.

The Growth Management System of the General Plan describes the derivation of the 114 dwelling unit (D.U.) annual allocation, the division of the annual allocation into housing type categories, the timing and methods used for issuing building permits, and the required provisions for affordable housing units. While the Growth Management System of the General Plan is not a mandatory component of the general plan (in the sense of Government Code Sec. 65302) it satisfies the requirement (Government Code Sec. 65302.8) that the County is accommodating its share of regional need for housing for the following reasons:

**First**, the 1% population growth rate approximates the Bay Area population growth rate. "Population growth rate" means the change in the total population in one year's time stated as a percentage either increasing or decreasing, based on the census and other relevant data (as provided by the California Department of Finance's Demographic Research Unit and supplemented by the United States Census whenever available) for the unincorporated area of Napa County adjusted for annexations and incorporations and the entirety of the Nine Bay Area Counties.

**Second**, the total number of D.U.'s grandfathered will augment the annual allocation, in terms of the total number of units permitted.

**Third**, plans for Napa County, its constituent cities and ABAG, all call for city-centered urban development, which reduces the unincorporated area's proportional share of the County's total share of the regional housing needs.

**2. Annual Growth Rate Calculation**

The annual allocation of building permits, until next updated, will be 114 D.U., not counting exempted/grandfathered units.

The 114 D.U. allocation was determined using data from the 2000 U.S. Census, in the following manner:

Multiply the number of housing units in the unincorporated area (11,415 using the 2000 Census) by 0.01 to account for 1% annual growth.

Dwelling units permitted each year (114) may be converted to population by multiplying by the "average household size." In the 2000 Census, there were 2.62 persons per occupied housing unit.

**3. Review Following Census**

The Board of Supervisors shall modify the Growth Management System Element and related ordinances by July 1, 2005, again by December 31, 2007 and at least every five years thereafter to reflect any changes in the annual population growth rate for the Nine Bay Area Counties. In setting the annual number of new housing units allocated, the Board of Supervisors shall use the most recent census and other relevant data provided by the California Department of

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**NAPA COUNTY GENERAL PLAN POLICY LOCATION MATRIX.**

Finance's Demographic Research Unit for determining the persons per household and the vacancy rate of year round housing units. The United States Census may be used as a supplementary resource whenever available.

**4. Building Permit Allocation**

**Character:** "Character" is defined as "the aesthetic and physical qualities which may be controlled, including density, building type (e.g., single family detached or attached, apartment, mobile home parks) setbacks, height limits, landscaping, building coverage, color, siding material, roof overhang material, accessory buildings, parking, orientation, style and signing".

Regulated building types are divided into the following four categories:

- A) Category 1 is a single dwelling built by or for a permit holder (owner-builder or his contractor) who is building only one dwelling unit per year.
- B) Category 2 is any type of dwelling which requires no discretionary review, but the permit holder is building more than one dwelling unit per year. A good example would be the small scale builder using existing lots.
- C) Category 3 is any type of residential project for 2 or more dwelling units which require discretionary review (e.g., subdivision, parcel map, use permit). A large-scale housing project would be a good example.
- D) Category 4 is housing which is affordable to persons with moderate or below moderate income. This category would require an agreement signed by the developer and the County; the agreement shall contain guarantees that the dwelling units would be affordable to persons of moderate or below moderate income for at least forty years.

Categories 1 and 2 permits would be issued from those applications for residential building permits which do not require discretionary review (i.e., a use permit or subdivision approval). Category 3 (and some Category 4) permits would be issued from those applications associated with an approved project that has undergone discretionary review (which according to state law, has included environmental review and a finding of consistency with the General Plan).

**2) Exempted Development:**

The following types of construction are exempt from the provisions of the Growth Management System:

- A) Industrial.
  - B) Commercial.
  - C) Commercial Residential (rental for less than a thirty-day period).
  - D) Replacement housing (on the same site as a pre-existing unit which has been removed, demolished or burned within the past year) (but not in conjunction with #5).
  - E) Relocation of existing units (already in the unincorporated area, but not inside the Lake Berryessa Take-Line).
  - F) Additions, renovations, and refurbishments of existing dwelling units.
  - G) Dwelling units located inside the Lake Berryessa Take-Line.
  - H) Accessory buildings of any type (except dwelling units).
  - I) Guest Cottages.
  - J) Dwelling units for which building permit applications were filed by July 28, 1981.
  - K) Dwelling units covered by development agreements approved prior to July 28, 1981 (i.e., Napa Meadows (434 D.U.), Silverado (280 D.U.), Meadowood (7 D.U.), Brookfield/World Marine MHP (125 D.U.), Villa Berryessa MHP (96 D.U.), and Napa Estates MHP (208 D.U.)).
  - L) Second units exempted pursuant to Gov. Code Sec. 65852.2.
- 3) **Location of Growth:** The Growth Management System defines "Location" as "Within the County, including sub-area, whether inside or outside the cities, or where on a specific site". This General Plan expresses the County's policy of encouraging urban-centered growth focused in urbanized areas. Higher density development would normally occur in the urban areas as a result of the availability of water and/or sewer facilities. Preference is to be given to the urban areas identified in the County's General Plan such as Angwin and those County islands surrounded by the City of Napa and/or the City of American Canyon.

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#### NAPA COUNTY GENERAL PLAN POLICY LOCATION MATRIX.

4) **Timing:** "Timing" is defined as "the relationship of the number of building permits issued in one year to the total number of permits issued over several years." The annual allocation of building permits shall be 114 D.U. per year. When an annual allocation has not been used, the remainder may be carried over three years, except for Category 4, which may carry over indefinitely. The remainder ("X") which is carried over from "year 1" is immediately and continuously available in "year 2" and again in "year 3" (as described in Section 6 of the Growth Management System Element). However, the remainder at the end of "year 3" must be reduced by "X" (but not made less than zero) on December 31<sup>st</sup> of "year 3." Category 1, 2 and 3 permits which would otherwise cease to exist at the end of "year 3" may be applied toward Category 4. At the discretion of the Board of Supervisors, the unused allocation in Categories 1, 2 and 3 may be transferred from one category to another (including additions to, but not subtractions from Category 4) on an annual basis. The Commission shall review the year's construction permit record and consider transfer of surplus allocations. Following their review the Commission shall forward to the Board of Supervisors their recommendations for such changes in the allocation system, as they feel are warranted for the balance of the year, along with the supporting data for their recommendations.

5) **"Affordable" Housing:** "At least 15% of those housing units permitted each year shall be for housing capable of purchase or rental by persons with moderate or below moderate income."

The 15% affordability housing requirement is described as follows:

"Income information provided annually by the Federal Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) shall be used; moderate shall mean up to 120 percent of the County median income. Capable of purchase or rental shall mean that not more than 30% of the (gross) household income shall be spent on housing costs such as rent payment, mortgage payment, insurance, taxes, and condominium membership fees."

Income figures are published annually by HUD and HCD. Depending on rental or sale, inflation, interest rates, down payment requirements, insurance, taxes, utility costs and miscellaneous fees, many housing developments might qualify as "affordable".

Affordable housing can be of any type (single family, multiple, mobile home or other). It is estimated that mobile homes and farm labor housing will meet the affordability criteria more readily than other types of dwellings. Development of affordable housing (pursuant to Category 4 in the Growth Management System) requires a written agreement with the County and any designated agency prior to issuance of the building permits. It is the developer's responsibility to identify how the unit(s) will meet the "affordable" criteria, and this documentation will be included as part of the agreement. (See the Housing Element regarding incentives for the construction of affordable housing.)

Developers may count appreciation and tax write-off advantages to the owner into ownership affordability calculations.

The most recent HUD/HCD information will be used in calculating affordability. The most recent HUD/HCD figures at the time the unit is marketed may be used or an adjustment using the Consumer Price Index will be allowed if one year has passed and HUD or HCD has not issued a new figure.

6) **Process of Distributing Building Permits:** The Growth Management System assigns a share of the annual allocation to each of four categories of regulated development as show below:

**Table Ag/LU-C:  
Residential Building Permit Categories, Shares Of Annual Allocation, Building Permit Availability Dates**

Category	Share Of Annual Allocation	Building Permit Availability Dates *
1) Owner-Occupied	69 D.U.	69 D.U.
2) Small-scale Builder	14 D.U.	14 D.U.
3) Large-scale Builder	14 D.U.	14 D.U.
4) "Affordable" Housing	17 D.U.	17 D.U.

\* Unused permits in Categories 1, 2 and 3 will be considered for redistribution once a year no later than November.

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#### NAPA COUNTY GENERAL PLAN POLICY LOCATION MATRIX.

**Table Ag/LU-D:  
Measure A Growth Management System; Building Permit Distribution System**

Category of Regulated Development *	Annual Allocation**	Building Permit Distribution Process:	
		When Supply Exceeds Demand	When Demand Exceeds Supply
1 Owner-Builder (one building permit per year)	69	First approved, first served	Lottery (Annually)
2 Small-Scale Builder (2 or more permits) (no discretionary review required) (final map must be recorded)	14		
3 Large-Scale Builder (2 or more permits) (discretionary review required)	14	Discretionary Review; First approved, First served	Discretionary Review, Lottery (Annually)
4 Affordable Housing (Written rent/sale price limitation agreement required)	17	May require discretionary review; Housing Agreement; First approved, First Served	May require discretionary review; Development Agreement; Lottery (Annually)

\* Note that the following types of development are exempted from regulation of the Growth Management System: industrial, commercial, commercial-residential (less-than-monthly rental), replacement housing, additions to and renovations of existing dwelling units, certain house moving, dwellings inside the Lake Berryessa Take-Line, accessory buildings, guest cottages, units covered by development agreements approved prior to July 28, 1981, and units covered by both development plans and use permits approved prior to July 28, 1981.

\*\* Unused permits in Categories 1, 2 and 3 will be considered for redistribution once a year no later than November.

In order to distribute the shares of the annual allocation to ensure fairness to all applicants, the following two-step distribution system is recommended: In the first step, building permits would be issued on a first-approved, first-served basis until all the permits in that allocation period for that category have been used. When the demand for permits in any category exceeds the supply available, the second step process, a lottery, is initiated. For example, in Category 1 and 2, in which 83 additional building permits become available each year, each applicant whose plans have received all necessary approvals can immediately receive a building permit, if one is available. The first day of each January, an additional 83 building permits is added to the Category 1 and 2 supply. Category 1 and 2 applicants whose plans are fully approved, can be issued permits until there are no more permits available in the Category 1 and 2 supply. In the second step, permits are issued on the basis of a lottery. Building permit applications enter a lottery when they:

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A) Are approved for issuance of a building permit; but  
 B) None is available in their category, and  
 C) The backlog of approved applications exceeds the next available allocation of permits in that category.  
 All applications approved in the first half-year in which the supply ran out are drawn from the lottery as long as the new supply of permits lasts, until none of those approved applications is left. After all of those applications are assigned permits, the next time period of approved applications would be included in the lottery and those applications would be drawn from the lottery until they all were assigned permits. The lottery would continue until there was a surplus of permits available, which would allow a return to the first step process (first approved, first served).  
 For example, assume Category 1 experiences a surplus of applications during the last half of 2004, and the last available permit is issued October 19, 2004. All Category 1 applicants wishing to receive a permit between then and January 1, 2005 must wait until January 1<sup>st</sup> for permits to become available, at which time they could immediately be issued permits, if the backlog of fully approved applications is no more than 69. If there was a backlog of ten (10) approved applications as of January 1<sup>st</sup>, those applications would have permits reserved in their names which permits could be issued any time in the next 180 days. (If these reserved permits were not issued in 180 days, they would revert to the Category 1 supply and be available to other applicants.) If the backlog on January 1<sup>st</sup> was 77, there would be a drawing at the first opportunity. The first 69 applications drawn would have permits reserved as above, and the remaining eight would have to wait until January 1, 2006, at which time they would be guaranteed a reserved permit, as above. In this example, there would be no Category 1 permits issued in 2005 except to those applicants in whose name a permit was reserved.  
 The advantages of this system are as follows:  
 1) Applicants for building permits would experience minimum frustration since they would have some degree of certainty as to when they would get their permits and could plan their construction accordingly.  
 2) Applicants would realize it was to their benefit to submit complete plans as soon as they could, especially when asked for necessary additional information.  
 3) Administrative work would be kept to a minimum, since there would be no need for the County to select or grade applications by their relative merit. The choice of who gets a permit would be random, except that there would be some regard for precedence.  
 4) The main advantage of this system of distribution of building permits is that it limits governmental control. If the supply of building permits exceeds the demand for permits, there is no growth management control at all.  
 Various details of the system are as follows:  
 1) Lotteries, when necessary, would be by category. Lotteries for Category 1, held annually until a backlog is eliminated, would be for single permits, drawn one at a time. Lotteries for Category 2, held in January (when necessary) would be for single permits, drawn one at a time. Lotteries for Categories 3 and 4 would be held in January or later if necessary.  
 2) Fully approved applications would be listed by Assessor's parcel number in order of approval on a chronological master list. That number would correspond to a numbered, three-part card; one part is mailed to the applicant, one part is copied and entered in the lottery and one part is kept on file.  
 3) Only one entry per person (household, business, corporation) could be included in each lottery. (This would not keep a contractor from building several homes, each under contract to a separate owner nor would it keep an individual from participating in a number of separate ventures.)  
 4) Lottery cards would be dropped into a ballot box, one at a time, by the lottery secretary, mixed and drawn out one at a time by the lottery judge until all numbers have been drawn and listed in the order in which they were drawn.  
 5) A list of all the cards in the lottery would be displayed prior to the drawing; during the drawing the sequential order in which the cards were drawn would be noted on the Xerox list. All cards would be drawn and listed, even if the number of permits available was exceeded, so each applicant would be assured he was not left out of the drawing.  
 6) The drawing operation must be conducted so as to be beyond reproach; the person who draws the numbers must be someone whose integrity and involvement bespeaks honesty and objectivity.

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7) Once the underlying discretionary County permit is "used", the permittee shall have one year (rather than 180 days) to make use of the reserved permits, by obtaining issued building permits. After one year passes the permittee will be issued building permits as they become available consistent with the allocation procedures for new applicants.  
 8) All issued permits are subject to the UBC non-use revocation provision; revoked, surrendered or returned permits will be added to the supply of permits in the category in which they were issued, but will be made available only through lottery, in order to avoid speculation.  
 9) Permits are neither transferable upon sale of the parcel, nor transferable to a different site or substitutable for a different dwelling. Minor design changes are acceptable; major-structural changes, can be made only in case of a) redesign for energy efficiency or b) down-scaling due to economic necessity.

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LETTER 152: PAULA J. PETERSON, JUNE 15, 2007

*Response 152-1 E/P:* The commenter provides an introduction to her comment letter and states that the number of significant and unavoidable impacts identified in the EIR is unacceptable for all three of the primary alternatives. The County appreciates the input regarding the General Plan and EIR process and will consider the comment when considering approval of the General Plan. It should be noted that the General Plan covers 479,000 acres of unincorporated land in Napa County and growth projections and long-term visions into the year 2030; thus, a large number of significant and unavoidable impacts can be expected.

*Response 152-2 E/P:* The commenter states the documents that she reviewed and the meetings she attended as part of the General Plan process. The commenter states that there seems to be a "disconnect" between the project vision and goals and various alternatives, but she does not elaborate on the "disconnect." The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.

*Response 152-3 E/P:* The commenter states support for Save Rural Angwin and their comments, proposals, and map. The commenter suggests the Save Rural Angwin map be used in the AG/LU Element and that the Existing and Alternate maps shown in the Draft General Plan and Draft EIR all provide for building intensities not consistent with the circulation and other elements of the Plan. The commenter states support for the elimination of the urban bubbles.

The County appreciates the input regarding the General Plan process and Angwin area maps. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR. The land use maps for the Angwin area have not been altered as a consideration in any project development process. Upon consideration of any project development process, the review process will consider consistency with the circulation and other elements of the General Plan.

*Response 152-4 E:* The commenter states that proposed road widening mitigations under the building intensities for Alternatives B, C, and E are infeasible. The commenter does not support mitigating to LOS D and suggests mitigating to LOS C. The commenter also states the increased traffic in Deer Park and Howell Mountain has increased toxic air contaminants (TACs) due to increased commuters and construction traffic.

The commenter misread Draft EIR Table 4.4-15. The projects listed in Table 4.4-15 would be necessary to reduce the level of significance to less than significant. However, these improvements are not included as part of the proposed land use alternatives or as mitigation measures in the Draft EIR because implementation of these measures would widen roadways and result in more severe environmental impacts associated with visual resources, water quality, noise, air quality, and growth inducement. Additionally, these improvements would be inconsistent with the vision set forth in the General Plan Update. The following statement from the Summary and Vision section of the proposed General Plan Update

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summarizes the County's provisions: "This General Plan will preserve and improve the quality of life and the rural character of the County by proactively addressing land use, traffic, and safety concerns in addition to sustaining the agricultural industry."

The Level of Service C or better on all County roadways was not adopted by Napa County or added as a new policy in the Draft General Plan Update because surrounding areas of unincorporated Napa County have experienced large amounts of growth in recent years as have portions of the City of Napa, American Canyon, and Solano County, and the unincorporated portions of the County have experienced changes in jobs/housing balance. This growth and change to the jobs/housing balance has caused traffic volumes in unincorporated portions of the County, including SR 12 connecting between American Canyon and Solano County, to more than triple over the last 20 years. The County has no authority to control the increase in traffic traveling through unincorporated portions of the County due to regional growth patterns. Therefore, the adoption of a LOS C would not be an adequate level of service standard for traffic volumes considering expected regional growth patterns. Additionally, the vast majority of the LOS D or worse conditions would occur regardless of whether or not the General Plan is updated, since LOS D or worse conditions would occur due to the projected traffic from Napa County cities as well as from regional traffic volume increases.

Additionally, the Draft EIR includes several mitigation measures in Section 4.8, Air Quality, that mitigate and minimize exposure to TACs in the Howell Mountain and Deer Park area to a less than significant level. These mitigation measures include buffering nearby residences or sensitive receptors to TAC exposure.

*Response 152-5 E:* The commenter states that the fisheries and water studies assumptions do not include an evaluation of the Angwin Area. The commenter states that groundwater data should be collected for the Angwin area to assess impacts of increasing pumpage. The commenter states that groundwater depletion can result in the decrease or elimination of stream flows which contribute to poor fishery conditions and water quality problems. The commenter suggests that protections should be put in place to preclude the overdraft of the County's groundwater resources. The commenter is referred to Water Supply Master Response 3.4.1 for a response to water supply and groundwater depletion concerns, and which includes data on water supply sources for Angwin.

*Response 152-6 E:* The commenter states the Draft EIR does not adequately address water supply drainages due to proposed development in Alternatives A and C. The commenter states that discharges from development may cause increased storm water pollution and increases in impervious surfaces that would result in increased peak discharges. The commenter states that development could reduce the quality of creek corridors. Additionally, the Angwin area has been identified as a location of special-status animal species occurrences, and the accuracy of the occurrence data is low for the Angwin area.

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Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan. These protective measures now include requirements for the County to comply with applicable Water Quality Control/Basin Plans as amended through the Total Maximum Daily Load (TMDL) process to improve water quality. In its efforts to comply, the County will ensure continued enforcement of the Napa County Conservation Regulations related to earth disturbing activities and ensure continued effectiveness on the NPDES program and prevention of storm water pollution. Additionally, the County will require that future projects and development activities comply with sediment and erosion control measures recommended in technical reports that demonstrate mitigation of soil erosion impacts and are protective to municipal water supply watersheds prior to the commencement of construction activities. These measures would ensure that development projects would address water supply drainages, increases in storm water and peak discharges, and impacts to surface water.

Additionally, the occurrence of special-status species in Angwin is located in Section 4.5, Biological Resources, in Tables 4.5-1 and 4.5-2 of the Draft EIR. The commenter has not provided any evidence to support her claim that the species data in Section 4.5 of the Draft EIR has a low accuracy of data for the Angwin area.

*Response 152-7 E:* The commenter states that the Draft EIR does not adequately address the potential purchase of the Angwin Airport by the County. The commenter states that any potential changes in use to the Angwin Airport could result in significant impacts.

The County is currently investigating the purchase of the Angwin Airport from the Pacific Union College but no decision has been made and it would be speculative to assume that any change in operations would result. Thus, consideration of a future modification of the operation of the airport is speculative and does not require consideration in the EIR (State CEQA Guidelines Section 15145).

*Response 152-8 E:* The commenter states that the Draft EIR does not adequately analyze cumulative impacts from timber conversion and well drilling and that these impacts could result in significant irreversible environmental changes and cumulative impacts. The commenter has not provided adequate evidence that the analysis of timber conversion and well drilling in the Draft EIR is inadequate. The commenter is referred to Impact 4.11.3 and mitigation measures MM 4.11.3a and b in Section 4.11, Hydrology and Water Quality, of the Draft EIR which addresses water quality impacts associated with timber harvesting and to Impact 4.14.1 and mitigation measure MM 4.14.1b in Section 4.14, Visual Resources/Light and Glare, of the Draft EIR for a discussion of timber conversion and mitigation requiring retention of trees along public roadways on forested lands proposed for conversion to vineyard or non-agricultural activity in order to retain the existing landscape characteristics of the site (as viewed from public roadways) and screen the proposed development. The commenter is also referred to Section 4.15, Hydrology and Water Quality, and mitigation measure MM 4.11.5d for a discussion of well drilling and mitigation requiring the County to include a policy in the General Plan that would prohibit the drilling or operation of any new wells in known areas of

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saltwater intrusion until such time as a program has been approved and funded which will minimize or avoid expansion of salt water intrusion into useable groundwater supplies. Additionally, cumulative impacts associated with implementation of the General Plan are addressed in Section 5.0, Cumulative Impacts, of the Draft EIR, and significant and irreversible environmental effects are addressed under subsection 7.2 in Section 7.0, Long-Term Implications, of the Draft EIR.

*Response 152-9 P:* The commenter suggests adding a goal or policy for encouraging educational institutions to promote green technology programs and address global warming. The commenter is referred to Climate Change Master Response 3.4.4. Furthermore, climate change and greenhouse gas emissions are addressed under the Climate Protection and Sustainable Practices for Environmental Health section in the Conservation Element.

*Response 152-10 P:* The commenter states that the list of scenic roadways should be incorporated into the General Plan. Comment noted. The requested information has been added to the Community Character Element of the General Plan.

*Response 152-11 P:* The commenter wants the term "already developed area" to be further explained and replaced with "existing incorporated and city centered areas." The County has revised the General Plan to incorporate this comment.

*Response 152-12 E:* The commenter states cumulative impacts are not adequately addressed in the Draft EIR for various technical sections, specifically water supply. The commenter has not provided adequate evidence that the analysis of cumulative impacts in the Draft EIR is inadequate. The commenter is referred to Water Supply Master Response 3.4.1 in this Final EIR and to Section 5.0, Cumulative Impacts, of the Draft EIR.

*Response 152-13 E:* The commenter states that the list of projects occurring within the County only includes approved or pending projects and does not include projects that are currently in the discussion stage or projects in adjacent regions such as Lake County. The commenter states that projects currently in the discussion stage will have significant impacts individually as well as cumulatively. The commenter states that policies related to the preservation of rural Napa County and natural resources are incomplete.

The Draft EIR evaluates the environmental effects of a range of alternatives that incorporate potential additional development in Angwin as well as re-designation of the Napa Pipe site for mixed use associated with the Revised General Plan Update (see Draft EIR Appendix B for a detailed description of the range of development considered in the Draft EIR), as well as considers pending development requests for both areas (as part of the cumulative impact analysis – see Draft EIR page 5.0-3). It should be noted that these alternatives are not intended to reflect any specific development proposal for Angwin or Napa Pipe. Specific development proposals for these areas are not part of the proposed General Plan Update and will require project-specific environmental review pursuant to CEQA.

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As identified in Draft EIR pages 4.0-1 and -2 and 5.0-2 through -6, the cumulative impact analysis considers anticipated growth of the County and region (including the cities and adjoining counties - including Lake County) between 2005 and 2030 that encompasses residential growth in the unincorporated portion of the County, vineyard (10,000 to 12,500 additional acres) and winery (approximately 225 new wineries) growth, nonresidential growth, flood control improvements, future timber harvesting, and water quality improvement activities associated with the TMDLs for the Napa River. While specific approved or pending development projects are identified in the Draft EIR (see Draft EIR Table 5.0-2), Draft EIR 5.0-3 specifically notes that this list is not intended to be an all-inclusive list of development activities in the County. This description and approach to defining the cumulative setting in the Draft EIR meets the requirements of CEQA (see State CEQA Guidelines Section 15130[b]).

*Response 152-14 E:* The commenter states that the number of significant and unavoidable impacts in the Draft EIR is not consistent with Napa County's Vision and Goals regarding quality of life. As stated in Response 152-1 above, the General Plan covers 479,000 acres of unincorporated land in Napa County and growth projections and long-term visions into the year 2030; thus, a large number of significant and unavoidable impacts can be expected. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.

*Response 152-15 E:* The commenter states that the CDC is listed twice and the CDPR (California Department of Parks and Recreation) is not listed. The following text on page 9.0-1 of the Draft EIR and will be changed as follows.

- |             |  |
|-------------|--|
| <b>CDBG</b> | Community Development Block Grant                        |
| <b>CDC</b>  | <del>California Department of Conservation</del>         |
| <b>CDC</b>  | California Department of Conservation                    |
| <b>CDPR</b> | <del>California Department of Parks and Recreation</del> |
| <b>CDE</b>  | California Department of Education                       |

*Response 152-16 E:* The commenter states the resource protection alternative was not evaluated in as much detail as other alternatives. The commenter supports distilling the Draft EIR into one preferred alternative that represents the 1% Measure A growth control and is proximate to the environmentally superior alternative and placing the remaining alternatives in an appendix. The commenter is referred to Alternatives Master Response 3.4.2 for a discussion of the range of alternatives considered.

*Response 152-17 P:* The commenter suggests replacing the term "the Napa River" changed to "the Napa River and its tributaries." The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.

*Response 152-18 P:* The commenter requests that the statement "Napa County will become known for its successful strategies aimed at reforming global warming impacts" be incorporated into the Vision Statement of the General Plan. The County has revised the vision statement to incorporate the above comment.

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- Response 152-19 P:* The commenter suggests changing text to state "Concentrate non-agricultural land uses in existing city centered, urbanized areas" in Goal 3 of the Agricultural Preservation and Land Use Element. See Response 152-11.
- Response 152-20 P:* The commenter states that Policies Ag/LU-20 and -21 should be deleted or modified due to their growth-inducing implications for Angwin and Pope Valley. The commenter is unclear why these policies would induce growth; however, the County will take this comment into account when finalizing the General Plan Update.
- Response 152-21 P:* The commenter suggests expanding the "Institutional" designation to private and public in Policy Ag/LU-48. The County feels that expanding this policy to private institutions is not appropriate.
- Response 152-22 P:* The commenter states support for proposed General Plan Policy Ag/LU-49. Because the commenter supports the proposed policy, no response is necessary.
- Response 152-23 P:* The commenter supports the elimination of "urban bubbles." The commenter supports Policy Ag/LU-50 but does not support Policy Ag/LU-51. The policies have been revised to take into account this comment and other comments.
- Response 152-24 P:* The commenter requests the deletion of all proposed Angwin maps from the General Plan and Draft EIR and supports the inclusion of the Save Rural Angwin maps. Comment noted. The maps have been removed from the General Plan.
- Response 152-25 P:* The commenter suggests the sentence be changed on page 54 of the Agricultural Preservation and Land Use Element to "Drawn by the area's rural character, new Angwin residents share with longtime residents a desire to retain the area's natural beauty and sense of place." The Agricultural Preservation and Land Use Element has been revised to incorporate this comment.
- Response 152-26 P:* The commenter supports the document submittal by Save Rural Angwin. For Policy Ag/LU-53, the commenter suggests adding "...should contain institutional uses (i.e., the college), residential uses allowed/approved in the County's adopted housing element, and limited neighborhood-serving non-residential uses." Commenter supports housing for the college and parcel-specific single-family homes, but opposes growth-inducing subdivisions. Policy Ag/LU-53 has been revised to incorporate portions of this comment and is reflected in new Policy Ag/LU-58.
- Response 152-27 P:* The commenter suggests changing text in Policy Ag/LU-58 to "...derived from its wooded setting and the scenic agricultural and open space lands viewed upon arrival into the Angwin basin from Napa Valley." Policy Ag/LU-58 has been revised to incorporate this comment and is reflected in new Policy Ag/LU-64.
- Response 152-28 P:* The commenter does not support Policy Ag/LU-62. The County appreciates the input regarding the General Plan process. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.

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*Response 152-29 P:* The commenter suggests re-defining the purpose of the Public-Institutional (P-I) land use designations as per the proposal submitted by Save Rural Angwin. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.

*Response 152-30 P:* The commenter suggests deleting "such as Angwin" from sentence "Preference is to be given to..." on page 98 of the Agriculture Preservation and Land Use Element. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.

*Response 152-31 E:* The commenter requests the insertion of text "and private" in mitigation measure MM 4.1.1a of the Draft EIR to read as follows: "As part of consideration of subsequent projects, the County shall evaluate individual rezoning, development, and public projects and private projects to determine the potential for impacts on farmlands of concern under CEQA." The commenter states the statement of "where feasible" at the end of the mitigation measure should discuss what is allowed. The commenter states that private multi-family residential projects should be held to the same standards.

The County deems that mitigation measure MM 4.1.1 is an adequate level of mitigation for Impact 4.1.1, and the term development encompasses private projects and multi-family projects. Therefore, private projects will be subject to analysis of the projects' potential to impact farmland of concern under CEQA. The term "where feasible" refers to CEQA Guidelines which states that if economic, social, or other conditions make it infeasible to mitigate one or more significant effects on the environment of a project, the project may nonetheless be carried out or approved at the discretion of the lead agency if certain findings are made associated with project approval (e.g., Statement of Overriding Considerations) (CEQA Guidelines Section 151091 and 151093).

*Response 152-32 E:* The commenter states support for mitigation measure MM 4.1.1b. The County appreciates the input regarding the General Plan process. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.

*Response 152-33 E:* The commenter states that the implementation of mitigation measures MM 4.1.1.a and b are not adequate for Impact 4.1.2; however, the commenter does not offer alternate mitigation measures that would be more effective than MM 4.1.1.a and b. The County deems that MM 4.1.1.a and b would provide an adequate level of mitigation for both Impact 4.1.1 and Impact 4.1.2 to reduce the impacts associated with the loss of agricultural land that would result from implementation of the General Plan to a less than significant level for Alternatives A and B. Additionally, these mitigation measures are consistent with case law related to the loss of agricultural land.

*Response 152-34 E:* The commenter disagrees with the conclusion that no mitigation is required for Impact 4.1.3. The commenter suggests "green belt buffers" or planning land uses in locations that are compatible with adjacent uses as mitigation.

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Alternatives A, B, and C include provisions and policies from the General Plan to mitigate potential urban land uses adjacent to agricultural uses. These provisions, located in the Agricultural and Land Use Element, include the County's Right to Farm Ordinance, which helps to moderate potential land use conflicts. This ordinance allows agricultural activities to continue because the County will not consider the inconveniences or discomforts arising from agricultural operations to be a nuisance if such operations are legal, consistent with accepted customs and standards, and operated in a non-negligent manner. The Right to Farm Ordinance protects the routine operational activities required to conduct agricultural activities. In addition to the Right to Farm Ordinance, Section 18.104.340 of the County Code specifically requires the provision of buffers and/or fencing between new outdoor recreation uses and existing agricultural uses. The County Code also requires setbacks between agricultural and residential uses. These provisions are adequate to mitigate any potential agricultural/land use conflicts.

*Response 152-35 E:* The commenter states that the significant and unavoidable level of significance for Impact 4.1.4 is inadequate and further mitigation measures should be identified or the scope of the project should be reduced. In this case the impact would result under all three alternatives but only in the areas designated on the General Plan Land Use Map as non-agricultural uses (e.g., the urban bubbles) where some agriculturally zoned parcels exist. As discussed on page 4.1-31 in Section 4.1, Agriculture, of the Draft EIR, none of the alternatives would result in new conflicts with Williamson Act contracts, but with zoning conflicts where land that is currently zoned for agricultural uses within the urban bubbles could be rezoned and developed as non-agricultural uses. Though CEQA requires an EIR to describe feasible mitigation measures which could minimize significant adverse effects, CEQA acknowledges that there are times when significant impacts cannot be reduced to a level of insignificance (CEQA Guidelines Section 15126.2(b)) and CEQA also specifies that if a mitigation measure cannot be legally imposed that the measure need not be proposed or analyzed (CEQA Guidelines Section 15126.4(a)(5)). In this case there are no feasible and legal mitigation measures that would reduce the impact to a level of insignificance.

CEQA Guidelines further state that if economic, social, or other conditions make it infeasible to mitigate one or more significant effects on the environment of a project, the project may nonetheless be carried out or approved at the discretion of the lead agency if certain findings are made associated with project approval (e.g., Statement of Overriding Considerations) (CEQA Guidelines Section 151091 and 151093).

*Response 152-36 E:* The commenter states that the Angwin "urban bubble" as currently drawn does divide the Angwin community. The proposed alternatives vary in land use and growth potential; however, none of these alternatives would substantially alter the County land use patterns or result in the development of a new physical feature (e.g., development of a new highway through an existing community) that would result in the physical division of established communities. The commenter has not provided adequate data and/or analysis substantiating her claim that the community of Angwin would be divided or that the analysis under Impact 4.2.1 is inadequate.

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*Response 152-37 E:* The commenter states support for mitigation measure MM 4.2.2. Because the commenter supports this mitigation measure, no further response is necessary.

*Response 152-38 E:* The commenter states that to approve a project which would result in the impacts addressed under Impact 4.3.1 would go against voter direction. The comment states that mitigation measure MM 4.3.1 reads like it was written for Triad developments all over the County. The County appreciates the input regarding the General Plan process. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.

*Response 152-39 E:* The commenter states that development should not be constructed in areas that would result in substantially increased commutes as discussed under Impact 4.3.2. Mitigation measure MM 4.3.2, which would apply to Alternative A, would help to ensure that job growth in the unincorporated County does not substantially out-pace dwelling unit production by requiring the County to adopt and implement a policy requiring new employment-generating development either to produce on- or off-site housing adequate to meet the demand for Napa County housing associated with the new employment, or to pay an in-lieu housing fee to assist the County with the development of subsidized housing for the neediest segment of the workforce. This new policy would provide a balance between jobs and housing in Napa County under Alternative A. The commenter is also referred to mitigation measures 4.4.1d through j in Section 4.4, Transportation, of the Draft EIR, which would also help to reduce commuter traffic on County roadways through encouraging carpooling, flex hours, and alternative modes of transportation.

*Response 152-40 E:* The commenter states that the impacts identified in Impact 4.3.2 are unacceptable and does not approve of growth that would result in impacts that cannot be mitigated. The commenter states support for MM 4.4.1a and notes that projects should not be approved if they would lower the LOS below level C.

Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Circulation Element. These protective measures now include level of service standards for unincorporated portions of the County. The County shall seek to maintain an arterial Level of Service D or better on all county roadways. The County will work with the Napa County Transportation Authority, adjacent counties, the Metropolitan Transportation Commission, and the State of California to monitor traffic volumes and congestion on the roadway system in Napa County to ensure the level of service standard.

The Level of Service C or better on all County roadways was not adopted because surrounding areas to unincorporated Napa County have experienced large amounts of growth in recent years in portions of the City of Napa, American Canyon, and Solano County, and the unincorporated portions of the County have experienced changes in jobs/housing balance. This growth and change to the jobs/housing balance has caused traffic volumes in unincorporated portions of the County, including SR 12 connecting between American Canyon and Solano County, to more than triple over the last 20 years. The County has

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no authority to control the increase in traffic traveling through unincorporated portions of the County due to regional growth patterns. Therefore, the adoption of an LOS C would not be an adequate level of service standard for traffic volumes considering expected regional growth patterns. Additionally, the vast majority of the LOS D or worse conditions would occur regardless of whether or not the General Plan is updated, since the resulting LOS D or worse conditions would occur due to the projected traffic from the cities in the County as well as regional traffic volume increases.

*Response 152-41 E:* The commenter states support for mitigation measure MM 4.4.1b. Because the commenter supports this mitigation measure, no response is required.

*Response 152-42 E:* The commenter states that the reference to Table 4.4-20 in mitigation measure MM 4.4.1c is incorrect and should be changed to Table 4.4-15. The County appreciates the correction of MM 4.4.1c. This mitigation is included in the Revised General Plan Update as Policy CIR-19, and the EIR now correctly references Table 4.4-15.

*Response 152-43 E:* The commenter suggests text changes to mitigation measure MM 4.4.1d for the support of transit services and development. Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Circulation Element. These protective measures include standards for all developments along fixed transit routes. To ensure protective measures are implemented, the County Zoning Code will be updated to include requirements and standards for future development projects. Therefore, text changes to the mitigation measure would no longer apply.

*Response 152-44 E:* The commenter states support for mitigation measure MM 4.4.1e. The commenter suggests the insertion of "or improve ratio of" to MM 4.4.1e. The County appreciates the input regarding the General Plan process. Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Circulation Element. These protective measures include support for programs to reduce single-occupant vehicle use and encourage alternative modes of transportation. To ensure measures are implemented, the County will work with major employers and the Napa County Transportation and Planning Agency to offer incentives for carpooling and other cost-efficient ground transportation alternatives. These measures would help to reduce single-occupant vehicle use or improve the ratio of use of alternative transportation.

*Response 152-45 E:* The commenter states support for mitigation measure MM 4.4.1f. Because the commenter supports this mitigation measure, no response is required.

*Response 152-46 E:* The commenter states support for mitigation measure MM 4.4.1g. Because the commenter supports this mitigation measure, no response is required.

*Response 152-47 E:* The commenter suggests deletion of "as feasible" from mitigation measure MM 4.4.1h. The County appreciates the input regarding the General Plan process. Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Circulation Element. These protective measures define where sufficient or

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feasible right-of-way is available, bicycle lanes should be added to county roadways when repaving or upgrading of the roadway occurs. Additional paving shall be provided only where the facility meets the "Regional Assessment System" adopted by the Napa County Transportation and Planning Agency. The County will encourage Caltrans to follow these same guidelines on state highways in Napa County.

*Response 152-48 E:* The commenter states support for mitigation measure MM 4.4.1i. Because the commenter supports this mitigation measure no response is required.

*Response 152-49 E:* The commenter states support for mitigation measure MM 4.4.1j. Because the commenter supports this mitigation measure, no response is required.

*Response 152-50 E:* The commenter states that projects with impacts identified in Impact 4.4.2 that would increase hazardous design features should not be approved. The County deems that mitigation measures MM 4.9.4 and MM 4.13.1.1a and 4.13.1.1b would provide an adequate level of mitigation for Impact 4.4.2 and reduce design hazards impacts to a less than significant level for all three alternatives.

*Response 152-51 E:* The commenter states for support for mitigation measures MM 4.4.1d through g. Because the commenter supports these mitigation measures, no response is required.

*Response 152-52 E:* The commenter states support for mitigation measure MM 4.4.4a. Because the commenter supports this mitigation measure, no response is required.

*Response 152-53 E:* The commenter suggests that text be inserted into mitigation measure MM 4.5.1a that states the following: "If the proposed project area has not been evaluated in the BDR or other current technical studies, such evaluation will be required prior to project authorization." The commenter states that special-status species could occur in areas where surveys were not done. Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Conservation Element. These protective measures require that the County shall require a biological resources evaluation for projects in areas identified to contain or possibly contain listed plant and wildlife species based upon data provided in the Baseline Data Report (BDR) or other technical materials. The County shall also have programs to protect special-status species which would disseminate updated information as the state and federal governments' lists of species change. The County deems that this policy will provide adequate protection for special-status species; therefore, the mitigation measure does not need to be revised.

*Response 152-54 E:* The commenter states support for mitigation measure MM 4.5.1b. Because the commenter supports this mitigation measure, no response is required.

*Response 152-55 E:* The comment notes that mitigation measure MM 4.5.1b should be clarified to say that supplemental planting must be appropriate native plant species. Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Conservation Element. These protective measures require that supplemental planting

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and maintenance of grasses, shrubs, and trees be of like quality and quantity to provide adequate vegetation cover. This policy would require that supplemental planting be completed with appropriate species of like quality and quantity of the surrounding area; therefore the mitigation measure does not need to be revised.

*Response 152-56 E:* The commenter would like to add language to mitigation measure MM 4.5.1b indicating that no project shall disrupt any nesting birds protected under CDFG Code Sections 3503, 3503.5, 3505, 3513, and 3800 and no take shall occur under CDFG Code sections 3511, 4700, or 4800. Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Conservation Element. These protective measures would require temporary or permanent buffers of adequate size (based on the requirements of the subject special-status specie(s)) to avoid nest abandonment by nest birds, raptors, and bats associated with construction and site development activities. These policies are adequate to avoid any disruption to nesting birds or any "take" of bird species; therefore, the mitigation measure does not need to be revised.

*Response 152-57 E:* The commenter suggests that text be inserted into mitigation measure MM 4.5.1c that states the following, "...including any riparian and/or intermittent perennial stream or watercourse." The commenter states that the uncertainty of groundwater availability should be addressed. The commenter is referred to Water Supply Master Response 3.4.1 for discussion of water supply and groundwater availability. Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Conservation Element taking into consideration the commenter's recommended text changes. These protective measures would include a Noxious Weed Ordinance which would include regulatory standards for construction activities that occur adjacent to natural areas, including riparian and/or intermittent streams or watercourses, to inhibit the establishment of noxious weeds through accidental seed import. Therefore, the mitigation measure does not need to be revised.

*Response 152-58 E:* The commenter suggests that text be inserted into mitigation measure MM 4.5.2a that states the following: "...that meet all federal and state regulations as well as Napa County Conservation Regulation Chapter 18.108." The commenter states that the mitigation measure should list all of the page numbers where the sensitive biotic communities are discussed in the Draft EIR (e.g., pages 4.5-8 through 4.5-15 or pages 4.5-9, 4.5-13, and 4.5-14) and reference Table 4.5-2 of the Draft EIR in the mitigation measure.

Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Conservation Element. These protective measures include language that mitigation meets federal and state regulations as well as Napa County Conservation Regulation Chapter 18.108. The County appreciates the commenter's recommended correction to mitigation measure MM 4.5.2a. However, this language is already included in mitigation measure MM 4.5.1b. The provisions of mitigation measure MM 4.5.2a has been incorporated into policies CON-17 and CON-24 and Action Item CON NR-7.

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*Response 152-59 E:* The commenter states support for mitigation measure MM 4.5.2a, the Oak Woodlands Preservation Act (PCR Section 21083.4). Because the commenter supports this mitigation measure, no response is required.

*Response 152-60 E:* The commenter states support for mitigation measure MM 4.5.2b. Because the commenter supports this mitigation measure, no response is required.

*Response 152-61 E:* The commenter suggests requiring a geotechnical report that assesses impacts on domestic water supplies and specifies the depth and nature of the soils and bedrock for projects under mitigation measure MM 4.5.2c. A geotechnical report is already a requirement under Chapter 18.108.027 of the County Code. Therefore, development projects would already be required to provide a geotechnical report, and the mitigation measure does not need to be revised.

*Response 152-62 E:* The commenter suggests that an impact discussion should be included in the Biology section that would discuss the County's domestic water supply drainages, specific mitigation measures should be spelled out for ground disturbing activities, and geotechnical reports regarding present soils and bedrock should be identified and addressed. The commenter also notes that mitigation measure MM 4.5.3a should address pedestrian circulation patterns and destinations that would impact wildlife use patterns, particularly as potential development is adjacent to watercourses.

The commenter is referred to Water Supply Master Response 3.4.1. Regarding ground disturbing activities, the commenter is referred to Section 4.11, Hydrology and Water Quality, of the Draft EIR and to mitigation measures MM 4.11.2a, 4.11.2b, 4.11.3b, and 4.11.4. As stated in Response 152-61, a geotechnical report is already a requirement under Chapter 18.108.027 of the County Code. Additionally, mitigation measure MM 4.5.3a addresses the retention of wildlife movement corridors for individual projects, which would require that individual projects do not interrupt movement corridors by either pedestrian or vehicular transportation.

*Response 152-63 E:* The commenter states that mitigation measures for Impact 4.5.4 should adhere to USFW Recovery Plans, such as the Northern Spotted Owl and California Red Legged Frog Recovery Plans. Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Conservation Element. These protective measures would require project applicants to demonstrate compliance with the provisions and regulations with applicable recovery plans for federally listed species, including the northern spotted owl and California red legged frog. Therefore, this mitigation measure does not need to be revised.

*Response 152-64 E:* The commenter suggests that the text "...and enforce" should be inserted into mitigation measure MM 4.6.1a. Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Conservation Element. These protective measures would require establishment of fishery monitoring program(s) in order to track the current condition of special-status fisheries and associated habitats in the County's watersheds. Additionally, protective measures would require implementation of corrective actions for water quality issues that are

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identified as adversely impacting fisheries. These measures would ensure that fish monitoring programs are enforced and implemented by the County. The proposed text "and enforce" is not necessary because development proposals will be reviewed for compliance with all General Plan policies.

*Response 152-65 E:* The commenter states that future projects should not result in an increase in downstream sedimentation. The County deems that mitigation measures MM 4.6.1a and MM 4.6.1b are an adequate level of mitigation for Impact 4.6.1 and would avoid potential impacts resulting from increased sedimentation load. The commenter provides no data and/or analysis that MM 4.6.1a and MM 4.6.1b are not adequate to avoid impacts from increased sedimentation load.

*Response 152-66 E:* The commenter states that future projects should not lower or impact groundwater levels and should not result in any reduction in summer base flow contributions to either groundwater aquifer or receiving water (creeks, ponds, etc.) adjacent or downstream of the project site. The County has determined that mitigation measures MM 4.11.5e and 4.11.4 would mitigate this potential impact to a level of less than significant for all three alternatives. Additionally, the commenter is referred to Water Supply Master Response 3.4.1 for a discussion of water supply and groundwater availability.

*Response 152-67 E:* The commenter suggests the insertion of "...and maintenance of cool water temperature" into mitigation measure MM 4.6.5b. The commenter also suggests requiring a Conservation Plan.

Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Conservation Element taking into consideration the commenter's recommended text changes. These protective measures would require mitigation for discretionary projects that results in no net adverse effects to stream temperature, bed attributes, or habitat necessary for native fisheries health and may include restoration and improvement of impacted habitat areas. Therefore, this mitigation measure does not need to be revised.

*Response 152-68 E:* The commenter states that "shall be" is repeated twice in MM 4.6.6. The following corrections have been made to mitigation measure MM 4.6-6 on pages 2.0-25 and 4.6-34 of the Draft EIR:

- **MM 4.6.6** The County shall provide a policy in the General Plan that requires that subsequent development activities and roadway improvements not directly disturb the bed and bank of any waterway known or suspected to contain fishery resources to the maximum extent feasible. If avoidance is determined to be infeasible by the County, then BMPs and/or habitat restoration shall be ~~shall be~~ incorporated (in consultation with California Department of Fish and Game, U.S. Fish and Wildlife Service and National Oceanic and Atmospheric Administration National Marine Fisheries Service) into the project design that demonstrates no adverse impacts to fishery resources and allows for fish passage.

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*Response 152-69 E:* The commenter states support for mitigation measure MM 4.7.1a. Because the commenter supports this mitigation measure, no response is required.

*Response 152-70 E:* The commenter states support for mitigation measure MM 4.7.1b. Because the commenter supports this mitigation measure, no response is required.

*Response 152-71 E:* The commenter states support for mitigation measure MM 4.7.1c. Because the commenter supports this mitigation measure, no response is required.

*Response 152-72 E:* The commenter states support for mitigation measure MM 4.7.2b. Because the commenter supports this mitigation measure, no response is required.

*Response 152-73 E:* The commenter states that the mitigation for Impact 4.7.3 is insufficient if the result is still significant and unavoidable. The commenter also states that the Draft EIR makes a false assumption that the traffic mixes will remain the same under the Draft General Plan. The County does not have the ability to require, improve, or construct traffic noise attenuation features outside of the unincorporated area, which would be the only way to further reduce traffic-related noise along County roadways aside from limiting traffic on County roadways, which is not feasible. Additionally, placement of noise barriers (e.g., walls and berming) may be considered inconsistent with the fundamental principles of the General Plan Update of retaining the current character of the County and thus considered infeasible. Therefore, the proposed mitigation measures are feasible mitigations to assist in reducing traffic noise exposure impacts. The reader is referred to pages 4.4-25 through -31 in Section 4.4, Transportation, of the Draft EIR for the methodology used in the traffic analysis.

Though CEQA requires an EIR to describe feasible mitigation measures which could minimize significant adverse effects, CEQA does also allow for instances in which no feasible mitigation is available, mitigation cannot be legally imposed (CEQA Guidelines Section 15126.4(a)(5)) and significant effects cannot be avoided if the proposed project is implemented (CEQA Guidelines Section 15126.2(b)).

CEQA Guidelines further state that if economic, social, or other conditions make it infeasible to mitigate one or more significant effects on the environment of a project, the project may nonetheless be carried out or approved at the discretion of the lead agency if certain findings are made associated with project approval (e.g., Statement of Overriding Considerations) (CEQA Guidelines Section 151091 and 151093).

*Response 152-74 E:* The comment suggests the insertion of the text "...or when traffic volumes will increase as a development impact, or" and "...such roadway improvements be completed prior to project construction." Additionally, the commenter suggests the removal of the "the extent feasible" from mitigation measure MM 4.7.4.

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The County deems that the proposed mitigation measure MM 4.7.4 provides an appropriate level of mitigation for Impact 4.7.4 and mitigation measure MM 4.7.4 is adequate as written to reduce the impact. The reader is referred to Response 152-73 regarding the infeasibility of implementing further measures to attenuate traffic-related noise. Additionally, the issue of timing of when the improvements are constructed will be determined through the CEQA review of individual projects.

*Response 152-75 E:* The commenter states the term “temporarily” in Impact 4.7.6 should be further defined and comments that the temporary status in its current context could be very significant. The draft General Plan and Draft EIR provides land use designations for potential projects and does not provide environmental clearance for specific projects. Subsequent development within the County will be reviewed for a project’s potential to cause environmental impacts, including noise.

The term temporarily in this context refers to typical small residential, commercial, or office construction projects that do not generate significant noise impacts when standard construction noise control measures are enforced at the construction site and when the duration of the noise generating construction period is limited to one construction season (typically one year) or less.

*Response 152-76 E:* The commenter states support for mitigation measure MM 4.7.7. Because the commenter supports this mitigation, no response is necessary.

*Response 152-77 E:* The commenter questions why the County is choosing to exceed regional growth projections, particularly when it would result in increased emissions. The commenter states support for mitigation measure MM 4.8.1c, but suggests addressing impacts from specific projects outside of existing footprint (i.e., carry-over to access roads).

There is no requirement that the General Plan contain the same growth projections as ABAG. The commenter is referred to Alternatives Master Response 3.4.2 for ABAG projections. Impacts associated with increased emissions are adequately addressed and mitigated in Section 4.8, Air Quality, of the Draft EIR. Additionally, subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Conservation Element. These protective measures include additional language in reference to project-specific project air quality emissions impacts, including the participation in Bay Area Air Quality Management District air quality improvement programs. This additional language will also address the need to reduce project-specific air quality emissions in the vicinity of a proposed project and in adjacent areas.

*Response 152-78 E:* The commenter states support for mitigation measure MM 4.8.1d. Because the commenter supports this mitigation measure, no response is necessary.

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*Response 152-79 E:* The commenter suggests text changes to mitigation measure MM 4.8.2 from “providing information regarding” to “requiring.” Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Conservation Element. These protective measures include additional language that addresses requiring low emitting fireplaces for future construction projects or home remodeling.

*Response 152-80 E:* The commenter suggests that mitigation measure MM 4.8.3a should be changed from application to “discretionary projects” to all projects. Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Conservation Element. These protective measures include additional language that requires all discretionary projects to follow dust control measures.

*Response 152-81 E:* The commenter suggests changing hydroseed to appropriate native seeds for mitigation measure MM 4.8.3b. Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Conservation Element. These protective measures include additional language that requires the establishment of non-invasive vegetative cover as soil stabilizers. The use of appropriate non-invasive vegetative cover will ensure the protection of native plant species to Napa County.

*Response 152-82 E:* The commenter suggests that the text “...and to any waterway” should be inserted into mitigation measure MM 4.8.3b for erosion control measures to prevent silt runoff. The commenter also suggests clarification of stabilizing vegetation to appropriate vegetation not resulting in non-native or noxious weeds.

Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Conservation Element. These protective measures include additional language that requires the appropriate erosion control measures to prevent silt runoff to public roadways and any waterways. Additional language also requires that stabilizing vegetation consist of non-invasive vegetative cover, which will ensure existing vegetation will not be replaced with noxious weeds.

*Response 152-83 E:* The commenter suggests that a mitigation measure which would require monitoring or full mitigation should be required for Impact 4.9.1. This impact was found to be less than significant in the EIR analysis. Additionally, the routine transportation of hazardous materials on area roadways is regulated by the California Highway Patrol, U.S. Department of Transportation (Hazardous Materials Transportation Act), and Caltrans, and use of hazardous materials is regulated by the DTSC (22 Cal. Code Regs §§ 66001, et seq.). The use, storage, and transport of hazardous materials by developers, contractors, business owners, and others are required to be in compliance with local, state, and federal regulations during project construction and operation. Facilities that use hazardous materials are required to obtain permits and comply with appropriate regulatory agency standards and regulations designed to avoid hazardous material releases. All existing and future development in the unincorporated County would be required to comply with federal, state, and local regulations regarding the handling, transportation, disposal, and clean-up of hazardous materials. The County deems that these

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existing regulations are adequate to mitigate for the transport of hazardous materials on area roadways. Therefore, no mitigation measure is required for this impact.

*Response 152-84 E:* The commenter states support for mitigation measure MM 4.9.2. Because the commenter supports this mitigation measure, no further response is necessary.

*Response 152-85 E:* The commenter suggests that mitigation measure MM 4.2.2 for Impact 4.9.3 should reference the Angwin Airport. Mitigation measure MM 4.2.2 was designed to reduce any land use conflicts between the draft General Plan and the Napa County Airport Land Use Compatibility Plan, not specific airports or airstrips. Provisions in the County Code (County Code Title 11 [Airport] and Chapter 18.80 [Airport Compatibility Combining District]) provide land use restrictions associated with the Angwin-Parrett Field Airport that mitigate hazards associated with locating land uses within the vicinity of public use airports or private airstrips.

*Response 152-86 E:* The commenter suggests clarification of adequate emergency access for evacuation in mitigation measure MM 4.9.4 to include appropriate ingress and egress for the entire population of the area not just subsequent development projects.

Adequate emergency access for future development projects will be evaluated under mitigation measures MM 4.13.1.1a and b and will be evaluated for compliance with County Code (Chapters 15.32 and 18.84) and Public Resources Code Sections 4290 and 4291 (e.g., provisions associated with development standards and restrictions regarding structure design, fuel modification zone design, adequacy of emergency access). These additional mitigation measures would ensure that adequate emergency access would be a requirement of subsequent development. The EIR for the General Plan Update cannot legally impose mitigation measures on existing development where ingress and egress does not meet current emergency access standards. The County's Public Works Department as well as the Sheriffs Department, local fire departments, and CDF regularly review existing and proposed development projects for compliance with health and safety standards and make modifications to the County's circulation system, including emergency access, as appropriate.

*Response 152-87 E:* The commenter states "not convinced" next to the significance determination for Impact 4.9.5. Additionally, the commenter recommends deleting the word "result" and the letter "d" from the word "increase" in the impact statement of Impact 4.9.5 to read as follows, "...could increase exposure of...". This statement has been modified as recommended.

The Napa Firewise program is currently, and would continue to be, implemented under Alternatives A, B, and C in the proposed General Plan Update as well as under County Code provisions associated with building requirements (Chapter 15.32) and fire risk zones (Chapter 18.84) and Public Resources Code Sections 4290 and 4291. Subsequent development would be subject to these provisions to provide development standards and restrictions regarding structure design, fuel modification zone design,

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adequacy of emergency access, water for fire fighting, and other associated standards. The County has deemed that these provisions and standards would provide adequate mitigation to reduce the hazards from wildland fires.

*Response 152-88 E:* The commenter states support for mitigation measure MM 4.10.1. Because the commenter supports this mitigation measure, no further response is necessary.

*Response 152-89 E:* The commenter states support for mitigation measure MM 4.10.2. Because the commenter supports this mitigation measure, no further response is necessary.

*Response 152-90 E:* The commenter suggests changing the text in mitigation measure MM 4.10.4a from “considered” to “required.” The County deems that mitigation measure MM 4.10.4a is an adequate level of mitigation for Impact 4.10.4. Native planting should be considered for landscaping when areas have conditions that would support native species. Since release of the Draft EIR and the public draft of the proposed General Plan Update, the Conservation Element has been further revised to include the following additional policy provisions that further address biological resources in the County and native plants. This also includes incorporation of mitigation measures identified in Draft EIR Section 4.5, Biological Resources, (MM 4.5.1a through c, MM 4.5.2a through c, and MM 4.5.3a and b) into the Conservation Element. The Conservation Element now includes a measure that the County will preserve habitat for fish, wildlife, wildlife movement, and native vegetation to the maximum extent feasible and provide replacement or preservation of oak woodlands and native vegetation at a 2:1 ratio.

*Response 152-91 E:* The commenter states that mitigation measure MM 4.10.4c should include wastewater disposal in the mitigation and “septic/wastewater treatment” should be inserted. The term buildable site encompasses a large enough area to accommodate associated infrastructure, including septic/wastewater treatment, with a subdivision development. Additionally, Title 13, Division II of the County Code contains provisions for addressing wastewater and septic systems, and it regulates individual, private, and public sewage systems within the unincorporated portions of the County.

*Response 152-92 E:* The commenter states that Impact 4.10.7 should require soils analysis for mitigation and only approve projects that include wastewater disposal systems. The commenter states that these measures should preclude impacts to groundwater.

The impacts associated with the soils suitability for septic tanks can be reduced or avoided through proper site inspection and project monitoring and maintenance on a project-by-project basis. Site inspection should include percolation testing to determine the soil suitability. When soil suitability is identified, septic systems should be designed accordingly. Title 13, Division II of the County Code establishes specific design, location, capacity, and testing standards for the installation of septic systems that ensure proper operation and avoidance of impacts to groundwater resources. Compliance with the provisions of Title 13, Division II of the County Code would ensure that septic systems as

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a result of subsequent development are designed and operated adequately to avoid system failures and impact to groundwater resources.

*Response 152-93 E:* The commenter states that Impact 4.10.7 should require mitigation for projects that have the potential to impact surface water through non-point source pollutants. Impact 4.10.7 was found to be less than significant for all three alternatives. The commenter is referred to Impact 4.11.4 and mitigation measure MM 4.11.4, which address non-point source pollutants to downstream surface waters. Additionally, subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Conservation Element. These protective measures include additional language to protect surface water from non-point source pollutants. Therefore, no additional mitigation is required.

*Response 152-94 E:* The commenter states that mitigation measure MM 4.11.2a should require implementation of TMDL reports for all water sources. In addition to MM 4.11.2a, mitigation measures MM 4.11.2b and 4.11.3b address TMDL. Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Conservation Element. Additional language has been added to policies that reflects the then-current status of the TMDL process. The County shall also comply with applicable Water Quality Control/Basin Plans as amended through the Total Maximum Daily Load (TMDL) process to improve water quality. The County deems that these measures to implement the TDML process are adequate.

*Response 152-95 E:* The commenter states support for mitigation measure MM 4.11.3a. Because the commenter supports this mitigation measure, no further response is necessary.

*Response 152-96 E:* The commenter states that mitigation measure MM 4.11.3b should require implementation of TMDL reports for all water sources. The commenter is referred to Response 152-94.

*Response 152-97 E:* The commenter states support for mitigation measure MM 4.11.4. Because the commenter supports this mitigation measure, no further response is necessary.

*Response 152-98 E:* The commenter questions the timeframe for implementation for mitigation measure MM 4.11.4. The measure would be implemented through a streamlined permitting process which requires an application to be reviewed for completeness. The application requirement and reports that demonstrate compliance with described conditions under MM 4.11.4 must be provided in completeness before project approval of vineyard expansion projects.

*Response 152-99 E:* The commenter states that the project conditions under mitigation measure MM 4.11.4 should be applied to any development within the County.

Projects that come before the County for consideration are required to be evaluated for compliance with County policies, and if they meet the definition of a "project" under CEQA Guidelines Section 15378 they are

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also required to go through a project-specific environmental evaluation that provides a comprehensive analysis of environmental impacts and mitigation measures. It should also be noted that subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Conservation Element. Additional language has been added to policies to offer incentives such as a streamlined review process for new vineyard development and other projects that incorporate environmentally sustainable practices that avoid or mitigate significant environmental impacts. Therefore, MM 4.11.4 does not need to be expanded to apply to all projects in the County.

*Response 152-100 E:* The commenter states support for mitigation measure MM 4.11.4E. Because the commenter supports this mitigation measure, no further response is necessary.

*Response 152-101 E:* The commenter states support for mitigation measure MM 4.11.4E. Because the commenter supports this mitigation measure, no further response is necessary.

*Response 152-102 E:* The commenter states support for mitigation measure MM 4.11.4F. Because the commenter supports this mitigation measure, no further response is necessary.

*Response 152-103 E:* The commenter states support for mitigation measure MM 4.11.4G. Because the commenter supports this mitigation measure, no further response is necessary.

*Response 152-104 E:* The commenter states support for mitigation measure MM 4.11.4G. Because the commenter supports this mitigation measure, no further response is necessary.

*Response 152-105 E:* The commenter states that the project conditions under mitigation measure MM 4.11.4 should be applied to any development within the County. The commenter is referred to Response 152-99.

*Response 152-106 E:* The commenter states that the project conditions under mitigation measure MM 4.11.4 should be applied to any development within the County. The commenter is referred to Response 152-99.

*Response 152-107 E:* The commenter states support for mitigation measure MM 4.11.4H. Because the commenter supports this mitigation measure, no further response is necessary.

*Response 152-108 E:* The commenter states support for mitigation measure MM 4.11.4H. Because the commenter supports this mitigation measure, no further response is necessary.

*Response 152-109 E:* The commenter states support for mitigation measure MM 4.11.4H. Because the commenter supports this mitigation measure, no further response is necessary.

*Response 152-110 E:* The commenter states support for mitigation measure MM 4.11.4J. Because the commenter supports this mitigation measure, no further response is necessary.

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- Response 152-111 E:* The commenter states support for mitigation measure MM 4.11.4M. Because the commenter supports this mitigation measure, no further response is necessary.
- Response 152-112 E:* The commenter states support for mitigation measure MM 4.11.4M. Because the commenter supports this mitigation measure, no further response is necessary.
- Response 152-113 E:* The commenter states support for mitigation measure MM 4.11.4N. Because the commenter supports this mitigation measure, no further response is necessary.
- Response 152-114 E:* The commenter states stronger policies and actions that protect groundwater should be implemented for Impact 4.11.5. The commenter also states that well pumping that would accelerate overdraft should not be approved. The draft General Plan Update includes several policies including Policy CON-35 to protect water resources and groundwater recharges. The commenter is also referred to Water Supply Master Response 3.4.1 for a discussion of water supply and groundwater resources.
- Response 152-115 E:* The commenter states support for mitigation measure MM 4.11. 5a. Because the commenter supports this mitigation measure, no further response is necessary.
- Response 152-116 E:* The commenter states support for mitigation measure MM 4.11. 5c. Because the commenter supports this mitigation measure, no further response is necessary.
- Response 152-117 E:* The commenter states support for mitigation measure MM 4.11. 5c.c. Because the commenter supports this mitigation measure, no further response is necessary.
- Response 152-118 E:* The commenter states support for mitigation measure MM 4.11. 5d. Because the commenter supports this mitigation measure, no further response is necessary.
- Response 152-119 E:* The commenter states support for mitigation measure MM 4.11. 5e. Because the commenter supports this mitigation measure, no further response is necessary.
- Response 152-120 E:* The commenter states that mitigation measure MM4.11.3b should address all watercourses in the County. The commenter is referred to Response 152-94.
- Response 152-121 E:* The commenter states that mitigation measure MM4.11.2a should address all watercourses in the County. The commenter is referred to Response 152-94.
- Response 152-122E:* The commenter states projects should not be allowed within 100-year flood hazard areas. The County appreciates the input regarding the General Plan process. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.

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The County will allow subsequent development within the 100-year flood hazard areas consistent with the County Floodplain Management Ordinances and the Code of Federal Regulations for the National Flood Insurance Program. The current County Code does not allow development within a defined floodway (unless within the footprint of the existing structure or certified by a registered engineer or architect to not result in any increase in base flood elevation) and does not allow development in the floodplain if the project would increase the base flood elevation by more than one foot, except in special cases. The current County code requires residential structures built within a FEMA-designated special flood hazard area to be elevated at least one foot above the elevation of the 100-year flood level to protect these structures from flood damage. The County deems that these provisions are adequate to reduce hazards associated with development in 100-year flood hazard areas.

*Response 152-123 E:* The commenter states that the Cultural Resources section was done well. The County appreciates the input regarding the General Plan process. Because the commenter does not recommend any changes, no further response is necessary.

*Response 152-124 E:* The commenter suggests the insertion of "...or disapproval of permit" at the end of mitigation measure MM 4.12.2. The County deems that MM 4.12.2. is an adequate level of mitigation for Impact 4.12.2 as written.

*Response 152-125 E:* Commenter states mitigation measure MM 4.13.1.1a for the construction of facilities in caves does not address Impact 4.13.1.1. This mitigation measure specifically requires that cave facilities be designed to meet fire suppression requirements, which would improve fire service provider's ability to respond and fight cave fires.

*Response 152-126 E:* The commenter states support for mitigation measure MM 4.13.1.1b. Because the commenter supports this mitigation measure, no further response is necessary.

*Response 152-127 E:* The commenter states mitigation measure MM 4.13.2.1a should include the requirement to identify the funding source prior to project approval in addition to consultation with law enforcement agencies.

All law enforcement services in the County are funded through the County's General Fund, individual city general funds, mutual aid agreements, and other sources (e.g., grants), which are generally anticipated to be an adequate funding mechanism to meet the NCSD and local police department's projected staffing and service needs. However, it should be noted that funding levels of law enforcement services are ultimately decided by the Napa County Board of Supervisors and the local city and town councils for each incorporated city. The County has deemed that these funding mechanisms are adequate to provide funding for law enforcement agencies.

*Response 152-128 E:* The commenter states support for mitigation measure MM 4.13.3.1b. Because the commenter supports this mitigation measure, no further response is necessary.

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*Response 152-129 E:* The commenter suggests that a greater percentage of costs should be provided by project developers for Impacts 4.13.5.1, 4.13.6.1, and 4.13.7.1. The County appreciates the input regarding the General Plan process. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.

The Draft EIR is required to evaluate the impacts resulting from the production of quantities of solid waste that would exceed the capacity of the landfill(s) that will serve the project's solid waste disposal needs or result in non-compliance with federal, state, and local statutes and regulations related to solid waste for Impact 4.13.5.1. The provision of cost for increased solid waste will be determined on a case-by-case basis for specific projects.

For impact 4.13.6.1, the California Government Code Sections 65995(h) and 65996(b) provide full and complete school facilities mitigation. Section 65995(h) states that the payment or satisfaction of a fee, charge, or other requirement levied or imposed pursuant to Section 17620 of the Education Code is deemed to be full and complete mitigation of the impacts for the planning, use, development, or provision of adequate school facilities, and Section 65996(b) states that the provisions of the Government Code provide full and complete school facilities mitigation. In Napa County, project applicants proposing new building square footage are directed to the applicable school district to pay required fees prior to permit issuance.

The Draft EIR is required to evaluate the impacts resulting in substantial adverse physical impacts associated with the provision of new or physically altered facilities for Impact 4.13.7.1. The provision of cost for increased facilities will be determined on a case-by-case basis for specific projects.

*Response 152-130 E:* The commenter suggests that a greater percentage of costs should be provided by project developers for Impacts 4.13.8.1 and 4.13.9.1. The County appreciates the input regarding the General Plan process. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.

The Draft EIR is required to evaluate the impacts resulting in substantial adverse physical impacts associated with the provision of new or physically altered facilities, the construction of which could cause significant environmental impacts associated with Impacts 4.13.8.1 and 4.13.9.1. The provision of costs for increased facilities will be determined on a case-by-case basis for specific projects.

*Response 152-131 E:* The commenter states support for mitigation measure MM 4.13.9.1a. Because the commenter supports this mitigation measure, no further response is necessary.

*Response 152-132 E:* The commenter states support for mitigation measure MM 4.13.9.1b. Because the commenter supports this mitigation measure, no further response is necessary.

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- Response 152-133 E:* The commenter states support for mitigation measure MM 4.13.9.1e. Because the commenter supports this mitigation measure, no further response is necessary.
- Response 152-134 E:* The commenter suggests the insertion of "...and private multi-residential or commercial development" into mitigation measure MM 4.14.1a. All development activity (e.g., wineries, residences) are subject to the applicable provisions of the Viewshed Protection Ordinance that are intended to protect the visual landscape characteristics of ridgelines and views from designated scenic corridors. Therefore, the Napa County Viewshed Protection Program currently applies to all development activities including multi-family residential and commercial. No change to this mitigation measure is required.
- Response 152-135 E:* The commenter suggests that text should be inserted into mitigation measure MM 4.14.1b that states "...and most significantly along Viewshed Designated Scenic Routes." Mitigation measure MM 4.14.1b provides for the same level of retention of trees along all public roadways in Napa County, including roads along Viewshed Designated Scenic Routes. No change to this mitigation measure is required.
- Response 152-136 E:* The commenter states support for mitigation measure MM 4.14. The commenter also suggests that the General Plan and the Draft EIR should identify County-designated scenic roadways throughout the County. Comment noted. The Community Character Element in the Revised General Plan Update has been revised to include information on scenic roadways in the county.
- Response 152-137 E:* The commenter states support for mitigation measure MM 4.14.1d. Because the commenter supports this mitigation measure, no further response is necessary.
- Response 152-138 E:* The commenter states support for mitigation measure MM 4.14.1e. Because the commenter supports this mitigation measure, no further response is necessary.
- Response 152-139 E:* The commenter states support for mitigation measure MM 4.14.2a. Because the commenter supports this mitigation measure, no further response is necessary.
- Response 152-140 E:* The commenter states support for mitigation measure MM 4.14.2b. Because the commenter supports this mitigation measure, no further response is necessary.
- Response 152-141 E:* The commenter suggests that the General Plan and the Draft EIR should identify County-designated scenic roadways throughout the County. The commenter is referred to Response 152-136 for a discussion of identifying County-designated scenic roadways.
- Response 152-142 E:* The commenter states support for mitigation measure MM 4.14.2d. Because the commenter supports this mitigation measure, no further response is necessary.

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- Response 152-143 P:* The comment suggests inserting "...therefore development will be concentrated in the County's existing cities and urbanized areas" into Policy Ag/LU-1. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.
- Response 152-144 P:* The commenter states Goal 2 from the current General Plan should be retained in the updated General Plan. The County appreciates the input regarding the General Plan process. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.
- Response 152-145 P:* The commenter states support for the use of active verbs in the General Plan. Because the commenter states support for the policy and actions, no further response is necessary.
- Response 152-146 P:* The commenter suggests that a Designated Public (Scenic) Roads Map should be made part of the General Plan. The Community Character Element of the Revised General Plan Update includes a map of the scenic roadways subject to viewshed protection.
- Response 152-147 P:* The commenter suggests insertion of "...support of agriculture" into Policy CON-30. Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Conservation Element. These protective measures include language for the protection of watersheds for the support of agriculture.
- Response 152-148 P:* The commenter states support for ROS Goal 1 and Policy ROS-1. Because the commenter states support for the goal and policy, no further response is necessary.
- Response 152-149 P:* The commenter states support for Policy ROS-3. Because the commenter states support for the policy, no further response is necessary.
- Response 152-150 P:* The commenter states that portions of Goal 2.5 from the current General Plan are not retained in the updated General Plan. Policy ROS-23 contains measures for a system of scenic roads, bicycle routes, and hiking trails to connect existing cities with recreation and open space resources. Therefore, Policy ROS-23 in the updated General Plan retains the same measures as Goal 2.5 from the current General Plan.
- Response 152-151 P:* The commenter states support for Policy CIR-3.6. Because the commenter states support for the policy, no further response is necessary.
- Response 152-152 P:* The commenter states support for Policy Ag/LU-7. Because the commenter states support for the policy, no further response is necessary.
- Response 152-153 P:* The commenter states support for Policy Ag/LU-3. Because the commenter states support for the policy, no further response is necessary.
- Response 152-154 P:* The commenter states support for Policy Ag/LU-14 and the disclosure of the right to farm. The commenter also notes that the right-to-farm policy should be disclosed to buyers adjacent to planned subdivisions in rural areas. The requested information has been added to the Revised General Plan Update (now Policy Ag/LU-15).

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*Response 152-155 P:* The commenter states support for the current General Plan Policy 3.14 Water Supply and stated that it should be retained in the General Plan update. Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Conservation Element. These protective measures include language to perform surface and groundwater resources studies within the County.

*Response 152-156 P:* The commenter requests clarification as to the definition of sub-areas. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.

*Response 152-157 P:* The commenter states Policy Ag/LU-32 assumes that "bubbles" are appropriately designated; the commenter believes they are not appropriately designated. The County appreciates the input regarding the General Plan process. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.

*Response 152-158 P:* The commenter states support for Policy Ag/LU-55 and notes that the policy is mislabeled as Policy Ag/LU-53. The commenter suggests that Policy Ag/LU-55 include "and wells." The commenter also concurs with the current General Plan policy 4.9 for the Angwin Urban Area. The County appreciates the input regarding the General Plan process. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.

The following text on page 14 of the Draft General Plan Policy Location Matrix will be changed as follows:

- Policy Ag/LU-~~53~~55: The existing density of development in the Angwin Area...

*Response 152-159 P:* The commenter states that the text should be changed from Figure Ag/LU-1 to Figure 2. The commenter also notes support for Policy Ag/LU-125. The County appreciates the input regarding the General Plan process.

The following text in the General Plan Policy Location Matrix will be changed as follows:

- Policy Ag/LU-111: Figure Ag/LU-~~13~~3 depicts the land use policy of the County of Napa.

*Response 152-160 P:* The commenter suggests further defining "already developed areas" in Policy Ag/LU-23. The commenter also suggests defining how many residences are required to extend urban services and what urban services consist of in Policy Ag/LU-24. The County feels that the "already developed areas" terminology contains the correct level of detail for a General Plan policy.

*Response 152-161 P:* The commenter suggests further defining "already developed areas" in Policy Ag/LU-20. See Response 152-160 above.

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*Response 152-162 P:* The commenter states zoning for Hess Vineyards is inconsistent with Ag/LU goals. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.

*Response 152-163 P:* The commenter states zoning for Hess Vineyards is inconsistent with Ag/LU goals. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.

*Response 152-164 P:* The commenter states support for Policy Ag/LU-39. Because the commenter states support for the policy, no further response is necessary.

*Response 152-165 P:* The commenter states that Policy Ag/LU-121 and -123 have the same language and content.

The following text on page 86 of the General Plan will be changed as follows to reflect the correct policy numbering in the General Plan Update.

Policy Ag/LU-120: Work with the school districts serving students in the County to coordinate the provision of school facilities in conjunction with demographic changes and student populations. Also encourage incorporated areas to reserve school sites within their jurisdictions.

*Response 152-166 P:* The commenter states support for Policy Ag/LU-122. Because the commenter states support for the policy, no further response is necessary.

*Response 152-167 P:* The commenter states support for Policy Ag/LU-124. Because the commenter states support for the policy, no further response is necessary.

*Response 152-168 P:* The commenter states support for Circulation Goal 1. Because the commenter states support for the goal, no further response is necessary.

*Response 152-169 P:* The commenter suggests further defining "already developed areas" to "existing incorporated areas and urbanized areas" in Policy CIR-1.1. Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Circulation Element. These protective measures include additional language to further describe already developed areas as existing cities, towns, and urbanized areas.

*Response 152-170 P:* The commenter suggests language be inserted in Action Item CIR-2.1.1: "...driveway spacing." The commenter also suggests inserting "Proposed multi-residential developments shall address impacts to County connector roads prior to project approval for construction" into Action Item CIR-2.1.1.

In the text of this action item (Action Item CIR-11.1 in the Revised General Plan Update) "other design details" would encompass driveway spacing. Additionally, Action Item CIR-11.1 addresses road and street design standards and does not assess the impacts from traffic on nearby roadways.

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*Response 152-171 P:* The commenter suggests further defining "already developed areas" to existing incorporated areas and urbanized areas in Policy CIR-1.1. The commenter also suggests that the term "should" be replaced with "shall." Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Circulation Element. These protective measures include additional language to further describe already developed areas as existing cities, towns, and urbanized areas. Additionally, the County deems that the term "should" is adequate for this policy (now Policy CIR-1).

*Response 152-172 P:* Commenter suggests including intersection improvements to SR 29 and Deer Park Road. The commenter suggests inserting "...separate left turn lanes when justified." The commenter also questions whether there is an intersection at SR 29 and Rutherford Cross Road and if the Yountville Cross Road and SR 29 intersection is intended to reference Yountville Cross Road and Silverado Trail. The County has reviewed the Circulation Element and did not recommend including these recommendations at this time. However, Circulation Element Policy CIR-13 specifically notes the following:

"Intersection improvements to improve safety and traffic flow at the intersections of State Route 29 and Silverado Trail with Oakville Grade, Oakville Cross Road, Rutherford Cross Road, Yountville Cross Road, and Deer Park Road."

*Response 152-173 P:* The commenter states that a portion of the current General Plan policy 2.e State Highway Routes and County Roads should be retained in the General Plan Update under Policy Ag/LU-105. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.

*Response 152-174 P:* The commenter states support for Circulation Goal 3. The commenter suggests that text be added: "The County shall encourage residents' use of public transportation." The Circulation Element includes several policies throughout the Element that encourage the use of regional and local public transportation, including several policies under Goal 3. Therefore, Circulation Goal 3 does not need to be modified.

*Response 152-175 P:* The commenter states support for Action Item CIR-2.7.1 and Policy CIR-3.7. Because the commenter supports the action and policy, no further response is necessary.

*Response 152-176 P:* The commenter states support for Policy CIR-3.11. Because the commenter supports the policy, no further response is necessary.

*Response 152-177 P:* The commenter suggests inserting "...and zoning" into Policy SAF-31. The commenter suggests that Angwin Airport should be specifically included in Policy SAF-31 policy. The County has made this suggested text change; the policy is now renumbered as SAF-33 in the revised Safety Element.

*Response 152-178 P:* The commenter states support for Circulation Goal 3. The commenter is referred to Response 152-174.

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- Response 152-179 P:* The commenter states support for Policy CIR-3.9. The commenter also suggests inserting "...and are compatible with adjacent areas" and "Such alternate uses should be appropriately buffered." Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan Circulation Element. These protective measures include additionally language to convert abandoned rail right-of-way to bicycle routes, provided they are compatible with adjacent uses.
- Response 152-180 P:* The commenter suggests further defining "Increase the attractiveness" in CIR-3.2. Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to General Plan Policy CIR-3.2 (Now CIR-26) that further defines increased attractiveness as achieved through a variety of means, including promoting transit-oriented development in appropriate locations and use of transit by visitors to Napa County.
- Response 152-181 P:* The commenter suggests including an increase percentage number into Policy ROS-12 and inserting the text "to meet both transportation and recreation needs." The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.
- Response 152-182 P:* The commenter suggests portions of the current General Plan policy 7g should be retained in the General Plan Update. The commenter states support for Policy CIR-3.5. The County appreciates the input regarding the General Plan process. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR. The updated General Plan includes language under Goal 3 of the Circulation Element that would require that development proposals and public projects provide for bicycle access. These policies retain the intent of the current policy 7g.
- Response 152-183 P:* The commenter suggests that Policy CIR-3.8 should be changed to say "shall be required as a component" to replace "considered in the evaluation." Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the policy (now Policy CIR-33) in the Revised General Plan Update Policy requiring that pedestrian and bicycle access be integrated into all parking lots where feasible and appropriate.
- Response 152-184 P:* The commenter suggests that the term "enhance the attractiveness" be further defined. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.
- Response 152-185 P:* The commenter states that Policy CC-12 [Policy CC-14 in the Revised General Plan Update] only addresses telecommunication facilities and transmission lines and suggests retaining language from the current General Plan Policy 3. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.

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- Response 152-186 P:* The commenter suggests replacing "should" with "shall" in Policy CC-9. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.
- Response 152-187 P:* The commenter states support for Policy CON-8. Because the commenter supports the policy, no further response is necessary.
- Response 152-188 P:* The commenter states support for Policy CON-11. Because the commenter supports the policy, no further response is necessary.
- Response 152-189 P:* The commenter states support for Policy CON-6. Because the commenter supports the policy, no further response is necessary.
- Response 152-190 P:* The commenter states support for Policy CON-31. The commenter suggests that the current conservation regulations be listed and referenced. The conservation regulations to which Policy CON-31d is referring are those regulations that pertain to municipal water supply. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.
- Response 152-191 P:* The commenter states support for Policy CON-31g. Because the commenter supports the policy, no further response is necessary.
- Response 152-192 P:* The commenter suggests that the current General Plan policies d and e related to encouraging programs to protect wildlife species should be retained in the General Plan update. The General Plan update contains language in the current General Plan policies d and e under protection measures related to special-status species including but not limited to CON-9, -11, and -13. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.
- Response 152-193 P:* The commenter suggests that "Napa County" be inserted in Policy CON-14. The commenter also notes support for CON-14. Additionally, subsequent to the releases of the Draft General Plan and Draft EIR, further modification has been made to General Plan Policy CON-14 to include the term Napa County. Because the commenter supports the policy, no further response is necessary.
- Response 152-194 P:* The commenter states support for Policy CON-16. Because the commenter supports the policy, no further response is necessary.
- Response 152-195 P:* The commenter states support for Policy CON-17. Because the commenter supports the policy, no further response is necessary.
- Response 152-196 P:* The commenter does not support construction on levees discussed under Policy CON-21d. Subsequent to the releases of the Draft General Plan and Draft EIR, the Conservation Element of the Revised General Plan Update has been further modified to restrict construction on levees (see Policy CON-31d).
- Response 152-197 P:* The commenter suggests that Policy CON-22c should redefine "adaptive vegetation" to be conscious of exotic/invasive species. Subsequent to the release of the Draft General Plan and Draft EIR, further modification has

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been made to the Conservation Element of the Revised General Plan Update to define replacement vegetation as native vegetation (see Policy CON-24c).

*Response 152-198 P:* The commenter states support for Policy CON-23. Because the commenter supports the policy, no further response is necessary.

*Response 152-199 P:* The commenter states support for Policy CON-25e. Because the commenter supports the policy, no further response is necessary.

*Response 152-200 P:* The commenter states support for Policy CON-27. The commenter also suggests inserting "...careful review for ecological impacts of proposed developments." Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the Conservation Element in Policy CON-18, which includes additional language requirement for reviewing ecological impact from various developments.

*Response 152-201 P:* The commenter states that Policy CON-16 addresses wetlands and not forested lands.

The commenter is referred to the revisions to the update matrix released in December 2007.

*Response 152-202 P:* The commenter states that monitoring conversions of riparian lands is very important in Policy CON-24 and the text "Napa County" should be inserted into the policy. Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to Revised General Plan Update Policy CON-28 (policy has been renumbered) to include the term "Napa County."

*Response 152-203 P:* The commenter suggests that "adapted vegetation" be further defined in Policy CON-2c. Subsequent to the release of the Draft General Plan and Draft EIR, further modification has been made to the General Plan to further define adaptive vegetation as non-invasive vegetation in Policy CON-2c.

*Response 152-204 P:* The commenter states support for Policy CON-7. Because the commenter supports the policy, no further response is necessary.

*Response 152-205 P:* The commenter states support for Policy CON-34. Because the commenter supports the policy, no further response is necessary.

*Response 152-206 P:* The commenter requests that the term "resources" be further defined in Policy CON-68. The term resources is defined in Goal CON-6, and -7 as forests, woodlands, commercial timberlands, and mineral deposits.

*Response 152-207 P:* The commenter states support for Policy CON-72. Because the commenter supports the policy, no further response is necessary.

*Response 152-208 P:* The commenter states support for Policy CON-71. Because the commenter supports the policy, no further response is necessary.

*Response 152-209 P:* The commenter states support for Policy CON-73. Because the commenter supports the policy, no further response is necessary.

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- Response 152-210 P:* The commenter states support for ROS Goal 1 and Goal 2. Because the commenter supports the goals, no further response is necessary.
- Response 152-211 P:* The commenter states support for Policy CC-17 and Action Item CC-17.1 and CC-17.2. Because the commenter supports the policy and action items, no further response is necessary.
- Response 152-212 P:* The commenter states support for Policy CC-3. Because the commenter supports the policy, no further response is necessary.
- Response 152-213 P:* The commenter states support for Policy SAF-8. Because the commenter supports the policy, no further response is necessary.
- Response 152-214 P:* The commenter states support for Policy SAF-23. Because the commenter supports the policy, no further response is necessary.
- Response 152-215 P:* The commenter states that language from the current General Plan policy Conservation Policy (a) should be retained in the General Plan update Action Item SAF-16.1 for safe ingress and egress. Safe ingress/egress is addressed in Policies SAF-13 and SAF-20 of the revised Safety Element.
- Response 152-216 P:* The commenter suggests text changes to Policy CON-38 to strengthen the policy. The County appreciates the input regarding the General Plan process. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR. The County deems that the language in Policy CON-38 (now Policy CON-44) is adequate for maintaining reliable water supply. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.
- Response 152-217 P:* The commenter states support for Goal CON-12. Because the commenter supports the goal, no further response is necessary.
- Response 152-218 P:* The commenter states that the language in Conservation Policy (b) was forward thinking for the 1983 General Plan. Because the commenter does not provide a comment about the General Plan Update or proposed policies, no further response is necessary.
- Response 152-219 P:* The commenter states support for Safety Element Goal 2. Because the commenter supports the goal, no further response is necessary.
- Response 152-220 P:* The commenter states support for Safety Element Goals 3, 4, and 5. Because the commenter supports the goals, no further response is necessary.
- Response 152-221 P:* The commenter states support for Policy SAF-9. Because the commenter supports the policy, no further response is necessary.
- Response 152-222 P:* The commenter suggests changing the language of "should" to "shall be" in Policy SAF-13. The suggested change has been made to the revised Safety Element (see Action Item SAF-8.1).
- Response 152-223 P:* The commenter states support for Policy SAF-20. Because the commenter supports the policy, no further response is necessary.

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- Response 152-224 P:* The commenter states support for Policy SAF-16. The commenter suggests changing the language of "should" to "shall be" in Policy SAF-16. The commenter also suggests inserting "...and adequate ingress and egress for the population of the area" into Action Item SAF-16.1. The commenter also notes support for Action Item SAF-16.2. The requested change has been made to Policy SAF-16 in the Safety Element.
- Response 152-225 P:* The commenter states support for Policy SAF-17. Because the commenter supports the policy, no further response is necessary.
- Response 152-226 P:* The commenter suggests implementing with changes she noted under Policy SAF-16. The commenter is referred to Response 152-224.
- Response 152-227 P:* The commenter states support for Policy SAF-19. Because the commenter supports the policy, no further response is necessary.
- Response 152-228 P:* The commenter states support for Policy SAF-10. Because the commenter supports the policy, no further response is necessary.
- Response 152-229 P:* The commenter states support for Policy SAF-11. Because the commenter supports the policy, no further response is necessary.
- Response 152-230 P:* The commenter states support for Policy SAF-12. Because the commenter supports the policy, no further response is necessary.
- Response 152-231 P:* The commenter states support for Policy SAF-23. Because the commenter supports the policy, no further response is necessary.
- Response 152-232 P:* Commenter suggests changing the language of "should" to "shall be" in Policy SAF-24. Comment noted. The requested change has been made to the Safety Element of the Revised General Plan Update (see Policy SAF-25).
- Response 152-233 P:* The commenter suggests inserting the language "...and feasibility of development for the location proposed" into Policy SAF-25 and also suggests changing the word "should" to "shall be" in the policy. The County will consider the comment when reviewing the General Plan policies prior to adoption of the document and certification of the EIR.
- Response 152-234 P:* The commenter states support for Policy SAF-27. Because the commenter supports the policy, no further response is necessary.
- Response 152-235 P:* The commenter states support for Policy SAF-5. Because the commenter supports the policy, no further response is necessary.
- Response 152-236 P:* The commenter states support for Policy SAF-38. Because the commenter supports the policy, no further response is necessary.
- Response 152-237 P:* The commenter suggests inserting the language "...emergency broadcast systems" into Policy SAF-39. The requested change has been made and is now shown in revised Policy SAF-41 of the revised Safety Element.

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*Response 152-238 P:* The commenter states support for Policy SAF-42. Because the commenter supports the policy, no further response is necessary.